

# CHADDESLEY CORBETT NEIGHBOURHOOD PLAN

2014-2026

September 2014



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## **Acknowledgements**

The Steering Group would like to thank the following members of the Parish Council and Community, including the Chaddesley Corbett Historical Society, for their valued assistance in preparing this Neighbourhood Plan.

**Steering Group:** Maria Dunn – Wyre Forest District Council  
Dave Thomas – Chairman, Steering Group  
Diane Dolley – Chairman, Community and Leisure  
Leo Stockford – Chairman, History and Architecture  
Yvonne Scriven – Project Manager

**Working Groups:** **Highways, Parking and Transport**

Helen England  
Bob Green  
Ben Matthews  
Keith Mercer  
Carol Hislop

**Business, Agriculture and Commerce**

Mark Page  
Debbie Newbould  
Graham Whateley  
Roni Pardoe  
Sue Bowron

**Community and Leisure**

Harry Grove  
Paul Chiverton  
Dave Yardley  
Janet Fox  
Christine Kenrick  
Seb Drury  
Colin Emeny

**Historic Environment, Architecture and Conservation**

Sylvia Beardshaw  
Sherida Breedon  
Elizabeth Mountford  
Rob Blakeway

**Housing and Environment**

Richard Pugh  
Dr John Spalding  
Steve Williams  
Martin Kenrick  
Geoff Vernon  
Sarah Pritchard

## **Executive Summary**

Chaddesley Corbett is a large rural Parish within Wyre Forest District. In 2012 the Parish Council made a decision to prepare a Neighbourhood Plan to guide future development in the Parish up to 2026. Neighbourhood Plans have to be in general conformity with national and local planning policies. This Neighbourhood Plan has been prepared by a Steering Group and Working Groups of local residents and stakeholders, and takes into account the responses to the formal public consultation on the Draft Neighbourhood Plan which took place over 6 weeks from 13<sup>th</sup> January 2014 to 24<sup>th</sup> February 2014.

The Neighbourhood Plan includes the following planning policies:

### **Housing and the Built Environment**

CC1 - Criteria for Assessing the Suitability of Potential Housing Sites

CC2 - Types of New Housing Development

### **Business, Agriculture and Commerce**

CC3 - Tourism

CC4 - Re-use of Agricultural and Commercial Buildings

CC5 - Redevelopment of Semi-Permanent and Insubstantial Buildings and Structures

CC6 - New Communications Technologies

### **Community and Leisure**

CC7 - Open Space, Sport and Recreation

### **Historic Environment, Architecture and Conservation**

CC8 - Landscape Design Principles

CC9 - Settlement Design Principles

CC10 - Building Design Principles

CC11 - Local Heritage List

### **Highways, Parking and Transport**

CC12 – Highways and Traffic Principles

CC13 - Advertisements

### **Site Allocation Policies**

CCSA1 - Former School Site

CCSA2 - Re-use of the Old Grammar School

The Neighbourhood Plan also includes a number of proposed actions for the Parish Council.

The Neighbourhood Plan was submitted to Wyre Forest District Council and a publication period took place between 14<sup>th</sup> April and 27<sup>th</sup> May 2014. Independent examiner Mr Peter Biggers BSc(Hons) MRTPI AIHBC was appointed to undertake an examination of the Plan and concluded that with some minor changes the Plan meets the Basic Conditions and should proceed to a local referendum. A referendum was held on September 11<sup>th</sup> 2014 and a majority voted in favour of the Plan. The Plan came into force on 25<sup>th</sup> September 2014 and will be used to help determine planning applications in the Parish.

## Part 1 Setting the Context



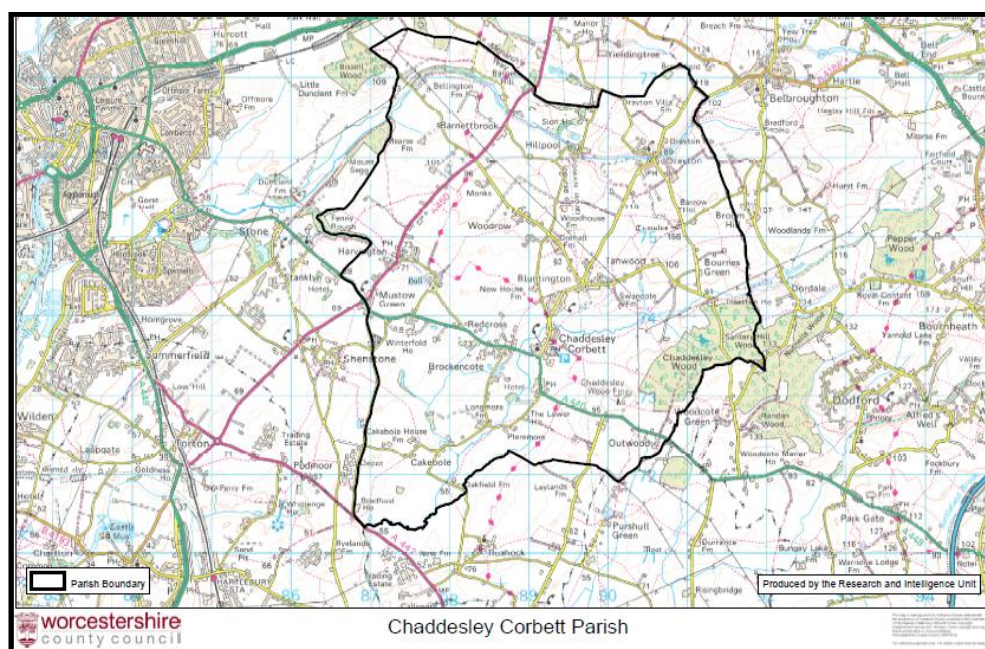
A View of the Rural Landscape, Chaddesley Corbett Parish

## 1.0 Introduction and Background

### 1.1 Chaddesley Corbett

- 1.1.1 The Parish of Chaddesley Corbett is situated within Wyre Forest District in North Worcestershire. The Parish lies approximately mid-way (about 5 miles) between Kidderminster to the west and Bromsgrove to the east.
- 1.1.2 Chaddesley Corbett is a relatively large rural parish, extending over approximately 6,000 acres (2,428 hectares), and lying about 80m above sea level. In addition to the village of Chaddesley Corbett, the Parish incorporates the hamlets of Bellington, Bluntington, Brockencote, Cakebole, Hillpool, Drayton, Harvington, Lower Chaddesley, Mustow Green (East), Tanwood, Winterfold and Woodrow. The population of the Parish is 1,422 (2011 Census)<sup>1</sup>.

Map 1 Extent of Chaddesley Corbett Parish



- 1.1.3 The Parish is washed over by the Green Belt and enjoys an attractive countryside setting of small hamlets, larger settlements, ancient woodland and large areas of farmland. There are 67 listed buildings within the Parish, of which two are Grade I (St Cassian's Church and Harvington Hall), and the Parish has 2 Conservation Areas at Chaddesley Corbett and Harvington. Chaddesley Woods represent an important feature of the Parish and can be accessed by public footpaths.
- 1.1.4 Since historic times, Chaddesley Corbett has been, and largely remains, a rural community. This is one of the Parish's most valued characteristics, as cited by both residents and businesses in the surveys and consultations held during the development of this Plan. Stability, rather than change, has been a characteristic of

<sup>1</sup> Chaddesley Corbett Neighbourhood Plan Sustainability Appraisal Scoping Report Revised Baseline Data, Wyre Forest District Council, Chaddesley Corbett Parish Council, August 2013

the Parish. The Census returns from 1821 onwards show that the population has remained almost constant at about 1,400 for the last 200 years. Whilst the population has remained steady, the number of dwellings has increased significantly, arguably mirroring the national trend towards smaller households.

- 1.1.5 The village of Chaddesley Corbett is the hub of the Parish and incorporates three public houses, a post office/general store, tea room and a small number of retail businesses. The village surgery has a team of doctors and medical staff including a dispensary.

## **1.2 A Neighbourhood Plan for Chaddesley Corbett**

- 1.2.1 This Submission Neighbourhood Plan builds on earlier work undertaken by the Parish Council in partnership with other organisations, to provide a planning framework and design context for the Parish. The Parish Council prepared a Parish Plan<sup>2</sup> in 2003, which set out various proposed actions for the maintenance and development of the Parish. A Parish Design Statement<sup>3</sup> was prepared in 2008, and this described the distinctive character of the area through the landscape setting, shape of settlements and individual buildings, and sets out a number of design principles.
- 1.2.2 The Localism Act 2011 which came into force in April 2012 gave Parish Councils and other relevant bodies, new powers to prepare statutory neighbourhood plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.2.3 Working in partnership with Wyre Forest District Council, Chaddesley Corbett Parish Council was successful in gaining neighbourhood planning “front runner” status and received funding under wave five of the programme in March 2012. In April 2012 Chaddesley Corbett Parish Council formally approved the preparation of a neighbourhood plan and a Steering Group was established to formulate the timetable, data collection and consultations. An application was made to Wyre Forest District Council for designation as a neighbourhood planning area and this application was approved by the District Council in September 2012, after a six week consultation.
- 1.2.4 To progress the neighbourhood plan a steering group and a number of working groups were set up comprising representatives from different local groups and organisations and parish councillors. The working groups each focussed on a given topic area to consider different planning issues which should be addressed in the neighbourhood plan. These were:

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<sup>2</sup> A Plan for the Parish of Chaddesley Corbett, Community First, Chaddesley Corbett Parish Council, 2003

<sup>3</sup> A Design Statement for the Parish of Chaddesley Corbett, Chaddesley Corbett Parish Council, 2008



- Housing and the Built Environment
  - Business, Agriculture and Commerce
  - Community and Leisure
  - History, Architecture and Conservation
  - Highways, Parking and Transport
- 1.2.5 The Steering Group and Working Groups met on a regular basis, and worked throughout the preparation of the plan to engage local residents in helping to formulate objectives and proposals.
- 1.2.6 Information about the neighbourhood plan and early consultation work included publication of annual reports, and newsletters sent to each household and published on the Parish Council's website. A questionnaire survey was also sent to all households and businesses in the Parish in April 2013 and an informal drop in event was held on 21<sup>st</sup> September 2013. The results of the questionnaire and drop in informed the content of the Draft Neighbourhood Plan.
- 1.2.7 In addition a Draft Sustainability Appraisal Scoping Report for the Plan was prepared and circulated to consultation bodies for comments ahead of the publication of the Draft Plan.
- 1.2.8 The Draft Neighbourhood Plan and Sustainability Appraisal Scoping Report were published for consultation for six weeks from January to February 2014. Representations submitted by consultees on the Draft Plan were taken into account in the Submission Neighbourhood Plan.

### **1.3 Purpose of Chaddesley Corbett Neighbourhood Plan**

- 1.3.1 The purpose of the Neighbourhood Plan is not to duplicate the planning framework developed by Wyre Forest District Council, but to:
- Refine and clarify how Wyre Forest District Council's planning policies should be applied to development proposals that affect the Parish of Chaddesley Corbett.
  - Set out specific development objectives for certain defined areas within the Parish.
  - Document a number of aspirations that are intended to help determine the suitability of possible future development proposals.
  - Set out local design principles for new development.
  - Set out a small number of policies that should be considered in relation to specific types of development that may be proposed in the Parish.
- 1.3.2 As an area wholly in the Green Belt, there is a presumption against inappropriate development, unless very special circumstances apply. This stance is supported strongly by the Parish Council and residents. However, from time to time, there will be development opportunities on brownfield sites or infill development and limited affordable housing for local community needs or which involve the conversion or

rebuilding of properties. Where they are judged 'not inappropriate' development in the Green Belt, it is important that the Neighbourhood Plan is able to guide such development.

- 1.3.3 This Neighbourhood Plan sets out a planning framework for Chaddesley Corbett up to 2026, to help ensure that the distinctive character of the Parish is maintained and enhanced for future residents to enjoy.

## **1.4 Sustainability Appraisal**

- 1.4.1 Sustainability Appraisal (SA) of a plan is conducted in conformity with the 2001/42/EC Strategic Environmental Assessment (SEA) European Directive, which requires SEA of all government local plans and programmes likely to have significant environmental effects. However, while an SEA is concerned with environmental effects, sustainability appraisal is an iterative process that considers the environmental, social and economic consequences of a plan and its policies, and seeks to identify ways of achieving a proper balance between these three considerations.

- 1.4.2 The Neighbourhood Plan incorporates a number of proposed amendments identified through the Sustainability Appraisal process undertaken by Wyre Forest District Council on the Draft Plan. The Sustainability Appraisal Report on Chaddesley Corbett Neighbourhood Plan was published for consultation alongside the Draft Neighbourhood Plan. Following formal consultation on the Draft Neighbourhood Plan and the Sustainability Appraisal Report, a Revised Sustainability Report was published which takes into account representations from the previous version of the Sustainability Appraisal Report.

## **1.5 Public Consultation on the Draft Neighbourhood Plan**

- 1.5.1 The Chaddesley Corbett Draft Neighbourhood Plan was published for formal consultation for 6 weeks from Monday 13<sup>th</sup> January 2014 to Monday 24<sup>th</sup> February 2014. The Draft Sustainability Appraisal of the Neighbourhood Plan was published for consultation at the same time.

### **Informal Public Consultation and Engagement – Preparing the Draft Neighbourhood Plan**

- 1.5.2 The Chaddesley Corbett Neighbourhood Plan has been prepared building on extensive public consultation and community engagement from the beginning of the process in 2012. The Steering Group worked hard to ensure as many opportunities were provided as possible for consultees to put forward their ideas, concerns and comments throughout the Plan's preparation and particularly at all key stages of decision making.
- 1.5.3 Following designation of the Neighbourhood Area in 2012, an overarching Steering Group was established together with a series of Working Groups consisting of

volunteers from different local groups and organisations and Parish Councillors. Five Working Groups were set up to consider the following themes:

- Highways, Parking and Transport
- Business, Agriculture and Commerce
- Community and Leisure
- History, Architecture and Conservation
- Housing and Environment

1.5.4 The Steering Group and Working Groups met on a regular basis, and throughout the development of the Draft Plan continued to talk to local residents and visitors about their future aspirations. A designated website ([www.chaddesleyplan.org.uk](http://www.chaddesleyplan.org.uk)) was set up and this was regularly updated with information about the development of the Neighbourhood Plan, including minutes and notes from Steering Group and Working Group meetings.

#### **Parish Questionnaire (Survey)**

1.5.5 In April 2013 a Questionnaire was sent to all households on the Chaddesley Parish Electoral Roll, businesses operating within the Parish and employees of those businesses. An abbreviated children's on-line version of the Questionnaire was placed on the Worcestershire County Council web site. The results of the survey were used to bring up to date the aspirations from the Parish Plan and Parish Design Statement, and were used to inform the content and scope of the Neighbourhood Plan.

#### **Newsletters, Parish Magazine and Annual Report**

1.5.6 At all key stages of the development of the Neighbourhood Plan a newsletter was produced and sent by post to each household. Contact details of Parish Councillors and the Parish Clerk were included in the newsletters, together with details of the web-site. Newsletters were circulated by post to every household on the Electoral Roll. Notices of consultation events and other milestones were published in the Parish Magazine (received by 60% of the Parish every month) and on 4 Parish Council notice boards. The Parish Council Annual Report was issued in July 2013 and included information about the Neighbourhood Plan.

1.5.7 Newsletters were published in January 2012, November 2012, April 2013, November 2013 and January 2014.

1.5.8 A Consultation Event was held on Saturday 21<sup>st</sup> September 2013 and was attended by approximately 80 people. Responses submitted at the Consultation Event were published on the Parish Council's website and were used to inform and shape the emerging Draft Neighbourhood Plan.

## **Parish Housing Needs Survey, Winter 2013<sup>4</sup>**

- 1.5.9 To help assess the basis for proposals in the Chaddesley Corbett Draft Neighbourhood Plan, a Parish Housing Needs Survey was conducted in October/November 2013. A total of 637 surveys were delivered to households in the Parish, and 208 surveys were completed and returned (of which 2 were completed online), which represents a response rate of 32.7%. The findings of the Housing Needs Survey have influenced the development of the Neighbourhood Plan.
- 1.5.10 The Draft Neighbourhood Plan and the Draft Sustainability Appraisal, together with a copy of the Response form, were placed on the Chaddesley Corbett Parish Council and Wyre Forest District Council websites from Friday 10<sup>th</sup> January 2014 to Monday 24<sup>th</sup> February, for viewing and downloading. Consultation responses were invited using the accompanying Response form via an email to the Parish Clerk or by printing out and returning completed forms to a postal address. Written responses were also invited using the advertised postal address.
- 1.5.11 A newsletter was posted to all households in the Parish in January 2014 and public notices were placed on four Parish Council notice boards and in the Parish Magazine, promoting the public consultation on the Draft Plan and informing local residents and the general public about the dates, times and locations where hard copies of the Draft Neighbourhood Plan and accompanying documents could be inspected.
- 1.5.12 Businesses in the Parish received a letter by post notifying them of the consultation and also enclosing a copy of the newsletter which was distributed in January 2014 to all households in the Parish.
- 1.5.13 Two Consultation drop in events were organised in different locations within the Parish to support the consultation on the Draft Neighbourhood Plan. These were:
- Thursday 23<sup>rd</sup> January 2014 from 2.00 to 8.00pm – Oaks Community Centre, Harvington
  - Wednesday 29<sup>th</sup> January 2014 from 2.00 to 8.00pm – Village Hall, Chaddesley Corbett.
- 1.5.14 At these events hard copies of the Draft Plan, Draft Sustainability Appraisal and other accompanying documents were made available for public viewing. Hard copies of Representation Forms were available for consultees to complete at the events, or to take away and return completed at a later date.
- 1.5.15 An exhibition was displayed in the Civic Centre, Wyre Forest House, Kidderminster, from Monday 3<sup>rd</sup> February 2014 to Friday 7<sup>th</sup> February 2014 and was attended by

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<sup>4</sup> Chaddesley Corbett Parish Housing Needs Survey, Analysis of Results, Chaddesley Corbett Parish Council, Research & Intelligence Unit, Worcestershire County Council, December 2013

volunteers from the Neighbourhood Plan Steering Group from 1.00-3.00 p.m. each day.

- 1.5.16 Press Releases were sent to the Kidderminster Shuttle, Kidderminster Chronicle and the Express and Star. These detailed the dates and times of exhibitions and places where the Draft Neighbourhood Plan could be viewed/downloaded. The Kidderminster Shuttle also ran a feature on Neighbourhood Planning.
- 1.5.17 An e-mail or letter was sent to all Consultation Bodies, including Local Authorities, and District Councillors, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Respondents were invited to use the Response form or to send responses by email or in writing to the Parish Clerk. The list of Consultation Bodies was kindly provided by Wyre Forest District Council.
- 1.5.18 A copy of the Draft Neighbourhood Plan was submitted to Wyre Forest District Council.
- 1.5.19 A summary of consultation responses to Chaddesley Corbett Draft Neighbourhood Plan, together with information about how these responses informed the Submission Neighbourhood Plan is provided in the accompanying Consultation Statement which is published on the Neighbourhood Plan website<sup>5</sup>. A full schedule of consultation responses together with the Parish Council's consideration of them and the resulting amendments to the Plan has been published on the Chaddesley Corbett Neighbourhood Plan website.

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<sup>5</sup> <http://www.chaddesleyplan.org.uk/>

## 2.0 Planning Policy Context

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.



Chaddesley Corbett Neighbourhood Plan will need to have regard to the following planning policy documents:

### 2.1 National Planning Policy Framework (NPPF)<sup>6</sup>

The NPPF sets out the national planning framework for England. The purpose of the planning system is to contribute towards sustainable development and to perform an economic, social and environmental role.

Para 183 of NPPF advises that:

*Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

Para 184:

*Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these*

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<sup>6</sup> National Planning Policy Framework

*policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*

Para185:

*Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.*

## **2.2 Worcestershire County Council**

### **2.2.1 Worcestershire Green Infrastructure Strategy, Draft Document, May 2013<sup>7</sup>**

Green Infrastructure or GI is the network of green spaces that intersperse and connect our cities, towns and villages, providing multiple benefits for environment, economy and communities. GI is a holistic approach to viewing and managing the natural environment; acknowledging the multiple benefits and vital services it provides and making tangible links to economic, health and social welfare agendas and aspirations. The components of GI include biodiversity, landscape, historic environment, access and recreation and water.

The Worcestershire Green Infrastructure (GI) Partnership has developed this strategy to drive forward the delivery of the GI agenda in the County. It is intended to set out county-scale principles to inform plans and strategies being developed by partner organisations and to enable a coherent approach to delivery across a range of initiatives. The Worcestershire GI Strategy is due to be adopted by the County Council in 2014 and following this, endorsement of the Strategy will be sought from Wyre Forest District Council.

### **2.2.2 Landscape Character Assessment Supplementary Guidance, Worcestershire County Council, October 2011<sup>8</sup>**

Landscape Character Assessment (LCA) is a tool for identifying the patterns and individual combinations of features – such as hedgerows, field shapes, woodland, land-use, patterns of settlements and dwellings – that make each type of landscape distinct and often special to those who live and work in it. Landscape Character Supplementary Guidance has been prepared and adopted by Worcestershire County Council and endorsed by Wyre Forest District Council.

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<sup>7</sup>

[http://www.worcestershire.gov.uk/cms/planning/planning\\_policy\\_strategy/planning\\_green\\_infrastructure.aspx](http://www.worcestershire.gov.uk/cms/planning/planning_policy_strategy/planning_green_infrastructure.aspx)

<sup>8</sup> <http://www.worcestershire.gov.uk/cms/pdf/Landscape%20Character%20Assessment%20Nov%202011.pdf>

Chaddesley Corbett (and most of Wyre Forest District) falls within the Mid-Severn sandstone plateau National Character Area, as defined by Natural England<sup>9</sup> and the County Council LCA identifies two landscape types prevalent in Chaddesley Corbett. These are Principal Timbered Farmland and Estate Farmlands.

### **Principal Timbered Farmland - Key Characteristics**

- Primary:
  - Hedgerow boundaries to fields
  - Ancient wooded character
  - Notable pattern of scattered hedgerow trees, predominantly of oak
- Secondary:
  - Organic enclosure pattern
  - Small scale landscape, hedgerow trees creating filtered views
  - Brick and timber buildings style of older properties
  - Rolling lowland with occasional steep sided hills and low escarpments

### **Estate Farmlands - Key characteristics**

- Primary:
  - Hedgerow boundaries to fields
- Secondary:
  - Mixed farming land use
  - Clustered settlement pattern
  - Medium framed views
  - Planned woodland character



Rural landscape setting of Chaddesley Corbett Parish

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<sup>9</sup> <http://www.naturalengland.org.uk/publications/nca/default.aspx>



### 2.2.3 County of Hereford and Worcester Minerals Local Plan (1997)<sup>10</sup>

The adopted Minerals Local Plan sets out policies for the extraction and restoration of minerals sites within the County with a focus on the extraction of aggregates.

Certain policies contained in the adopted Minerals Local Plan no longer form part of the statutory "Development Plan" for Worcestershire. The Secretary of State made the decision of which policies should be "saved" under the provisions of the Planning and Compulsory Purchase Act 2004, and the policies are saved until further notice. Those policies not listed in the Direction expired on 27th September 2007 and should not be taken into account in the preparation of planning documents or in the determination of planning applications.

The list of "saved" Minerals Local Plan policies is:

Policy Number	Policy Name
1	Preferred Areas (S&G)
2	Other Sand and Gravel Deposits
5	Abberley Hills Quarrying Policy
6	Extraction of Minerals Other than Aggregates
7	Preferred Hard Rock Extension Areas

### 2.2.4 Worcestershire Waste Core Strategy Local Plan (2012)<sup>11</sup>

The Waste Core Strategy Local Plan sets out how Worcestershire County Council plans for waste management facilities in Worcestershire until 2027. The Waste Core Strategy Local Plan was adopted by Full Council on 15<sup>th</sup> November 2012 and is now part of the development plan.

It will be used by the County Council to make decisions about planning applications for waste management facilities. City, Borough and District Councils in Worcestershire will also use it to make decisions about other types of planning applications that could have waste implications.

The Strategy will guide developers as to what type of development will be acceptable where and will encourage and stimulate businesses involved in recycling and re-use of resources.

Settlements within Worcestershire perform different waste management functions. The geographic hierarchy takes into account current waste arisings, resource demand and

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<sup>10</sup>

[http://www.worcestershire.gov.uk/cms/planning/planning\\_policy\\_\\_strategy/adopted\\_minerals\\_local\\_plan.aspx](http://www.worcestershire.gov.uk/cms/planning/planning_policy__strategy/adopted_minerals_local_plan.aspx)

<sup>11</sup> [http://www.worcestershire.gov.uk/cms/planning/planning\\_policy\\_\\_strategy/waste\\_core\\_strategy.aspx](http://www.worcestershire.gov.uk/cms/planning/planning_policy__strategy/waste_core_strategy.aspx)

existing waste management capacity of each settlement. The settlements which have a major role to play are in the top levels (level 1 is the highest level) and those with a minor role are in the bottom levels (5 is the lowest level). Chaddesley Corbett Parish is in Level 5 which is the lowest level of the geographic hierarchy, meaning any proposals for waste management development in the Parish would need to be strongly justified. There are no specific site allocations for waste management facilities. There is no identified requirement for new landfill sites over the life of the Waste Core Strategy to 2027, and no locations are proposed for landfill sites.

### **2.2.5 Emerging Worcestershire Minerals Local Plan (Second Stage Consultation November 2013)<sup>12</sup>**

The County Council is preparing a new Minerals Local Plan. This document will set out how mineral extraction is planned for in Worcestershire. It will guide where minerals should be extracted, how sites should be "restored" when working has finished and how minerals development should protect and enhance Worcestershire's people and places. Once it is adopted it will replace the existing minerals policies in the Hereford and Worcester Minerals Local Plan and will be used to make decisions about planning applications for mineral extraction, processing and restoration in the county.

### **2.2.6 Worcestershire Local Transport Plan (LTP3)<sup>13</sup>**

The Local Transport Plan focuses on attracting and supporting economic investment and growth, by delivering transport infrastructure and services to tackle congestion and improve quality of life.

The LTP3 provides the policy and strategy context for major transport projects and enables the County Council to bid for additional Government funding over the next 15 years. It will also help secure funds from development and ensure these are properly used to improve the efficiency of transport networks.

Key aims of relevance to Chaddesley Corbett Neighbourhood Plan include the following:

#### **LTP3 Economic Aim – To improve accessibility by all modes, particularly to Worcestershire's main urban areas.**

- Continue to maintain and enhance the Worcestershire Public Rights of Way.
- Work with partners to maintain and improve the walking network and public realm, including measures which will increase footfall in our urban centres, with consequent benefits to the retail, leisure and tourist sectors of the local economy.
- Reduce street clutter and unnecessary infrastructure in support of reducing costs, increasing footfall, and enhancing accessibility.

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<sup>12</sup>

[http://www.worcestershire.gov.uk/cms/planning/planning\\_policy\\_\\_strategy/emerging\\_minerals\\_local\\_plan.aspx](http://www.worcestershire.gov.uk/cms/planning/planning_policy__strategy/emerging_minerals_local_plan.aspx)

<sup>13</sup> <http://www.worcestershire.gov.uk/cms/local-transport-plan/the-local-transport-plan.aspx>

**LTP3 Economic Aim: To ensure that new developments across the County are designed to minimise their impacts on Worcestershire’s transport networks by locating new developments in the most accessible locations and delivering supportive transport infrastructure and services.**

- Ensure that promoters of new developments identify and contribute appropriately toward the cost of, the on and off-site transport infrastructure and services required to deliver accessible and sustainable new developments. Without such investment it will not be possible to deliver the transport infrastructure and services needed (see the Development Control (Transport) Policy).

**LTP3 Environmental Aim: To optimise the resilience of Worcestershire’s transport networks to the negative impacts of climate change (in particular, flooding) with the desired outcome of developing our transport networks so they maintain a reliable service during major weather events and temperature change.**

- Work with partners to ensure that there is appropriate consideration of non-transport methods of improving accessibility, including telecommunication systems – in particular, the rollout of highspeed broadband across Worcestershire.

**LTP3 Asset Management Aim: To effectively prioritise and spend limited funds to maintain and enhance Worcestershire’s transport asset.**

- Manage Worcestershire’s public realm in a sensitive and sustainable way
- Continue to manage available resources effectively to maintain and enhance the Worcestershire Public Rights of Way.

**LTP3 Asset Management Aim: To embrace more efficient working practices to reduce costs of maintaining and enhancing Worcestershire’s transport asset and the need to undertake maintenance works.**

- Reduce street clutter and unnecessary infrastructure.

**LTP3 Equality Aim: To ensure that adequate walking, cycling and passenger transport networks are made available to enable access to essential services and facilities to all.**

- Work towards providing a comprehensive walking and cycling network including dropped kerbs and appropriate types of crossings for pedestrians and cyclists.

**LTP3 Quality of Life Aim: To ensure that Worcestershire’s Public Rights of Way network is provided and maintained to enable the public to access the countryside to take advantage of healthy leisure opportunities.**

- Provide a rights of way network which meets the needs of its users (the public).

- Ensure that, subject to funding availability, the Worcestershire Public Rights of Way Network is easy to use and accessible by all.
- The case for investment in the Worcestershire Public Rights of Way Network is strong. Worcestershire County Council will make this case, both internally and to external bodies, to justify further investment (both capital and revenue) in the network.

**LTP3 Public Health and Safety Aim: To optimise the maintenance and management of Worcestershire’s transport assets, to reduce the risk of accidents.**

- In rural areas seek to achieve an acceptable balance between costs and benefits, such that speed management policies take account of environmental, economic and social effects as well as the reduction in casualties they may achieve. (See the Transport Safety Policy).

## **2.3 Wyre Forest District Council**

The Chaddesley Corbett Neighbourhood Plan has to be in “general conformity” with the strategic planning policy for Wyre Forest. The following section summarises these policies.

### **2.3.1 Wyre Forest District Council Core Strategy 2006 – 2026, Adopted December 2010<sup>14</sup>**

The Adopted Core Strategy provides the overarching planning framework for Wyre Forest District. It sets out the strategy and vision that will influence planning and related initiatives up to 2026 and provides the development strategy which will guide the future decisions on where to locate new homes, businesses and leisure facilities. The following summaries of Core Strategy planning policies and supporting text are relevant to Chaddesley Corbett Neighbourhood Plan:

#### **Policy DS01 Development Locations**

##### **Settlement Hierarchy**

Proposals for new development should be located in accordance with the District's settlement hierarchy of Strategic Centre (Kidderminster), Large Market Town (Stourport on Severn), Market Town (Bewdley), Villages and Rural Settlements. Chaddesley Corbett is identified as a Rural Settlement where suitable development is considered to include housing to meet local need identified through rural exceptions sites and small scale rural employment.

##### **Green Belt**

Para 5.12 advises that within the District, all countryside to the east and as far west as the River Severn is included within the West Midlands Green Belt. Its extent is shown on the accompanying Key Diagram. Chaddesley Corbett is “washed over” by the Green Belt and inappropriate development will not be permitted in the Green Belt unless very special circumstances can be demonstrated.

<sup>14</sup> <http://www.wyreforestdc.gov.uk/cms/Files/CS%20Adopted%20documentWeb.pdf>

The following extracts from planning policies are relevant to Chaddesley Corbett :

#### **Policy DS04: Rural Regeneration**

##### **Providing Affordable Housing**

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.

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

Developments that provide the rural community with essential facilities and services will be supported and shops and public houses will be safeguarded to support nearby settlements and reduce travel.

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

##### **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.

#### **Policy DS05: Phasing and Implementation**

##### **Housing**

To deliver 4,000 net additional dwellings (across Wyre Forest District) for the period covering 2006 - 2026, a five year supply of deliverable sites will be maintained and monitored.

The Local Development Framework will deliver the following average annual net additions of dwellings within the District across the five year phasing periods:

2016/17 - 2020/21 - 196 dwellings per annum

2021/22 - 2025/26 - 94 dwellings per annum

#### **Policy CP01: Delivering Sustainable Development Standards**

##### **Energy Efficiency and Renewable Energy**

All new development proposals within the District must demonstrate how they reduce their impact on the environment.

##### **Addressing Climate Change**

The implementation of the Code for Sustainable Homes will be supported.

New residential development should include water efficiency measures

### **Environmental Quality**

All new development must demonstrate that land contamination issues have been fully addressed.

### **Policy CP02: Water Management**

The Strategic Flood Risk Assessment (SFRA) will be used to inform the location of future development within the District. New developments will be required to incorporate appropriate Sustainable Drainage Measures (SUDs). For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required.

### **Policy CP03: Promoting Transport Choice And Accessibility**

#### **Enhancing Accessibility**

Development proposals should have full regard to the traffic impact on local highway network.

#### **Delivering Transport Infrastructure**

New developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking and cycling facilities and public transport.

#### **Parking Standards**

Prior to the adoption of these Development Plan Documents parking standards for new development should be provided in accordance with national guidance.

#### **Taking Account of Air Quality**

Proposals for new development should fully consider their impact on air quality

### **Policy CP04: Providing Affordable Housing**

#### **Level of Provision**

An annual average of at least 60 units of affordable housing will be delivered in the District during the plan period until 2026. In accordance with the Council's adopted definition of affordable housing this will include an indicative tenure split of 70% social-rented housing and 30% intermediate (shared ownership) housing.

Where viability is an issue this will be subject to individual site viability assessment undertaken by the applicant.

## **Rural Affordable Housing**

A proactive approach to the provision of affordable housing within the District's rural areas will be encouraged through working in conjunction with Parish Councils to identify appropriate sites for the sole provision of affordable housing through the site allocations process, within or immediately adjacent to the District's villages, rural settlements and other rural hamlets where a local need exists.

In exceptional circumstances, small scale affordable housing schemes will be permitted as exception schemes on unallocated sites, to meet identified local housing need.

## **Policy CP05: Delivering Mixed Communities**

### **Density of New Housing Development**

Housing densities vary across the District. Within Bewdley and the rural areas new development should meet housing densities of 30 dwellings per hectare.

### **Dwelling Type and Mix to Meet Local Housing Needs**

New housing developments must address local housing needs, incorporating a range of different types, tenures and sizes of housing to create mixed communities.

### **Meeting the Needs of Older People and those with Mobility Impairments**

All new private sector dwellings constructed after 2013 should be built to Lifetime Homes standards.

## **Policy CP07: Delivering Community Wellbeing**

### **Existing and Improved Community Facilities**

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.

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.

### **Providing Community Infrastructure**

New development proposals must contribute towards the retention and formation of sustainable communities within the District.

### **Developer Contributions**

The Council will require developer contributions with regard to the following areas of social infrastructure: Affordable housing provision, Sustainable transport initiatives,

Highways infrastructure and local utility infrastructure, Education and learning, including schools and libraries. Sports, recreation, youth facilities, play space and amenity space, Health and community safety (includes emergency services) facilities and services, Community and shared use facilities, Cultural facilities, Public art, public realm, heritage and environmental improvements, Biodiversity, geodiversity and green infrastructure.

#### **Policy CP08: A Diverse Local Economy**

Up to 44 hectares of employment land will be brought forward in the period up to 2026 in line with Policy DS01: Development Locations. Major new employment development will be located within the urban area of Kidderminster.

Rural employment sites will be safeguarded for employment uses where appropriate. Applications for small scale employment proposals in the rural areas will be assessed on their merits and should have regard to national and regional policy as well as Policy DS04: Rural Regeneration.

#### **Policy CP09: Retail And Commercial Development**

Support will be given to safeguarding, maintaining and enhancing the vitality and viability of the existing retail centres throughout the District.

#### **Policy CP10: Sustainable Tourism**

The strategy is to support the local tourism industry through proposals that improve the quality and diversity of existing tourist facilities, attractions, accommodation and infrastructure, subject to the proposals not causing adverse impacts on the surrounding environment and infrastructure.

#### **Policy CP11: Quality Design and Local Distinctiveness**

New development should sensitively connect to the surrounding streets, spaces and communities. Where appropriate, proposals should incorporate strong links to nearby town centres and local centres. Design measures which help to improve sustainable transport including pedestrian, cycling and public transport links should be integral within scheme designs.

There should be careful consideration of movement routes based on well planned streets and spaces. New developments and their layouts should take into account heritage assets and where possible utilise historic streets, buildings, spaces and infrastructure as an integral part of the scheme design.

New buildings and spaces should be fit for purpose and capable of future adaptation. Buildings and spaces will themselves need to be well-designed to complement the layout



through the appropriate use of scale, mass, proportions and materials coherently brought together as part of a bespoke architectural approach.

### **Policy CP12: Landscape Character**

#### **Landscape Character**

New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Where it is appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported.

### **Policy CP13: Providing a Green Infrastructure Network**

#### **Developing a Green Infrastructure Network**

The existing green infrastructure network within the District, as set out within the recently completed Green Infrastructure Strategy, will be safeguarded. New development will be required to contribute positively towards the District's green infrastructure network. Identified features will be safeguarded and new developments must positively contribute towards the enhancement of their green infrastructure value.

#### **Provision of Open Space in New Developments**

All new development will be expected to provide open space where technically feasible.

### **Policy CP14: Providing Opportunities For Local Biodiversity And Geodiversity**

#### **Existing Biodiversity Sites**

Biodiversity sites (Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), and Local Nature Reserve (LNR) Special Wildlife Site (SWS)) and species and habitats recognised within the Worcestershire BAP will be safeguarded from development.

#### **New Development and Biodiversity**

New development will be required to contribute towards biodiversity within the District, either by enhancing opportunities for biodiversity within the site or by making a contribution to off-site biodiversity projects.

#### **Trees and Woodlands**

In order to provide opportunities for increased biodiversity, existing trees and woodlands which have Tree Preservation Orders (TPOs) will be conserved and enhanced and, on appropriate development sites, new trees and woodlands will be planted.

### **2.3.2 Wyre Forest Site Allocations and Policies Local Plan 2006-26, Adopted July 2013<sup>15</sup>**

The Site Allocations and Policies Local Plan allocates and designates areas of land for particular uses, most notably land to deliver housing but also for other major development needs such as employment, recreation, open space and community uses, in order to meet the requirements set out in the Adopted Core Strategy. Additionally, this plan sets out important development management policies which will apply across the whole of the District and will be used for determining planning applications.

The following are summaries of Local Plan Policies which are of particular relevance to Chaddesley Corbett Neighbourhood Plan:

#### **Distribution of Development**

Bewdley and the rural areas will be expected to accommodate 10% (indicative) of the District's residential development and 20% (indicative) of employment development over the plan period.

#### **Policy SAL.DPL1 Sites for Residential Development**

Residential development will only be allowed in the following locations:

Within the sites and areas listed in this section and as shown on the Proposals Map, on previously developed sites within areas allocated primarily for residential development on the Proposals Map in the urban areas of Kidderminster and Stourport-on-Severn or on allocated sites, within areas allocated for mixed uses subject to site specific policy considerations, within areas allocated for retail use within the Primary Shopping Area of Kidderminster, Stourport-on-Severn and Bewdley, and on previously developed sites within areas allocated primarily for community uses.

Residential development outside of the locations identified will not be permitted unless in accordance with policy SAL.DPL2: Rural Housing, or relevant Rural Development and Green Belt policies.

#### **Policy SAL.DPL2 Rural Housing**

##### **1.Exception Sites**

Planning permission may be granted for schemes which are designed to meet an identified specific affordable or local housing need on small sites within or adjoining the villages and the rural settlements subject to the following criteria:

- i) The affordable housing must remain so in perpetuity
- ii) The number, size, type, mix and tenure of dwellings must not exceed the

<sup>15</sup> <http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/planning-policy/site-allocations-and-policies.aspx>

extent of identified local need.

- iii) The site must be well related to the existing built up area of the settlement in which it is located.
- iv) The scale of the scheme should be appropriate to the size and character of the settlement and must not damage the character of the settlement or the landscape.
- v) The site should be accessible to local services and facilities by sustainable modes of transport.

## **2. Rural Workers' Dwellings**

Applications for rural workers' dwellings will be permitted where it can be clearly demonstrated that:

- i. There is clearly an established existing functional need.
- ii. The need relates to a full-time worker, or one person solely or mainly employed locally in agriculture or forestry.
- iii. The proposed dwelling is of a size commensurate with the functional requirement and financial capabilities of the enterprise.
- iv. Wherever possible, the dwelling is sited within, and designed in relation to the main farm building complex, or a nearby group of dwellings.

Where permission is given for such dwellings, occupation of the dwelling will be restricted to a person solely or mainly employed, or last employed in the locality in agriculture or forestry, or a widow or widower of such a person, and any resident dependants by condition.

The removal of an occupancy condition will only be permitted where it has been proven through marketing of the property, that there is no longer a long-term need for a dwelling on the unit or in the locality, for a person solely or mainly employed in agriculture or forestry, or a widow or widower of such a person, and any resident dependants.

## **3. Replacement Dwellings in the Open Countryside**

The replacement of a permanent existing lawful dwelling will be permitted where:

- i. The dwelling is still subject to residential use and has not been abandoned.
- ii. The replacement dwelling is in the same position or a less prominent siting as the original dwelling.
- iii. The replacement dwelling should not exceed the size of the existing or original dwelling by 20%, whichever is the smaller.
- iv. The curtilage of the replacement dwelling would not exceed that of the existing dwelling.

## **Policy SAL.DPL11 Community Facilities**

The Council will resist the loss of community services and facilities within the District, as safeguarded on the Policies Map, unless clear evidence is provided to demonstrate the following:

- i. that it would not be economically viable to retain the site/buildings for a

- community use and that it has been effectively marketed for a minimum 12 month period; and
- ii. that the community facility could not be provided by an alternative occupier or the local community;

OR

That suitable alternative provision can be provided in an appropriate location.

### **Policy SAL.DPL12 Educational Sites**

Within the areas identified for educational use, proposals will be supported, providing they:

- (a) (i) Do not form part of a playing field or sports pitch, or if they do, that compensatory re-provision is delivered elsewhere; or
- (ii) Complement the education function of the site; or
- (iii) Demonstrate that there is no longer a need for the land or buildings to meet education requirements or wider community needs;

And

- (b) Do not diminish the amount of recreational open space within the locality; and
- (c) Are compatible with neighbouring or adjoining uses.

### **Policy SAL.GPB3 Protecting and Enhancing Local Retail Services**

Development proposals should not result in a reduction of premises for convenience retail use in a settlement or neighbourhood, unless it can be demonstrated that there is no reasonable prospect of that service or facility being retained or restored. Consideration will be given to the availability of other convenience retail facilities locally.

#### **Neighbourhood/Village Centres**

The following sites, as identified on the Policies Map, are designated as neighbourhood/village centres:

Bewdley / Rural Areas - Chaddesley Corbett (Village Centre)

### **Policy SAL.CC1 Sustainable Transport Infrastructure**

#### **Making New Developments Accessible**

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

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.

Proposals should include connected and legible layouts in order to improve sustainability.

### **Policy SAL.CC6 Renewable Energy**

All new development proposals must incorporate at least one south-facing roof area. Proposals for renewable energy infrastructure, including the retro-fitting of renewable energy technologies to existing buildings, will be granted permission subject to criteria.

### **Policy SAL.CC7 Water Management**

#### **SUDS**

In line with Adopted Core Strategy policy CP02, all new developments should incorporate SUDS schemes.

#### **Water Quality**

Development will be permitted where proposals do not have a negative impact on water quality.

### **Policy SAL.UP1 Green Belt**

Within the Green Belt development will not be permitted, except in very special circumstances, certain criteria apply including that the proposals are part of a Community Right to Build Order.

The development is for housing in one of several circumstances:

b. It is for small-scale affordable housing, reserved for local needs in accordance with policy SAL.DPL2: Rural Housing.

Proposals within, or conspicuous from the Green Belt, must not be detrimental to the visual amenity of the Green Belt, by virtue of their siting, materials or design.

### **Policy SAL.UP3 Providing a Green Infrastructure Network**

#### **Providing a Green Infrastructure Network**

The existing green infrastructure network and the open spaces will be safeguarded from development.

### **Policy SAL.UP4 Open Space and Play Provision**

#### **1. Existing Open Space Provision**

The sites identified will be safeguarded from development.

#### **2. New Play Provision**

Proposals for new residential development must include adequate children's play space in accordance with the most up-to-date guidance on developer contributions.

### **Policy SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and**

## **Geodiversity**

### **Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity**

#### **1. Priority Species and Habitats**

All new developments should take steps to enhance biodiversity both within and outside of designated areas. Development should wherever possible and feasible, retain, enhance and manage and if appropriate reintroduce the District's indigenous biodiversity.

#### **2. Designated Sites**

Sites designated under national legislation are shown on the Proposals Map (Sites of Special Scientific Interest (SSSIs), and National Nature Reserves (NNRs), and will be protected under the terms of that legislation.

Locally important sites including Local Nature Reserves (LNRs), Special Wildlife Sites (SWSs), and Local Geological Sites are identified and will be protected and enhanced due to their importance locally.

Outside the areas designated, the interests of nature and biodiversity conservation must be taken into account, in accordance with national policy.

#### **3. Ecological Surveys and Mitigation Plans**

Where evidence suggests that development may have an impact on a site of national, regional or local importance or a priority habitat or species applicants will be expected to provide:

1. A detailed ecological survey undertaken at an appropriate time, which assess cumulative impacts, and other surveys as appropriate; and
2. A mitigation plan.

### **Policy SAL.UP6 Safeguarding the Historic Environment**

#### **1. Heritage Assets**

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.

#### **2. Conservation Areas**

When development is proposed in, or adjacent to, a Conservation Area, proposals should accord with the existing (or draft) Conservation Area Character Appraisal and seek to enhance or better reveal the significance of the area.

Chaddesley Corbett (Rural Settlement) and Harvington are identified as 2 of 17

Conservation Areas in the District. Conservation Areas are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". They recognise the importance of conserving the wider townscape and its setting, rather than just individual listed buildings and structures, or groups of such buildings.

### **Archaeological Sites**

Scheduled Monuments (SMs) are sites and structures legally protected under the Ancient Monuments and Archaeological Areas Act (1979). They may be publicly or privately owned. The following sites are SM's:

- Barrow Hill (Chaddesley Corbett)
- Harvington Hall moated site, ponds and quarries (Chaddesley Corbett)

### **Policy SAL.UP7 Quality Design and Local Distinctiveness**

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

### **Policy SAL.UP9 Landscaping and Boundary Treatment**

Landscaping schemes and boundary treatments must reflect local character and species.

### **Policy SAL.UP10 Advertisements**

Proposals for Advertisements must take account of 1. Local Character, Amenity and Safety 2. Heritage Assets and 3. Preferred locations for advertisement Hoardings. The Policy also includes advice for advance warning signs and free standing signs.

### **Policy SAL.UP11 Re-use and Adaptation of Rural Buildings**

Criteria are provided for consideration relating to the re-use and adaptation of Rural Buildings for economic and residential use.

### **Policy SAL.UP14 Agricultural Land Quality**

Development of the best and most versatile agricultural land will not be permitted unless it can be demonstrated that the development cannot be located on previously developed land, within the boundaries of existing settlements or on poorer quality agricultural land.

Development on agricultural land should not prejudice the viability of farming operations on any remaining agricultural land.

## **Part 2 A Plan for Chaddesley Corbett**



Chaddesley Corbett Village Centre



### 3.0 Key Issues for Chaddesley Corbett

The Steering Group has identified a number of key issues derived from the results of a questionnaire survey of all households and a business survey in April 2013. These have shaped and influenced the Chaddesley Corbett Neighbourhood Plan. These issues are:

- **A strong sense of local community**

Chaddesley Corbett Parish has an involved community, with a number of active groups providing for a wide variety of sporting and leisure interests. This sense of community is highly valued and should be retained.

- **An older population, but in good health**

The Scoping Report for the Sustainability Appraisal<sup>16</sup> indicates that the Parish has a concentration of older residents with younger age groups underrepresented.

- **A high proportion of large, detached houses**

The Parish has a larger proportion of detached houses when compared to the District as a whole and a lower proportion of semi-detached properties and flats<sup>9</sup>. Also, house prices are high and this could make it difficult for first time buyers within the Parish to access the property market.

The Parish Council is keen to address the valid needs of residents. The Plan proposes that any new residential development should focus on properties for smaller and/or elderly households.

- **The potential opportunity offered by the former school site and Old Grammar School Building**

Chaddesley Corbett Endowed Primary School was replaced with a new facility on a site near to Chaddesley Corbett village in early 2013. The construction of a new primary school is considered to be the most significant development in Chaddesley Corbett in recent years. The former school site is located in the centre of the Chaddesley Corbett Conservation area, and the decision over its future use and that of the adjoining Old Grammar School Building could have a major impact on the character of the village.

This Plan sets out a view on the future use of the site that would best benefit the Village and the Parish.

- **The need to provide a new play facility**

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<sup>16</sup>Chaddesley Corbett Sustainability Appraisal Scoping Report Revised Baseline Data, Wyre Forest District Council, Chaddesley Corbett Parish Council, August 2013

Chaddesley Corbett has no play facility for children at the present time. This deficiency is recognised in the District Council's Sport and Recreation Assessment, which advises that: *"it should be ensured that all villages have at least one type of informal open space where play can be promoted"* (p151)<sup>17</sup>.

The Parish Council will work to identify a suitable location and potential funding for a new play space for the benefit of the local community.

- **The need to support local employment through diversification of rural businesses**

The majority of business-related land uses in the Parish are related to agriculture and horticulture.

- **The need to protect and enhance the high quality natural environment**

The Parish has an exceptionally high quality natural environment, with a number of designated sites which are already given protection. These include Chaddesley Woods NNR (National Nature Reserve) and SSSI (Site of Special Scientific Interest), three Special Wildlife Sites at Mearse Farm Heath, Hoo and Barnet Brook, and Hadley, Elmley and Hockley Brooks. There are also a number of Tree Preservation Orders (TPOs)<sup>18</sup>.

It is important that any opportunities from new development maintain and enhance these and any other valued features of the natural environment.

- **The need to protect and enhance the high quality historic environment**

The Parish enjoys an exceptionally high quality environment with many heritage assets including around 67 listed buildings, two Conservation Areas at Chaddesley Corbett and Harvington, two SMs (scheduled monuments) and a range of undesignated assets including 48 historic farmsteads and 9 out farms, 100 historic buildings, monuments, parks and gardens.

It is important that any new development is designed sensitively to maintain and enhance these and any other built heritage features.

- **Flooding and Water Quality**

The main source of flooding in Chaddesley Corbett comes from the overrunning of watercourses in the area, in conjunction with surface water run-off from roads and agricultural land, and limited capacity of the highways drainage network<sup>19</sup>. There is potential for flooding of roads (including the A448) and a few

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<sup>17</sup> Wyre Forest Open Space, Sport and Recreation Assessment, Wyre Forest District Council Oct 2008

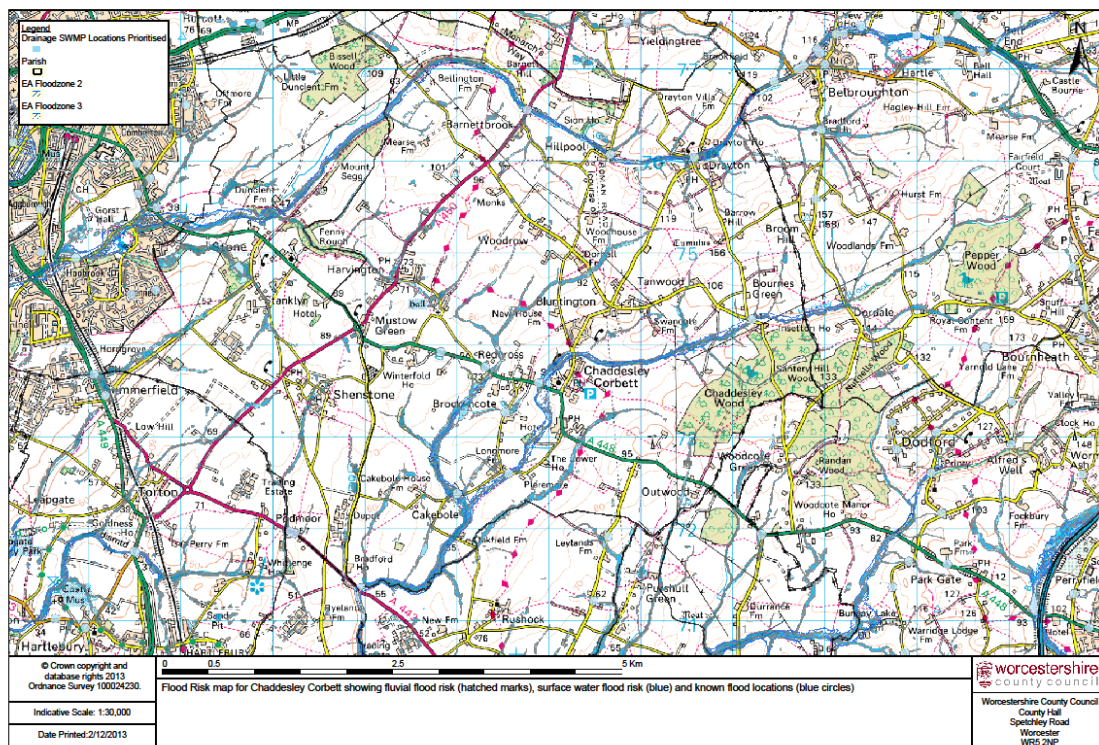
<sup>18</sup> Chaddesley Corbett Neighbourhood Plan Sustainability Appraisal Scoping Report Revised Baseline Data, Wyre Forest District Council, Chaddesley Corbett Parish Council, August 2013

<sup>19</sup> ID 02 Table B4 of Appendix B to the level 1 SFRA.

<http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/planning-policy/evidence-base/flood-risk-and-water-managemen.aspx>

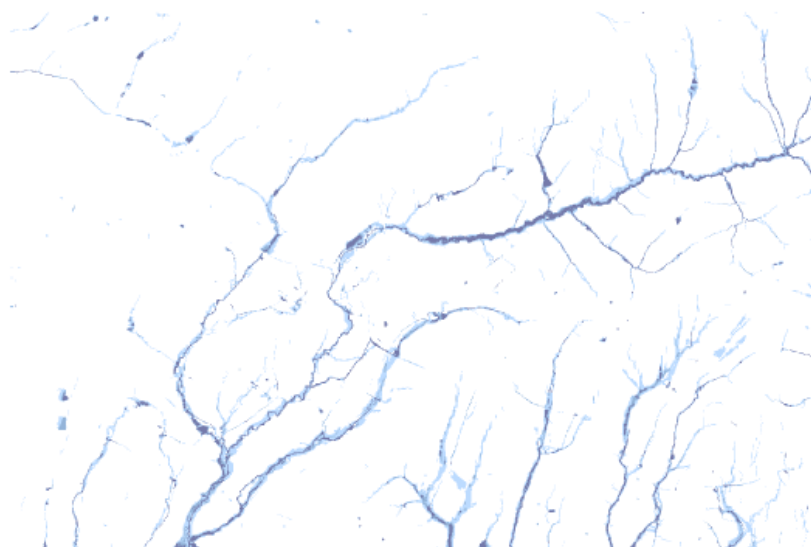
properties during heavy rainfall. When roads in the area become impassable the village becomes isolated. Flooding of roads makes it difficult for local communities to access services and facilities, and flooding of properties can cause significant damage, resulting in major adverse impacts on householders. Drayton Pool has a raised earth dam which poses a potential inundation risk for downstream properties<sup>20</sup>.

Map 2 Flood Risk Areas in Chaddesley Corbett Parish (Source Environment Agency and Worcestershire County Council)



<sup>20</sup> Public Multi Agency Flood Plan for Wyre Forest District Council, North Worcestershire Water Management, 2013 <http://www.wyreforestdc.gov.uk/cms/default.aspx?page=12064>

Map 3 Risk of Flooding from Surface Water, Chaddesley Corbett (source: Environment Agency)<sup>21</sup>



**Map legend**



Risk of Flooding  
from Surface Water

■ High

■ Medium

■ Low

□ Very Low

There are three known flooding problems in the Parish. These are:

- Hockley Brook at Dorhall and Woodrow – excess water affects land and property. Highway drainage issue.
- Hockley Brook at Hillpool – excess water affects land and property. Highway drainage issue.
- Hockley Brook at Drayton – excess water affects land and property. Highway drainage issue.

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<sup>21</sup> <http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw#x=357683&y=355134&scale=2>

The area covered by the Neighbourhood Development Plan drains into the Hoo Brook and Hadley/Elmley Brook Water Framework Directive (WFD) water catchments. Neither of these water bodies has reached the required good ecological status<sup>22</sup>. The Worcestershire Local Flood Risk Management Strategy<sup>23</sup> sets out how the County Council plans to manage surface, ground water and local watercourse flooding for which it is responsible as Lead Local Flood Authority.

Sources of pollution can originate from a variety of sources including:

- 1) Point source pollution from spillage or tipping incidents or incorrect disposal;
- 2) Urban diffuse pollution from roads, pathways or other sources;
- 3) Rural diffuse pollution from agriculture, horticulture or other land uses.

Green infrastructure and land management techniques such as riparian buffers provide opportunities to reduce this risk alongside the use of SuDS which provide opportunities for the filtering and settling out of contaminants.

It is important that the location and design of any new development proposals take account of these issues. The Parish Council intends to rely on the District Council's policies in relation to Sustainable urban Drainage Systems (SUDs).

- **Accessibility and Transport**

Chaddesley Corbett Parish falls into the 10% most deprived areas in the country for Barriers to Housing and Services. This is because average house prices within the Parish are relatively high and whilst Chaddesley Corbett Village offers a range of services, these are not easily accessible from some parts of the Parish. Car ownership is relatively high however, and this may contribute towards traffic and parking problems in the Village centre.

The Parish Council recognises that car use is and will continue to be an important means of accessing services in such a rural area. The Plan proposes various actions to improve the parking and access issues in the Village centre.

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<sup>22</sup> Environment Agency response to Chaddesley Corbett Neighbourhood Plan Sustainability Appraisal Scoping Report Revised Baseline Data, Wyre Forest District Council, Chaddesley Corbett Parish Council, May 2013

<sup>23</sup> <http://www.worcestershire.gov.uk/cms/strategic-planning/planning-for-water.aspx>

## **4.0 Vision and Objectives**

### **4.1 Vision Statement**

**Our vision for Chaddesley Corbett is one of a strong and thriving community where our history and heritage are celebrated and sustained, and where our rural setting and character are preserved and enhanced for both residents and visitors.**

### **4.2 Objectives**

In order to meet the needs of the Parish in the 21st Century, we aspire to:

- Maintain and enhance the built, historic and natural environment for present and future generations;
- Support small-scale affordable/market housing and business developments that meet local needs and are in keeping with the scale, demands and population profile of a small rural parish;
- Encourage opportunities for parishioners across all the generations to find enjoyment and fulfilment through a range of educational, sporting and leisure activities;
- Ensure that the Parish is a welcoming setting for visitors by improving facilities within the context of a safe and secure rural environment, accessible via a range of means of transport;
- Foster partnership working between Parish organisations and institutions for the mutual benefit of all;
- Support local businesses and services that contribute to the quality of life for residents and visitors of all ages, including support for suitable diversification and use of new technology.

## 5.0 Neighbourhood Plan Policies

This section sets out the planning policies of the Chaddesley Corbett Neighbourhood Plan. These will be used to help determine planning applications in the Parish and to help shape the future of the Parish as a place to live, work and visit.

Each topic also includes proposed complementary actions to be undertaken by the Parish Council, to support the planning policies. These proposed actions will be used to help prioritise activity by the Parish Council over the lifetime of the Neighbourhood Plan. These are not part of the statutory neighbourhood plan but are an important tool in the implementation of the plan. An action plan is included at Appendix 1 setting out how these will be delivered.

### 5.1 Housing and Built Environment



Houses in Chaddesley Corbett Village

- 5.1.1 The adopted Core Strategy apportions residential development to different areas of the District. Chaddesley Corbett falls into ‘Bewdley and the rural areas’ for the purposes of housing land supply. The Core Strategy requires approximately 400 houses to be provided in ‘Bewdley and the rural areas’ up to 2026 and, as set out in the Rural Completions Data 2006-2014, development is on track to meet that requirement. Because the Parish is washed over by the Green Belt its contribution to housing land supply will be limited to those types of housing supply which are not inappropriate in the Green Belt. It is accepted however that some small scale, appropriately designed development within existing settlements may be appropriate to meet local needs.

5.1.2 A local housing needs survey undertaken in 2008 indicated that up to 11 properties should be built to meet local needs and the first four of these have been completed at The Green, off Briar Hill<sup>24</sup>.

### 5.1.3 Parish Housing Needs Survey, Winter 2013<sup>25</sup>

#### Overview

To help assess the basis for proposals in the Chaddesley Corbett Submission Neighbourhood Plan, a Parish Housing Needs Survey was conducted in October/November 2013. A total of 637 surveys were delivered to households in the Parish, and 208 surveys were completed and returned (of which 2 were completed online), which represents a response rate of 32.7%.

#### Summary

The key points emerging from the Survey include:

- The population has a significant proportion of older people, with many long-term residents:-
  - 41.4% (183) of respondents in all households are age 65 or older
  - Almost 50% (100) have lived in the Parish for more than 20 years
  - Just over 40% (86) have lived in their current house for 20 years or more
  - Most (82.6%) (171) live in a house, many of which (34.6%) (68) have 4 or more bedrooms
- Affordability of property in the Parish is an issue, but where household members have left in the last 5 years, this was predominantly (83.6%) (51) for education or work
- Residents expect to stay in the Parish, but many anticipate that their housing needs may change:
  - Almost everyone (97.6%) (200) intends to stay in the Parish for the next 5-10 years
  - Roughly half of respondents thought that they may at some time need a different type of accommodation
  - Almost 60%(50) said they would need a property with 1 or 2 bedrooms
  - Almost 50% (75) gave 'smaller accommodation' as a likely reason to move within the Parish, with some mentioning moving closer to Village facilities
  - Nearly 30% (40) thought they would want to move from a house to a bungalow
  - Over 80% (110) expect to be an owner occupier; 17% (23) expect to rent or part-buy from a social landlord

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<sup>24</sup> Chaddesley Corbett Affordable Housing (Background Document)  
<http://www.chaddesleyplan.org.uk/working%20group%20report%20on%20affordable%20housing%207%20July%202008.pdf>

<sup>25</sup> Chaddesley Corbett Parish Housing Needs Survey, Analysis of Results, Chaddesley Corbett Parish Council, Research & Intelligence Unit, Worcestershire County Council, December 2013



## Conclusion

Based on National trends and the older age profile of the Parish's residents, some potential 'churn' in the ownership or tenancy of property could have been predicted, whether for medical, financial or practical reasons. However, the Parish already has a higher than average proportion of larger properties, which will tend to limit the opportunities for downsizing.

This situation does not constitute a case for seeking to develop large numbers of new, smaller properties; such a move would be counter to Green Belt planning policies, and also the views of residents clearly expressed in the 2013 Neighbourhood Plan Survey. However, the findings of the Parish Housing Needs Survey 2013 do support the view in the Submission Neighbourhood Plan that, if any development opportunities should arise, then the accommodation to be built should be one or a combination of the following smaller types:

1. Affordable housing for rental or shared ownership only by those with a local connection;
2. Properties aimed at those downsizing, young families or first time buyers;
3. Properties built to the Lifetime Homes standard, located close to key facilities.

5.1.4 In addition to the local need identified in the recent Parish Housing Needs Survey, there is housing need arising from households registered on the District Council's housing waiting list.

5.1.5 Census information summarised in the Sustainability Appraisal Scoping Report<sup>26</sup> identifies a high proportion of larger, more expensive detached houses in the Parish than the District average.

5.1.6 Comments received from local residents in the Consultation Survey<sup>27</sup> and at the Drop In event in September 2013 included concerns that housing should be for local people, first time buyers, young families, older people and those with disabilities. New development should be near the village, but away from roads and traffic noise, make use of brownfield sites and be of modern design.

5.1.7 In the Adopted Core Strategy<sup>28</sup>, Chaddesley Corbett is identified as a Rural Settlement where sustainable development such as housing to meet local needs and, in appropriate circumstances, small-scale rural employment may be acceptable. Policy DS04 requires that new residential development in rural settlements will be to meet local housing needs and only established through parish surveys. Rural based workspace will be permitted where it is small in scale, is appropriate to local character and it does not have an adverse impact on the greenbelt.

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<sup>26</sup> Chaddesley Corbett Neighbourhood Plan Sustainability Appraisal Scoping Report Revised Baseline Data, Wyre Forest District Council, Chaddesley Corbett Parish Council, August 2013

<sup>27</sup> Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

<sup>28</sup> Wyre Forest District Council, Adopted Core Strategy (December 2010)  
<http://www.wyreforestdc.gov.uk/cms/Files/CS%20Adopted%20documentWeb.pdf>

## **Policy CC1 - Criteria for Assessing the Suitability of Potential Housing Sites.**

Proposed sites for new development in Chaddesley Corbett Parish will be required to meet the following criteria:

1. Any proposed site should be a brownfield site unless it is in conformity with policy SAL.DPL2 of Wyre Forest District Council Site Allocations and Policies Local Plan
2. The proposed site should be no larger than a small infill site; development proposals should be in proportion with the surrounding area
3. The proposed site should be within or adjacent to an existing settlement, and not an isolated site.
4. Any development on the proposed site should not extend existing ribbon development.

All proposed housing development, including rural exception sites, rural workers' dwellings and replacement dwellings should:

5. Ensure the scale does not :
  - a. adversely affect the neighbours' enjoyment of their homes and gardens;
  - b. have a detrimental impact on the openness of the countryside;
  - c. increase significantly the scale or size of population of the surrounding area or adjacent settlement and its impact on local services.
6. Demonstrate that they have satisfied all regulatory requirements to minimise potential impacts on water quality and to reduce flood risk. Development sites should be sited within Flood Zone 1 ("low probability") and should not increase flooding issues downstream.
7. Include measures to maximise efficiency in terms of water usage and management, and should incorporate Sustainable urban Drainage (SUDs) technologies to re-charge water courses and ground water levels.

Development proposals on land likely to be affected by contamination issues should demonstrate that the site is capable of appropriate remediation without compromising the development viability, in line with Wyre Forest District Core Strategy Policy CP01. Documentation submitted with any planning application should include a Phase 1 Report as a minimum for any brownfield development or housing development.

Any proposals for new housing will also need to meet the requirements of all other Chaddesley Corbett Neighbourhood Plan policies for housing and any relevant Wyre Forest District Local Plan policies.

**Wyre Forest District Core Strategy policies:**

DS04 Rural Regeneration  
CP02 Water Management  
CP04 Affordable Housing

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

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

**Policy CC2 - Types of New Housing Development**

Where suitable sites are identified in accordance with the Sustainability Appraisal and Policy CC1 above, limited residential development will be supported where it comprises one or a combination of the following types:

1. Affordable housing for rental or shared ownership by those with a local connection (as defined in Wyre Forest District Council's Local Connection Policy)<sup>29</sup>
2. Properties should be one or two bedroomed to meet the needs of first time buyers and small families
3. Properties designed to be suitable for the elderly (Lifetime Homes standard), which are located close to key facilities.

All proposals for new housing will be required to be supported by an up to date Local Needs Survey.

**Wyre Forest District Core Strategy policies:**

DS04 Rural Regeneration  
CP04 Providing Affordable Housing

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

SAL.DPL2 Rural Housing  
SAL.UP1 Green Belt

**Action**

**Action 1 – Sites for Affordable Housing**

The Parish Council will work with the District Council to identify suitable exception sites for affordable housing.

<sup>29</sup> <http://www.wyreforestdc.gov.uk/cms/housing/idoc.ashx?docid=dda39f5e-a245-47f0-a10c-4d674c15edcb&version=-1>.

## 5.2 Business, Agriculture and Commerce



Rural Businesses (Drayton Mills)

- 5.2.1 Chaddesley Corbett includes a wide range of businesses which provide local employment opportunities and which make a major contribution to the economic sustainability of the Parish.
- 5.2.2 Traditionally the main business activities in the Parish have been related to farming and horticulture. Whilst the Parish has responded to change over the centuries it remains largely rural and agricultural in character with 23 working farms, market gardens and smallholdings. The extensive land and property occupied by these businesses contributes fundamentally to the rural character of the Parish.
- 5.2.3 Other significant businesses in the Parish today include Brockencote Hall, a large country house hotel and restaurant which provides a venue for weddings and functions, and Winterfold House, an independent school for girls and boys aged 3 to 13 years and nursery for babies from 6 weeks to children of 3 years.
- 5.2.4 The village of Chaddesley Corbett has two public houses, a post office and general store, a tea room, hairdressers and beauty shop, a flower shop, a butchers and a doctors' surgery. The village surgery has a team of doctors and medical staff, and includes a dispensary.

- 5.2.5 The post office and general store is a very important feature of the village as it is a place for residents to meet and socialise with friends and neighbours, as is the adjacent Tea Rooms. In Lower Chaddesley Corbett there is the Fox Inn, a petrol station and shop, a large garden centre and the new school.
- 5.2.6 Old industrial units in Drayton are still used by the blacksmith and a cricket bat manufacturer, and Drayton Mills is currently occupied by a furniture shop and piano retailer. There is also a motor bike repair and sales unit on this site. The garage at Mustow Green, Harvington is a major distributor of cars and along the main A450 there is a boarding kennel/cattery and a farm shop outlet.
- 5.2.7 In terms of tourism, the Parish of Chaddesley Corbett has much to offer with local shops, pubs, restaurants, and a country house hotel, 60 miles of rural public footpaths, an historic wood, and many listed and historic buildings. The Parish Council recognises that there is a need to encourage more visitors to the Parish to support these local services and employment opportunities.
- 5.2.8 Small scale development which supports existing businesses and encourages investment in future employment opportunities will be supported in the Parish, subject to the following policies:

### **Policy CC3 - Tourism**

**Sustainable development that improves the quality and diversity of existing tourist facilities, attractions, accommodation and infrastructure will be permitted providing that the development is not inappropriate in the Green Belt and it:**

- **does not have a detrimental effect on the distinct character of the rural settlements;**
- **does not adversely affect the surrounding infrastructure, particularly local road networks and water supply and sewerage;**
- **benefits the local community, through for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it is located; and**
- **where feasible, the development involves the re-use of existing buildings or is part of farm diversification.**

### **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

**Policy CC4 - Re-Use of Agricultural and Commercial Buildings**

**Notwithstanding permitted development rights granted by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 or any subsequent amendment, and, in order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported where it is justified, to promote expansion in the rural economy.**

**The proposed conversions will be expected to satisfy the design criteria in Policy CC10 Building Design Principles.**

5.2.9 It is worth noting that Permitted Development (PD) rights allow the change of use of some agricultural and commercial buildings to residential use. Furthermore, in the case of agricultural buildings PD rights allow alterations to the exterior of the building providing that they are reasonably necessary for the building to function as a dwellinghouse. These PD rights do not apply to Listed Buildings or in Conservation Areas. Changes which are not covered by PD rights would still require planning permission.

**Wyre Forest District Core Strategy policies:**

DS04 Rural Regeneration  
CP10 Sustainable Tourism

**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

5.2.10 Agriculture and horticulture take up a substantial proportion of the land in the Parish, often with extensive areas of glass houses or similar constructions. Future changes to the needs or viability of these businesses could present significant challenges to maintaining the Parish's rural character and the setting for its settlements; Policy CC5 seeks to anticipate such situations.

### **Policy CC5 - Re-development of Semi-Permanent and Insubstantial Buildings and Structures**

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

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

DS04 Rural Regeneration  
CP10 Sustainable Tourism

#### **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

5.2.11 Comments received from local residents in the Consultation Survey<sup>30</sup> and at the drop in event in September 2013 included concerns that there was a need for faster broadband, better car parking and improved public toilet facilities. There was support for businesses which give employment to local people and for farm diversification, and concern that barn conversions should not lead to more new barns being built. There were also concerns about the impact of increased visitor numbers in terms of traffic and the impact of businesses making the Parish untidy by advertising.

### **Policy CC6 - New Communication Technologies**

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

All new development will be required to make provision for high speed broadband and other communication networks.

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

DS04 Rural Regeneration  
CP07 Delivering Community Wellbeing  
CP10 Sustainable Tourism

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

SAL.CC5 Telecommunications

<sup>30</sup> Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

5.2.12 The Parish Council recognises that there is a need to improve accessibility to new information technologies across the area to support local businesses and employment in rural areas. Poor internet coverage and the need to improve Broadband were identified in the Questionnaire Survey in 2013.

**Actions**

**Action 2 – Farmers’ Market**

The Parish Council recognises the important role of visitors to the Parish in terms of supporting local businesses such as shops, pubs, visitor attractions and overnight accommodation. The Parish Council will work to support local initiatives such as a regular farmers’ market or similar public events.



### 5.3 Community and Leisure



Allotments, Chaddesley Corbett

- 5.3.1 The Parish is well served by a Village Hall at Brockencote and a Community Hall at Harvington. Parking is available at both venues but is insufficient for large gatherings. Social and cultural organisations such as Chaddesley Amateur Theatrical Society and St. Cassian's Players are active and well supported. Membership of the two branches of Women's Institute is very high with many members coming from outside the Parish. Apart from Mother and Toddler groups and Brownies, most sessions at the two halls are targeted at adults and attract many who live outside the Parish. The village hall is a popular venue for weddings, children's parties, christenings, parties and other social gatherings.
- 5.3.2 Sporting activities are focused on Chaddesley Corbett Sports Club at Lower Chaddesley, just outside the village. It currently has more than 150 members, and provides training and competition in Rugby, Cricket and Football for both adults and children. The Sports Club has recently secured a grant of £49,000 from the Lottery Fund to upgrade the clubhouse and this will be augmented by an additional £5000 from the Rugby Football Union. In order to access these facilities most young people living in the main settlement areas of the Parish are taken by car, as the sports ground is situated off a rural lane without a footpath. There is currently no area in the centre of the village or any settlement which provides opportunities for young people to pursue leisure activities.
- 5.3.3 The recently established Community Orchard is much appreciated and is an important feature of the Parish. It provides easy access to open space with benched

seating. The recently planted varieties of Worcestershire fruit trees continue to thrive. Alongside the Community Orchard there are over 30 individual allotment plots which are popular and well used. This is an established and important facility for the Parish.

- 5.3.4 The Parish also has an extensive network of rural footpaths. Chaddesley Woods can be accessed by footpaths from a number of locations in the Parish. This important landscape feature is appreciated by both residents and visitors alike. Apart from the orchard and an area on The Green, there is no additional open space which is easily accessible for community use.
- 5.3.5 The Old Grammar School is an important historic building. The results of the consultation survey<sup>31</sup> undertaken in April 2013 showed strong support for the preservation of the building for the benefit of the community, with 98% of respondents supporting the redevelopment of this building for community activity.
- 5.3.6 The Parish Council owns and administers a small burial ground, which is adjacent to the churchyard of St Cassian's church and the old school site. The burial ground was purchased in the 1950s when St Cassian's churchyard was full and subsequently closed. The existing burial ground is almost full.
- 5.3.7 Comments from the Consultation Survey<sup>32</sup> and the drop in consultation event in September 2013 included the following concerns and suggestions:
- there are not enough children to require a children's play area;
  - there is a need but play areas should be sited near where children live;
  - a play area could be provided on the old school site;
  - the school could be used for community events;
  - better use could be made of the community orchard; and
  - better use could be made of the old school site.

## Open Space

- 5.3.8 Good quality open space affects the quality of life and personal wellbeing of parishioners and visitors and makes an important contribution to bio-diversity and geo-diversity of the Parish and the District.
- 5.3.9 The highest point within the Parish is the summit of Barrow Hill. Open space is an important feature of the local environment and the rural and open aspect of the Parish was highlighted in responses to the informal consultation process on the Neighbourhood Plan. General landscape characteristics include rolling landforms

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<sup>31</sup> Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

<sup>32</sup> Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

with examples of large and small mixed field patterns with some evidence of indigenous hedgerows and large areas of woodland. Within this setting sits an historic village and a series of ancient hamlets and settlements.

### **Natural, semi-natural and historic open space**

- 5.3.10 A key feature of natural open space is Chaddesley Woods. These are owned by Natural England and managed by the Worcestershire Wildlife Trust. A body of volunteers support the work of two Parish based wardens. The public gain access through a series of footpaths which extend across the Parish. Chaddesley Woods National Nature Reserve is a designated site of national importance and the Forest of Feckenham SSSI includes unimproved neutral grasslands which are associated with ancient woodland. The woods represent a fine example of lowland English Oakwood which includes species such as ash, hazel, holly and rowan. Significantly the woods house a variety of wildflowers including Herb Paris, which is an indication of ancient woodland. Additionally the recent felling of conifers and the planting of deciduous trees has resulted in an increase of insects, butterflies and moths.
- 5.3.11 There is evidence of medieval fishponds in Chaddesley Village either side of the A448 road between Bromsgrove and Kidderminster, which extend behind the Village Street on the western side. Other examples are to be found at Harvington Hall within the Conservation Area. These interesting examples testify to the longevity of settlements in the Parish and provide important stretches of green space (see Historic Environment Records at Worcestershire County Council<sup>33</sup> for further information.)
- 5.3.12 Of particular note are areas of land that separate settlements such as the fields between Stewards Cottage and Hemming Way and the beginning of the Conservation Area. Hockley Brook is an important green route across the Parish passing to the east of the Village under Hockley Bridge. These areas provide a natural route and habitat for a variety of birds and small mammals.
- 5.3.13 An important characteristic at the entrance of the Village from the Kidderminster direction includes the area of land adjacent to the A448, the green triangle which houses a mature chestnut tree and the orchard next to St Cassian's church. These green features provide an important link with the Conservation Area as well as the rural environment. In the Chaddesley Corbett Conservation Area Character Appraisal<sup>34</sup> these areas are highlighted and mapped as designated 'important space.' As well as contributing to the visual aspect of the Parish some of these locations provide an opportunity for the planting of wild flowers to support insects and birds.

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<sup>33</sup> <http://www.worcestershire.gov.uk/cms/archive-and-archaeology/search-our-records/historic-environment-record.aspx>

<sup>34</sup> Character Appraisal for Chaddesley Corbett Conservation Area, Wyre Forest District Council, Sept 2005  
<http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/conservation-areas-and-listed/what-is-a-conservation-area/conservation-areas-in-wyre-for/chaddesley-corbett-ca.aspx>

The Character Appraisal also identifies trees of particular importance which are not covered by Tree Preservation Orders but which benefit from a degree of protection through the Conservation Area.

- 5.3.14 Footpaths and verges host a variety of wildflowers. Certain grass verges host flowers of significant importance. Of particular note is the springtime display of Meadowsweet alongside Tanwood Lane and at Bournes Green. There is an extensive display of Hawkweed in the verge bordering the surgery car park in Hemming Way and also within the wider verges in Tandy's Lane.
- 5.3.15 The area around Harvington Hall is an important historic site and the general environment together with the open space associated with the Hall is of particular significance. Trees and hedgerows are an important feature within this landscape which is set within the Conservation Area. Three trees in this area are protected by a Tree Preservation Order. Again this area provides a natural habitat for insects, birds and small mammals.
- 5.3.16 Extensive footpaths linking Rights of Way are a key feature of the landscape. They include two paths of historic significance; namely Royal Hunter's Way and Monarch's Way. The paths are well used by parishioners and visitors to the parish. Together with other areas of open space they accommodate a wide variety of wild flowers.
- 5.3.17 Most of the open countryside between the settlements is cultivated, with some important examples of ancient hedgerows which include ash, blackthorn, hawthorn, holly and ivy. These important features should be preserved and enhanced wherever possible.

### **Amenity Green Space**

- 5.3.18 The community orchard is a recently established and planted green space to which the public has access. The land belongs to the Worcestershire Diocese but is managed on a day to day basis by the Parish Council. More than 100 Worcestershire fruit trees have been planted by volunteers on the site since 2008 and a series of memorial benches provide an opportunity for rest and quiet contemplation. The site is regularly mowed and in the last two years the variety of wild flowers on the site has increased.

### **Allotments**

- 5.3.19 Allotments have been a feature of the Village landscape for many years and are sited on land to the rear of properties on the east side of the Village Street and accessed by Fishers Lane and Fold Lane. This represents an important green facility. The land is owned by the Worcester Diocese and the site is managed by the Parish Council. Plots are available for rent and in the first instance are offered to parishioners. Plots are currently in demand, are well tended and productive. A committee of allotment holders liaise with the Parish Council on day to day issues. The growing of organic produce is encouraged. A recent innovation has been the provision of piped water directly on to the site.

## **Provision for Children and Young People**

5.3.20 Whilst there is no Parish or District Council dedicated provision for children and young people in the Parish, all have the opportunity to access organised facilities at the Sports Club. Children attending the two schools in the Parish have regular access to sports facilities. Possible sites for a small scale play area may be identified through the exploration of a proposal in the Neighbourhood Plan.

## **Outdoor Sport Facilities**

5.3.21 There are no outdoor facilities owned or managed by the Parish or District Council in the area. The well-supported local Sports Club is managed by committee and operates on land leased from the Educational Trust. Access is available through membership and the club has thriving sections for cricket, football and rugby. The club aspires to continue to recruit children, young people and adults and to respond to the needs of the community. The Neighbourhood Plan survey<sup>35</sup> identified a number of additional sports facilities that would be popular in the Parish, with tennis being most frequently highlighted, together with a need to make better provision for children and young people. The outdoor facilities at the new primary school are currently not available to the community.

## **Indoor sports facilities**

5.3.22 No dedicated indoor facility, managed by either the Parish or the District Council is available for the community. Classes organised by private providers or clubs are available at the Village Hall in Brockencote and the Oaks Community Centre in Harvington. Sports Halls may be available for hire by groups or clubs at the two schools in the Parish.

## **Cemeteries and Churchyards**

5.3.23 There is an established churchyard at St Cassian's in the village. It houses gravestones dating back to the 18th Century. A number of the tombs are listed. There is currently some space available for burials. The churchyard is maintained by a rota of volunteers on behalf of the Church authorities. It is in good condition and is an important feature of the Parish. A well-used public footpath runs through the churchyard and links the village of Chaddesley and the Village Hall at Brockencote.

5.3.24 The Burial Ground which adjoins St Cassian's churchyard is owned and managed by the Parish Council. It is neat and well kept. The Parish Council would like to extend the space available for burial and efforts to acquire additional land for this purpose are supported by a proposal in the Neighbourhood Plan.

5.3.25 The churchyard of St Mary's Roman Catholic Church at Harvington is owned and maintained by the Archdiocese. There is a small churchyard at Bluntington although the church buildings are currently being developed as a private residence.

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<sup>35</sup> Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

## Green Corridors

5.3.26 The settlements of the Parish of Chaddesley Corbett could be said to be surrounded or linked by green corridors which have a significant visual impact on the area. These locations impact positively on the lifestyle of parishioners and their general sense of well-being, as well as providing important habitats for birds, insects and small mammals. Features of particular interest, in addition to Chaddesley Woods include the area either side of Hockley Brook. It is noted that this water course does not meet good standards for water quality. Green spaces on Briar Hill, The Green and either side of the A448 at the entrance to the Village are valued open spaces. Apart from the small field adjoining St Cassian's Churchyard they are maintained by Wyre Forest Community Housing in association with the Parish Council. Some of these areas, together with designated grass verges throughout the Parish, could be considered for development as wildlife flower plots which would improve the visual image and encourage bees and butterflies.

### **Policy CC7 - Open Space, Sport and Recreation**

**Development which contributes towards the improvement of existing, or provision of new public open space, sport and recreation facilities will be encouraged provided that it does not constitute inappropriate development in the Green Belt.**

**A Green Infrastructure (GI) approach will be promoted for all new public open space proposals in order to support community access and protect and enhance the natural and historic environment. Proposals should be designed to provide open space, sport and recreation uses which:**

- **Are accessible to all;**
- **Safeguard and enhance the natural and historic environment; and**
- **Protect priority species and enhance habitats and sites of special biodiversity interest.**

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

CP07: Delivering Community Wellbeing

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.UP4 Open Space and Play Provision

SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity

## **Actions**

### **Action 3 - Community Orchard**

The Parish Council will continue to develop and maintain the Community Orchard site for the benefit of parishioners and visitors of all ages.

### **Action 4 - Open Space**

The Parish Council will seek to develop and extend areas of Open Space to which the community has access.

### **Action 5 - Wildflower Habitats**

The Parish Council will designate specific areas as wildlife flower development plots to improve the visual impact and to provide a habitat for insects and butterflies.

### **Action 6 - Verges**

The Parish Council, in association with Wyre Forest District Council, will ensure that plot and verge management maximises the opportunity for the growth and longevity of wild flowers.

### **Action 7 - Trees and Hedgerows**

The Parish Council will support the planting and management of native trees and hedgerows in appropriate locations throughout the Parish.

### **Action 8 - Monitoring**

The Parish Council will establish a monitoring group of interested parishioners to report on aspects of the Open Space Policy on a quarterly basis. The monitoring group will:-

1. Work with the Parish Council to set standards for the effective development, care and maintenance of agreed locations with regard to a) access by the community b) the reduction of litter and c) limiting the incidence of dog fouling.
2. Report to the Parish Council on a quarterly basis in respect of the implementation of agreed policies.

## **Right to Bid**

5.3.27 The Community Right to Bid came into force on 21st September 2011, through the Localism Act 2011 (Part 5 Chapter 3).

5.3.28 The purpose of the Community Right to Bid is to give local communities a right to identify a building or land that is considered to be of value to their social wellbeing (an asset of community value) and gives them an equal opportunity to make a bid to buy the property on the open market if the owner decides to sell.

5.3.29 Only eligible community groups, local town and parish councils, local neighbourhood planning forums, voluntary organisations and charities can nominate a building or land to be placed on the list. Buildings and land nominated by the community are considered by the local authority, before a decision is made on whether or not the asset meets the eligibility criteria and should be placed on the list of assets of community value. For a building/land to be eligible its current main use must further the social interests or social wellbeing of the local community and it must be realistic to think that such a use can continue, or a use in the recent past must have furthered the social interests or social wellbeing of the local community and it must be realistic to think it could be brought back into such use within the next five years. Examples of assets that would be eligible include:

- Community centres
- Libraries
- Leisure centres
- The last pub or shop in an area
- Post offices
- Theatres
- Museums.

5.3.30 It should be noted that the Right to Bid only becomes effective should the owner wish to sell the property in the future. Registering a Right to Bid means that the owner will have to give the Parish Council, or community group, a six month period in which to consider the purchase of the site and prepare a bid. The owner is not obliged to accept the community's bid.

5.3.31 The Neighbourhood Plan includes specific proposals in respect of the former school site and the Old Grammar School building, set out in Site Allocations CCSA1 and CCSA2. Site Allocation CCSA1 supports the sensitive re-use of the former school site for new housing, and the development of land to the rear of the building where it is complimentary to the historic character of the village, does not adversely affect neighbouring properties, contributes positively to the street scene and is of sustainable design. Land to the rear of the building is considered suitable for an extension to the burial ground, car parking, or public open space. Site allocation CCSA2 supports the re-use of the Old Grammar School for continued educational or related D1 use such as a library, internet access, advice centre and/or meeting rooms.

## **Actions**

### **Action 9 - Old Grammar School**

The Parish Council will work to secure the use of the Old Grammar School to benefit the community.



The Parish Council will seek to:

1. Secure the use of the old grammar school by long term lease, in order to provide a range of services to benefit the community. Priority activities should encourage educational aspiration, access to qualifications, lifelong learning and community well-being. Other uses could include a library, internet access, Citizen's Advice and meeting room.
2. Secure by formal agreement vehicular and pedestrian access via the redundant school site

**Action 10 - Acquisition of Greenfield Land at Old School Site**

The Parish Council will work to acquire an area of greenfield land on the old school site in order to provide:

1. An extension to the existing burial ground;
2. Public open space with landscaping and seating, trees and a wildlife area.

**Action 11 - Improve Sporting Facilities especially for Children and Young People**

The Parish Council will work with the management committee of the Sports Club in order to extend available facilities for the community; in particular for children and young people.

**Action 12 - Promote the Parish as a Tourist Location**

The Parish Council will produce a Tourist Information Guide in order to promote the Parish as a tourist location.

**Action 13 - Children's Play Area**

The Parish Council will work to identify a suitable site for a children's play area and develop recreational opportunities for young people.

**Action 14 - To Prepare a List of Properties or Land to be Registered for a Right to Bid**

The Parish Council will prepare a list of properties and areas of land to be identified as assets of community value for possible Right to Bid activity (under the Localism Act 2011). This is considered to be a useful tool and the Parish Council will work to register a Right to Bid on suitable properties and facilities. The Right to Bid has already been registered with the District Council for the old school site and old grammar school.

## 5.4 Historic Environment, Architecture and Conservation



Harvington Hall

- 5.4.1 The Parish of Chaddesley Corbett has a long and interesting history, resulting in a wide array of heritage assets, historic landscapes and a distinctive local character. The line of a Roman road runs through the Parish and finds have included a Roman coin hoard and evidence of irrigation systems. Ceadesleaghe, as it was then spelt, is of Saxon origin. In the Domesday Survey of 1086 reference is made to 8 berewicks or hamlets and to an area of about 3,000 acres with hamlets, woodland and mills.<sup>36</sup>
- 5.4.2 The Parish contains numerous sites and landscapes of high potential for below ground archaeological deposits of potential significance. These include the scheduled monuments of the Bronze Age Barrows at Barrow Hill and the moated site at Harvington Hall. Non-designated heritage assets in the Parish largely derive from medieval and post medieval origins although there are records pertaining to early and later prehistoric ritual assets and the conjectural route of the north/south aligned Roman road. Significant medieval settlement remains are present south of Chaddesley Corbett village and at Cakebole, Harvington Hall and several other locations scattered throughout the Parish and within the village. Medieval and post

<sup>36</sup> 'Parishes: Chaddesley Corbett', A History of the County of Worcester: volume 3 (1913), pp. 35-43. URL: <http://www.british-history.ac.uk/report.aspx?compid=43083> Date accessed: 29 August 2013.

medieval water management has contributed towards the local historic landscape character with significant ponds present at Brockencote, Hill Pool and the remains of the once substantial water meadow irrigation system operated by Lord Foley in the north west of the Parish.

5.4.3 Today the rural Parish of Chaddesley Corbett includes a village, small hamlets, settlements, ancient woodland, and large areas of farmland. There are 67 listed structures within the Parish of which two are Grade I, namely St. Cassian’s Church in Chaddesley Corbett and Harvington Hall, Harvington. There are designated Conservation Areas both within the village of Chaddesley Corbett and the hamlet of Harvington. The layout of the village of Chaddesley Corbett today is little altered from that of the medieval period. The main road dissecting the village has been the principal influence on the development of the main settlement area. In addition there are many non-designated historic environment assets within the Parish as set out in the Table below, and it is highly likely that there are numerous other unrecorded or unidentified assets across the Parish.

<b>Non Designated Heritage Asset</b>	<b>Number</b>
Historic Buildings	420
Archaeological Monuments	84
Historic Parks and Gardens	5
Geology	4

5.4.4 Harvington Conservation Area consists of an agricultural hamlet focused on the medieval Harvington Hall. The Manor House stands on an island with an attendant malt house and chapel, and is surrounded by a moat traversed by two stone bridges. To the east is Harvington Hall Farm, dating from the seventeenth century, and St. Mary’s Roman Catholic Church of 1825, with an adjoining Priest’s House and stable.

5.4.5 There are important spaces at either end of the village of Chaddesley Corbett. At the southern end, on the west side, an old orchard provides an open setting for the church and the main street. Opposite this, on the east side, the grounds to Hunter’s Ride balance the rural entrance to the village. At the northern end of the village is a gap between the old settlement and a more recent housing estate adjoining Briar Hill.

5.4.6 The northern edge of the village is defined by Brook Cottage and the modern development on Hemming Way. Brook Cottage has pleasant surroundings balanced by open grazing land opposite and Hemming Way is backed by a Community Orchard. It is important to maintain the character of Chaddesley Corbett as a tightly packed settlement, with a clear beginning and end, set in open countryside. An absence of street lighting helps to retain a rural and uncluttered feel.

- 5.4.7 It is the unspoilt nature of the Parish that is especially valued by residents and visitors. The Neighbourhood Plan Survey Questionnaire in 2013<sup>37</sup> showed strong support for the maintenance of a rural parish set in the heart of the green belt. Additionally there was support for the development of a Local Heritage List, the preservation of natural tree species, an open rather than secluded aspect to housing developments, the use of traditional hedges rather than walls or fast growing conifers, and the careful selection of driveway and entrance gates in keeping with a rural parish.
- 5.4.8 This part of the Plan builds on the Village Design Statement prepared in 2008. It incorporates additional aspects that were subject to consultation through the Neighbourhood Plan Survey Questionnaire. At the Drop In consultation event in September 2013 comments generally supported the proposals and there was a suggestion to plant more trees.
- 5.4.9 The overall aim is to protect Chaddesley Corbett so that it retains its character as a unique and distinctive Parish. This should be achieved through appropriate levels of appreciation for the plethora of historic buildings, settlements, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment. In this section therefore, the Neighbourhood Plan sets out planning policies which seek to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of Chaddesley Corbett Parish. These assets are considered under the three key areas of landscape setting, settlement pattern and building design.

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<sup>37</sup> Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

## Landscape Setting of the Parish



Rural Landscape Setting

- 5.4.10 The Parish is located within the county of Worcestershire and is made up of a village, small hamlets and settlements scattered amongst farmland and open countryside. It is the underdeveloped nature of much of the Parish that is particularly appreciated by parishioners. The peace and tranquillity of the Green Belt setting is valued by visitors and residents alike.
- 5.4.11 Chaddesley Woods are of especial importance and represent a highly valued and distinctive feature of the landscape. From the edge of the woods there are opportunities to view the Parish looking west towards the spire of St Cassian's Church and the village of Chaddesley Corbett. The hamlet of Harvington, Harvington Hall and St. Mary's Church can be located from this vantage point.
- 5.4.12 The Churchyards and larger houses in the Parish contain some fine examples of mature tree species including Yew and Wellingtonia, which are subject to tree preservation orders. The fruit orchards established after 1945 have largely disappeared. The recently developed Community Orchard is planted with a variety of Worcestershire fruit trees.
- 5.4.13 There are more than 80 Parish paths and bridleways covering some 50 miles in total. The landscape and terrain of the paths is varied and includes meadows, woodland,

agricultural and horticultural land, valleys, hills, St Cassian's Churchyard and a number of domestic gardens. There are several established walks which start elsewhere but make use of the footpaths in the Parish. These include Monarch's Way and The Royal Hunter's Way.

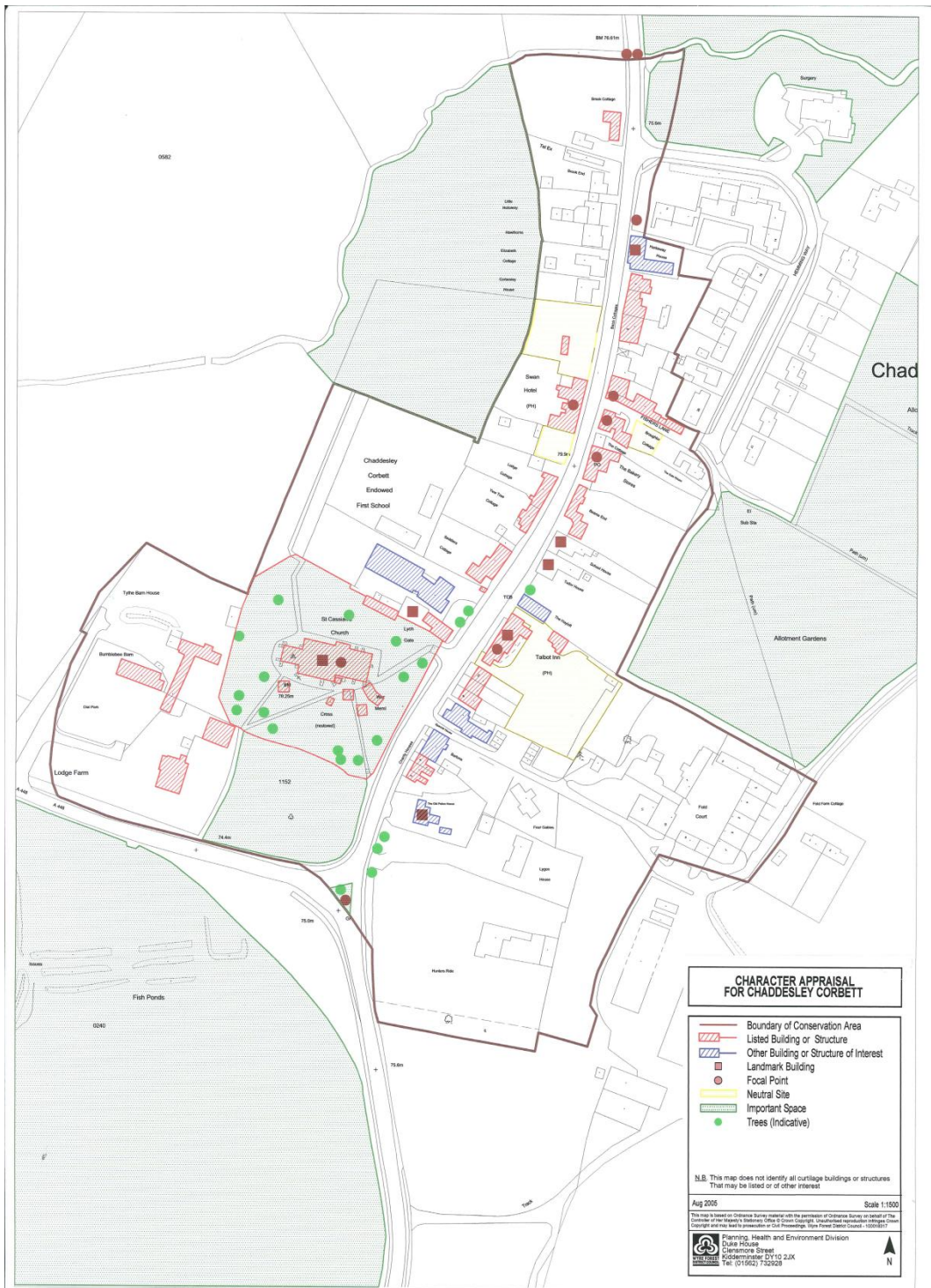
- 5.4.14 A series of ponds and brooks provide a natural habitat for amphibians, dragonflies and water loving birds such as the kingfisher. They also create natural corridors for wildlife movements. Recent surveys conducted by the Worcestershire Wildlife Trust, looking at non-statutory Special Wildlife Sites, identified several meadows of outstanding floristic diversity in the Parish surrounding Chaddesley Woods. A number of species have shown increases during recent years. Examples include birds such as the raven and buzzard and butterflies such as the silver washed fritillary and white admiral.
- 5.4.15 It is vital that these natural heritage assets are protected and enhanced, to ensure local wildlife, habitats and the wider local landscape character are supported both for their intrinsic value, and for the benefit and enjoyment of existing and future residents. A key element of the rural character of the Parish is the pattern of open spaces which contain the traditional settlement patterns of the village and hamlets, and provide an attractive open setting around the tighter built form. Significant views towards key natural and historic features are identified, and these should be protected through careful siting, design and the use of appropriate scale in any new development. Signage should be designed sensitively, and proposals for new poly tunnels should give careful consideration to visual impact on the landscape. Landscaping schemes should be used to add value to habitats through the appropriate use of native species and traditional boundary treatments. In addition, new development should demonstrate consideration of archaeological features and incorporate sustainable drainage in order to reduce the potential for flooding.

### **CC8 - Landscape Design Principles**

**In order to be considered favourably all new development proposals will need to satisfy the following landscape design principles:**

- 1. The pattern of open spaces surrounding settlements should be retained in any future developments. Of particular importance is the open space either side of Hockley Brook between Stewards Cottage (Briar Hill) and Hemming Way. The additional and important open spaces identified in the Chaddesley Corbett Conservation Area Character Appraisal are particularly significant (see Map 3 below).**
- 2. Strategic views across the Parish shown on Map 5 in Appendix III and the Proposals Map, and defined below will be protected by ensuring that the visual impact of development on these views is carefully controlled. They are:**
  - (i) The view across the Parish looking towards St Cassian's Church**

- spire and Harvington from the edge of Chaddesley Woods and footpath 640.
- (ii) The view of the Conservation Area of Harvington Hall and its environs from Harvington Hall Lane and footpaths 614 and 615.
  - (iii) The views east from footpath 620 across fields towards Chaddesley Village.
  - (iv) The view of Barrow Hill from footpath 599 at Tanwood Lane.
  - (v) The views towards Chaddesley Corbett and St Cassian's Church spire across fields, trees and hedgerows from footpath 599 at Tanwood Lane.
  - (vi) The view of the medieval fishponds looking towards Brockencote from footpath 674 in St Cassian's churchyard and the view into the Conservation Area looking towards St Cassian's church from the pavement alongside the A448.
3. Development proposals should seek to preserve or enhance the character of the village and hamlets both within and outside the Conservation Areas, especially those with buildings dating from the nineteenth and early twentieth century. The demolition of buildings and structures that contribute to the character and appearance of these areas including those identified in the proposed Local Heritage List will be resisted.
  4. Local habitats and wildlife biodiversity particularly relating to Chaddesley Woods NNR should be preserved and linking wildlife corridors, including brooks and watercourses, enhanced.
  5. Minimal and discreet signage will be supported to promote compliance with rules and regulations in respect of access to paths for walkers and the control of dogs and horses.
  6. Mature and established trees of amenity value should be protected and incorporated into landscaping schemes wherever possible. The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used in preference to building walls or the planting of "Leylandii / conifer". Existing hedgerows should be retained and the establishment of new native hedges is encouraged.
  7. New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.
  8. Any proposed increase in the development of poly-tunnels and glasshouses should take account of the visual impact on the landscape of the Parish.
  9. All new development must incorporate Sustainable urban Drainage Systems (SuDS) which are fully compliant with the most recently adopted national and local standards.



Map 4 Important Green Spaces surrounding the Conservation Area in Chaddesley Corbett

(source: Character Appraisal for Chaddesley Corbett Conservation Area<sup>38</sup>)

<sup>38</sup> Character Appraisal for Chaddesley Corbett Conservation Area, Wyre Forest District Council, Sept 2005  
<http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/conservation-areas-and-listed/what-is-a-conservation-area/conservation-areas-in-wyre-for/chaddesley-corbett-ca.aspx>



**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

## Settlement Patterns within the Parish



Chaddesley Corbett Village

- 5.4.16 Historically the development of housing in the Parish has been generally linear, following the routes of roads. Outside the village and hamlets, cottages have sometimes been built on narrow strips of land along field boundaries, with gardens on either side of the house. Examples include Lodgeford Hill and Tanwood Lane. Development has generally maintained open space in proximity to dwellings.
- 5.4.17 Modern developments have included new estate roads or the extension of existing roads. These have included Hemming Way in Chaddesley Corbett; Morton Road, Harvington Hall Lane and Sam Spencer Court in Harvington; Malvern View and The Green on Briar Hill and Bluntington Green, Bluntington. There is a gated development at Drayton Grove, Drayton.
- 5.4.18 In recent years some farm and industrial buildings have been converted for extensive residential use, often incorporating the common use of courtyards and open spaces with garage facilities located in one area. This has led to an upgrading of farm tracks to provide access roads. Examples include Fold Court in Chaddesley Corbett Village, Swancote Barns at Bluntington and Tanwood Farm Barns at Tanwood and Longmoor at Cakebole.
- 5.4.19 The Parish contains numerous distinctive historic farmsteads and out farms. These are predominantly of 16<sup>th</sup> through to 19<sup>th</sup> century origin, commonly formed of

regular or loose courtyards. The Worcestershire Historic Farmsteads Project has recognised the significance of the Parish's farmsteads, noting a particularly high level of survival of their historic buildings, form and character.

5.4.20 Wyre Forest District Council is in the process of preparing a detailed Design Quality Supplementary Planning Document which will address a number of issues including the design of parking in new developments and the guidelines in this document will also apply to new development in Chaddesley Corbett.

5.4.21 New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the village, hamlets and historic farmsteads. Existing settlements have grown incrementally over time: the buildings often date from many different periods, providing a richness and variety of styles and materials, with individual buildings clustered around historic street patterns and agricultural holdings. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern, and are respectful of their surroundings.

### **CC9 - Settlement Design Principles**

**In order to be considered favourably all new development proposals will need to satisfy the following settlement design principles:**

- 1. New developments should be small in scale and retain the open spaces surrounding settlements, as for example the 2013 infill development on The Green, off Briar Hill, which does not adversely impinge on the rural setting of the existing settlement, and those spaces identified in the Conservation Area Character Appraisal for Chaddesley Corbett (see Map 3).**
- 2. Gated housing developments will not be supported.**
- 3. Driveway and entrance gates should reflect the rural nature of the Parish and be of traditional wooden or metal field design, such as "5-bar" gates.**
- 4. The use of sustainable drainage systems and permeable surfaces should be used in preference to hard surfaces in both domestic and commercial developments to reduce run off.**
- 5. Extensions to properties should be of a subordinate scale to the original building.**
- 6. Infill developments should be in keeping with the scale of the immediate surrounding area and not adversely affect neighbouring properties by way of privacy and outlook or amenity.**
- 7. The use of street lighting is discouraged unless it is deemed necessary for reasons of safety, in which case it should be sympathetic in design and luminosity to the surrounding area. Street lighting is not supported in any of the conservation areas.**

**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

## Buildings in the Parish



Harvington Hall Farm

- 5.4.22 Continuous addition to the housing stock has resulted in a blend of old and new buildings particularly in Chaddesley Corbett Village. These include black and white properties with dormer windows, Tudor houses with brick facades and Georgian buildings with occluded windows. Properties were added during the Victorian period and further development occurred between the wars. In the 1960s there was additional development in Hemming Way, Chaddesley Corbett and Tanwood Lane in Bluntington.
- 5.4.23 Chaddesley Corbett Conservation Area was designated in 1967 and covers 19.1 acres in the centre of the village. An important landmark is St Cassian's Church, a part of which represents the oldest built structure in the Parish. Harvington Conservation Area was designated in 1991 and is focussed on the medieval setting of Harvington Hall and its surroundings. Within this complex is the Roman Catholic Church of St. Mary's, dated 1885.
- 5.4.24 The majority of the buildings in the Parish are residential. In Chaddesley Corbett Village some properties incorporate shops as well as living accommodation.
- 5.4.25 There are a number of large properties including Brockencote Hall, (now a country house hotel and restaurant) Winterfold House, (now an independent preparatory school) Sion House, Monks, Drayton House, Tanwood House and Bluntington House. Most of these properties have retained an area of parkland.

- 5.4.26 There are several styles of architecture within the Parish which reflect its historical evolution. A variety of materials have been used over the years, the most common combinations being red brick with lime mortar with red clay roofing tiles.
- 5.4.27 The housing developments on parts of Briar Hill, The Green and Malvern View in Chaddesley Corbett and Morton Road, Harvington Hall Lane and Sam Spencer Court in Harvington were built by the local authority as tenanted properties, the first dating from 1928. Many of the houses are now owned by the occupiers.
- 5.4.28 There has been an increase in the use of security lighting surrounding domestic and business properties in recent years. This can be intrusive and unattractive and can have a significant impact on historic environments and conservation areas. Such lighting is also invariably inefficient in terms of energy conservation. The Parish Council supports the objectives of the Dark Skies campaign<sup>39</sup> and aims to ensure that lighting is kept to the minimum levels appropriate to a rural area.
- 5.4.29 The Parish Council is supportive of approaches which incorporate sustainable design and would encourage developers to have regard to the Town and Country Planning Association's "By Design" series of guidance for sustainable communities, and in particular "Climate Change Adaptation by Design" and "Biodiversity by Design"<sup>40</sup>.
- 5.4.30 New development proposals should be designed sensitively to ensure that the high quality built environment of the Parish is maintained and enhanced, particularly where schemes are located within or in close proximity to the Conservation Areas. New designs should respond in a positive way to the local character through careful and appropriate use of traditional and high quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

## **CC10 - Building Design Principles**

**In order to be considered favourably all new development proposals will need to satisfy the following building design principles:**

- 1. New development should enhance and reinforce the local distinctiveness of an area and proposals should show clearly how the general character, scale, mass, and layout of the site, building or extension fits in with the "grain" of the surrounding area within Design and Access Statements.**
- 2. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings, care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views. Proposals should not feature designs specific to a**

<sup>39</sup> <http://www.britastro.org/dark-skies/>

<sup>40</sup> <http://www.tcpa.org.uk/pages/by-design-guides.html>

generic “scheme” and should display how they take account of the locally distinctive character of the area in which they are to be sited within Design and Access Statements.

3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways.
4. Building alterations or extensions in the Parish Conservation Areas especially should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure. The Parish Council promote the use of natural materials from environmentally responsible sources, the use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled.
5. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework<sup>41</sup>.
6. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient.

**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

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<sup>41</sup> Lake, J. (Ed.). (2014) *Worcestershire Farmstead Assessment Framework*. English Heritage & Worcestershire Archive and Archaeology Service, Worcester.

## Local Heritage List



Old School, Chaddesley Corbett

5.4.31 Local heritage listing<sup>42</sup> is a means for a community and a local authority to jointly identify heritage assets that are valued as distinctive elements of the local historic environment. The Local Heritage List identifies those heritage assets that are not protected by statutory designations. A Local Heritage List provides clarity on the location of these assets and what it is about them that is significant. Their local interest could be related to the social and economic history of the area, individuals of local importance, settlement patterns or the age, design and style of buildings.

5.4.32 The Local Heritage List is not restricted to buildings. It may comprise sites, places or areas such as village greens or ponds. It may include structures such as bridges and sluices, and historic street furniture such as letterboxes, signposts or telephone boxes. Work has begun on preparing a Local Heritage List for Chaddesley Corbett in partnership with Wyre Forest District Council. Once the local list has been prepared the assets will be protected through the application of policy CC11.

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<sup>42</sup> <http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/conservation-areas-and-listed/listed-buildings/local-heritage-list.aspx>



## **CC11 - Local Heritage List**

Once the Local Heritage List for Chaddesley Corbett has been adopted by Wyre Forest District Council, proposals requiring consent which affect a building or structure on the Local Heritage List must demonstrate how they protect or enhance the heritage asset.

The renovation or alteration of buildings or structures identified on the Local Heritage List should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.

Loss of non-designated heritage assets (locally listed buildings) should 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

## **Actions**

### **Action 15 Local Heritage List**

The Parish Council will work with the local history group and the District Council to gain recognition for places, areas and buildings of significant historic interest by formulating a Local Heritage List. Suitable plaques for signage should be considered.

### **Action 16 Tree Preservation Orders**

The Parish Council will review existing Tree Preservation Orders and recommend additions to the District Council

### **Action 17 Conservation Area Review**

The Parish Council will support and promote a review of the existing boundaries of the two Conservation Areas

## 5.5 Highways, Parking and Transport



On Street Parking, Chaddesley Corbett

### Highways

- 5.5.1 There are two major roads in the Parish; the A450 runs along the northern edge of the Parish from Mustow Green towards Hagley, and the A448 runs from Mustow Green towards Bromsgrove past the village of Chaddesley Corbett.
- 5.5.2 A significant amount of traffic passes through Chaddesley Corbett village and at times the road is very congested. On street parking adds to the congestion and restricts visibility for both drivers and pedestrians. Whilst road signs direct the heaviest traffic to other routes, a significant number of lorries, large farm vehicles, coaches and buses pass through a very congested area which includes residential as well as commercial properties. The consequent wear and tear on roads and pavements is extensive and results in poor and unsafe surfaces for drivers and pedestrians.
- 5.5.3 Speed is an issue throughout the Parish but particularly in the Village of Chaddesley Corbett and on Briar Hill, the hamlets of Harvington and Drayton and the settlements of Woodrow and Tanwood. Curslow Road, just off the A448 near

Mustow Green is also an area of concern. The Questionnaire Survey in 2013<sup>43</sup> demonstrated the high level of local concern around traffic, transport and roads, with around 50 responses identifying these issues as negative aspects of living and working in the Parish. There was support for speed limit signs and landscaping to define settlements and influence driver behaviour. Concerns and suggestions from the Questionnaire Survey and Drop In consultation event in September 2013, included the following:

- issues around traffic and the potential traffic impacts from more visitors;
- the need to enforce speed restrictions;
- there is a need for a car park and off street parking for residents;
- a pavement should be provided from the Fox to the new school; and
- a passing bay could be provided outside the Swan.

5.5.4 Whilst there are pavements on both sides of the road through the Village, there are many routes which have no pavement or a pavement on only one side of the road. The pavement between Chaddesley Corbett and Mustow Green on the A448 is difficult to negotiate in some sections for pedestrians and those with pushchairs because it is narrow and the surface is poor and uneven.

## **CC12 - Highways and Traffic Principles**

**In order to be considered favourably all new development proposals will need to satisfy the following highways and traffic principles:**

- 1. The impact of development proposals on the existing environment should be comprehensively reviewed to ensure it is sustainable in terms of infrastructure, road safety and the standards required to maintain a peaceful and safe rural parish.**
- 2. Traffic calming measures and landscaping designs which define settlements and influence driver behaviour will be encouraged, in accordance with the recommended standards of Worcestershire County Council and LTP3<sup>44</sup>.**
- 3. Street furniture and signage should be practical, of modest scale and in keeping with local surroundings. Street furniture and signage within the conservation area should follow the principles outlined in the Conservation Areas Character Appraisals.<sup>45</sup>**
- 4. Any area allocated to increase parking space in the Parish should be small in scale, subservient to the peaceful nature of the settlements and seek to limit the domination of motorised vehicles in a rural environment.**

<sup>43</sup> Chaddesley Corbett Parish Council Neighbourhood Development Plan Consultation, April 2013, Research and Intelligence Unit, Worcestershire County Council

<sup>44</sup> [http://www.worcestershire.gov.uk/cms/pdf/LTP3\\_Main\\_Doc\\_PUBLIC\\_DRAFT\\_SMALL2.pdf](http://www.worcestershire.gov.uk/cms/pdf/LTP3_Main_Doc_PUBLIC_DRAFT_SMALL2.pdf)

<sup>45</sup> Character Appraisal For Chaddesley Corbett Conservation Area, Wyre Forest District Council, September 2005

Character Appraisal For Harvington, Wyre Forest District Council, January 2008

## **Actions**

### **Action 18 – Village Car Park**

The Parish Council will seek to:

1. Acquire some of the tarmac hard standing area on the old school site to provide parking for users of the facilities;
2. Enter into negotiations with the public houses within the village with an aim of securing access for visitors to existing tarmac car parking space

### **Action 19 - Improve Pavements where Conditions Represent a Hazard to Pedestrians.**

The Parish Council will work with County Council Highways to:

1. Develop and implement a change to parking restrictions and/or road width to alleviate the traffic bottle-neck around the junction of Fishers Lane and the Village street;
2. Develop an assessment of the condition and level of pedestrian safety for the paved footpaths of the Parish, and agree priorities for their improvement.

### **Action 20 – Improve Driver Behaviour and Reduce Speeding**

The Parish Council will:

1. Commission a feasibility study and work with the Highways Authority to develop proposals for using landscaping and other measures that would make our settlements more distinctive and recognisable, with a view to improving driver behaviour;
2. Liaise with highways and traffic authorities to develop proposals and plans to introduce appropriate speed control systems

### **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

## Advertising

5.5.5 The results of the Neighbourhood Development Plan Survey<sup>46</sup> showed that 87% of residents and 91% of local businesses agreed that there was a need to control unsightly or temporary advertising signs in the Parish. The Questionnaire Survey also demonstrated concerns about the prominence of advertising signs in the Parish.

5.5.6 Resident complaints about ad hoc unapproved (and typically, unsightly) advertisements are received by the Parish Council on a regular basis. The response from the Neighbourhood Plan survey provides further reinforcement for including related measures within this Plan. The Neighbourhood Plan has an overarching aim of protecting the setting and landscape of the Parish from clutter; this is especially true of the two Conservation areas. The aim is to limit signs and advertisements in the countryside to those necessary for businesses to operate.

### Current Regulations

5.5.7 The statutory provisions for control over outdoor advertisements are quite detailed; in England the present regulations are set out in the Town and Country Planning (Control of Advertisements) Regulations 2007<sup>47</sup>. The DCLG booklet “Outdoor Advertisements and Signs - A Guide for Advertisers”<sup>48</sup> is intended to help local planning authorities, people proposing to display advertisements and the general public understand how the control system works.

5.5.8 Nationally, the advertisement control system covers a very wide range of outdoor advertisements and signs including:

- posters and notices
- placards and boards
- fascia signs and projecting signs
- pole signs and canopy signs
- models and devices
- advance signs and directional signs
- estate agents’ boards
- captive balloon advertising (not balloons in flight)
- flag advertisements
- price markers and price displays
- traffic signs town and village name-signs

5.5.9 Under central regulations, many types of advertising sign are either specifically permitted (eg advertisements displayed inside a building) or have ‘deemed consent’

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<sup>46</sup> Chaddesley Corbett Parish Council Neighbourhood Development Plan Consultation, April 2013, Research and Intelligence Unit, Worcestershire County Council

<sup>47</sup> <https://www.gov.uk/government/publications/town-and-country-planning-control-of-advertisements-england-regulations-2007-circular-03-2007>

<sup>48</sup> <https://www.gov.uk/government/publications/outdoor-advertisements-and-signs-a-guide-for-advertisers>

(eg pub signs, temporary signs for charitable events). Some of these types of sign, however, may have limitations on size or position.

5.5.10 It should be noted that 'A' boards are permitted on private property. However, the displaying of 'A' boards on public highways or footpaths is not permitted by present legislation and consent to display an advertisement is required from Wyre Forest District Council.

5.5.11 In a rural parish such as Chaddesley Corbett, perhaps the most common classes of sign benefiting from 'deemed consent' are temporary notices or signs intended to advertise any local event being held for charitable purposes, which may be religious, educational, cultural, political, social or recreational, but not for any commercial purpose. This would include advertisements for:

- a church bazaar
- a fete for a parent-teacher association
- a sponsored marathon in aid of charity
- an amateur sports event, but not any sporting event organised for commercial purposes.

The advertisement permitted must not exceed 0.6 of a square metre.

5.5.12 Some frequently displayed types of advertisement require the local planning authority's consent, ie:

- virtually all posters
- some illuminated signs
- fascia signs and projecting signs on shop-fronts or business premises where the top edge of the sign is more than 4.6 metres above ground level
- most advertisements on gable-ends

5.5.13 Wyre Forest Policy SAL.UP10 of the Wyre Forest District Site Allocations and Policies Local Plan sets out the Planning Authority's requirements for advertising. Part 2 of Policy SAL.UP10 relates specifically to Conservation Areas, and Parts 1, and 3-5 relate to other areas.

5.5.14 Whilst the National Planning Policy Framework makes little specific mention of advertising it does state at Paragraph 67 that poorly placed advertisements can have an impact on the appearance of the built and natural environment. It also states, in discussing support for rural economies that:

*"To promote a strong rural economy, local and Neighbourhood Development Plans should:*

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*

- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres;*
- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.”*

### **Policy CC13 - Advertisements**

**Advertising necessary in connection with sustainable economic activity within the plan area will be permitted where it is consistent in number, size, design and appearance with the rural and historic setting of the village and settlements across the Parish.**

**Lead in signs should be sympathetic in design, limited in number and not present a distraction to motorists.**

**Internally illuminated signs will not be permitted in the Conservation Areas.**

**Advertising signs should be small in scale and reflect District and Parish policy objectives in terms of impact and appropriateness in a rural area.**

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

SAL.UP10 Advertisements

#### **Actions**

##### **Action 21 Parish Noticeboards**

1. In addition to their use for communication by the Parish Council, the noticeboards are limited for the use of charitable, voluntary, non-profit making organisations and clubs to publicise activities which are within or close to the Parish.
2. Business organisations, with permission of the Parish Council, will be permitted to publicise **one-off events** to be held in or close to the village. No advertisements for commercial events to be held outside the village will be permitted on Parish noticeboards.

##### **Action 22 Monitoring and Reporting**

The Parish Council will pro-actively monitor and report unauthorised advertising signs and flyposting in the Parish to the District Council for action.

##### **Action 23 Advertising**

The Parish Council will seek delegated Powers to approve and enforce temporary / permanent advertising signs.

## 5.6 Site Allocations

### Former School Site



- 5.6.1 Chaddesley Corbett Endowed Primary School moved to a new purpose built school building in 2012, on a greenfield site just off the A448. The future use of the old school site, situated in the centre of the village of Chaddesley Corbett and owned by the Education Foundation Trust, is a major consideration in this Neighbourhood Plan.
- 5.6.2 The old school site is located in the centre of the village's Conservation Area, and is surrounded by listed properties including St Cassian's Church (Grade I), the churchyard and the Parish Council burial ground. Part of the site is currently occupied by a Victorian school building and extension, the Old Grammar School, a hard surface area, a swimming pool, a wooden nursery building and a grassed area. The majority of the area of the site is greenfield.
- 5.6.3 The Questionnaire Survey<sup>49</sup> and drop in consultation event in September 2013 provided a number of suggestions for the former school site including that the site should benefit the village, a suggestion that the village hall could be transferred there, support for an extension to the burial ground, open space and children's play

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<sup>49</sup> Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013, Research and Intelligence Unit, Worcestershire County Council

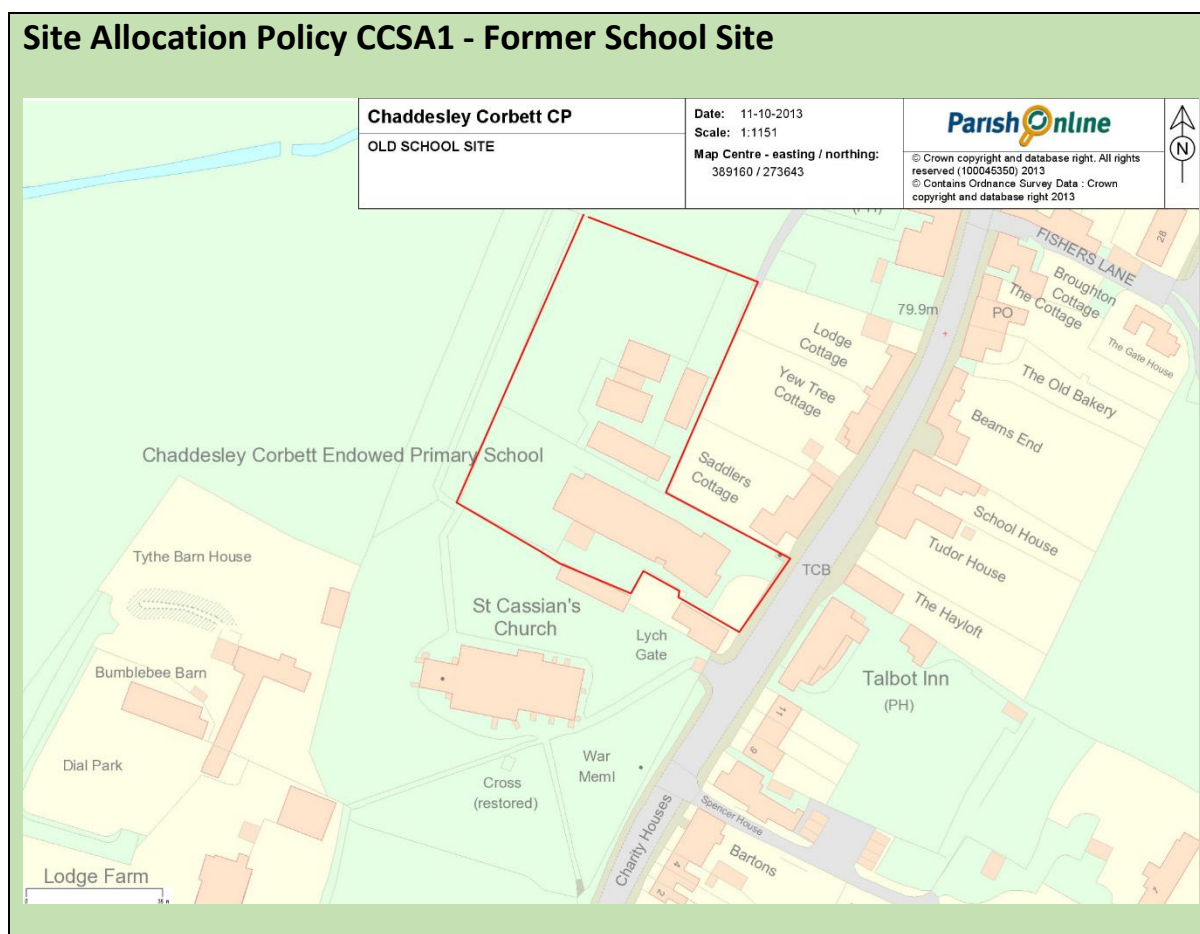


area, housing for the elderly, car parking, and a community facility. The old school Victorian frontage should be retained.

5.6.4 This site is supported by the SHLAA Site Assessment Sheets for Suggested Sites in Rural Areas<sup>50</sup>. This identified R109 Chaddesley Corbett Endowed Primary School in Chaddesley Corbett as possibly suitable for future housing development.

5.6.5 The former school site falls within Groundwater Water Source Protection Zone 3 (SPZ3). The proposed burial ground extension would be acceptable providing that there are no burials into standing water informed by an appropriate risk assessment in line with the Environment Agency’s Cemetery Guidance and Policy<sup>51</sup>, that is, burials should take place within the unsaturated zone (between land surface and water table). In the event that a cemetery extension is proposed the Environment Agency requires that land to be used for burials should not be within:

- 250 meters of any potable supply;
- 30 meters of any surface water course, spring or pond; and
- 10 meters of any field drain.”



<sup>50</sup> Strategic Housing Land Availability Assessment Report, December 2009  
<http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/planning-policy/evidence-base/housing.aspx>

<sup>51</sup> <http://cdn.environment-agency.gov.uk/scho0404bgla-e-e.pdf>

The sensitive re-use of the front portion of the former school site for new housing is supported, subject to Policies CC1 and CC2 within this plan, Policy SAL.UP1 in the Wyre Forest Site Allocations and Policies Local Plan and Green Belt policies in the NPPF. Proposals will be required to retain the former Victorian School building.

Any new development on the site at the rear of the Victorian School Building would be required to:

- be complimentary to the historic context of the village centre and conservation area;
- not adversely affect neighbouring properties;
- make a positive contribution to the street scene and village setting;
- safeguard views of the Grade I Listed St Cassian's Church and;
- meet the sustainability standards set out in Policy CP01 of the Wyre Forest District Adopted Core Strategy.

This plan supports the re-use of space at the rear of the former school site for a range of uses including:

- extension to the burial ground;
- car parking to serve development and users of the site; and
- public open space.

The landscaping and design of the site will be required to incorporate a Green Infrastructure (GI) approach which supports a range of uses including provision of public access and seating areas, tree planting and landscaping for the benefit of local wildlife and biodiversity and sustainable drainage. A detailed biodiversity assessment should be undertaken to inform the approach to Green Infrastructure on the site.

Any future planning application should be supported by an appropriate risk assessment to demonstrate that there is no adverse risk of pollution of controlled waters including potable domestic water supplies such as wells and boreholes, surface water courses, springs, ponds and field drains,, together with appropriate measures such as monitoring where necessary.

**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

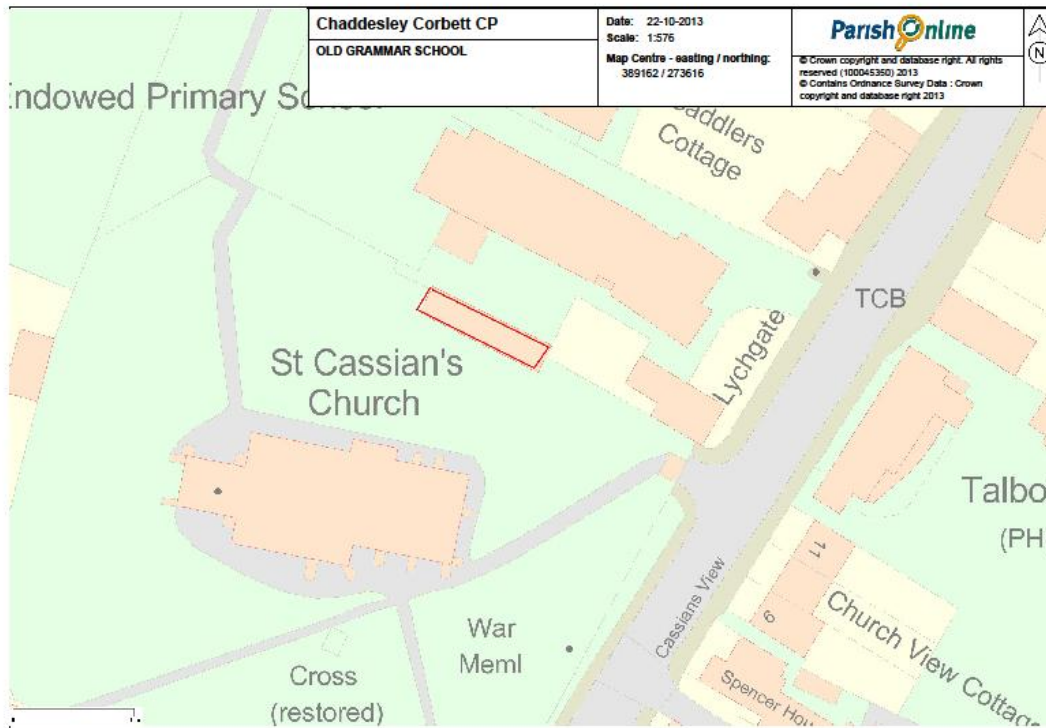
SAL.UP1 Green Belt  
SAL.UP3 Providing a Green Infrastructure Network  
SAL.UP4 Open Space and Play Provision  
SAL.UP6 Safeguarding the Historic Environment  
SAL.UP7 Quality Design and Local Distinctiveness  
SAL.UP11 Re-use and Adaptation of Rural Buildings

## Old Grammar School



Old Grammar School

## Site Allocation Policy CCSA2 - Re-use of the Old Grammar School



The Old Grammar School building will be retained for a continued educational or related D1 use, including a library, internet access, advice centre and/or meeting rooms.

A detailed biodiversity assessment should be undertaken to inform the approach to Green Infrastructure on the site.

### 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.UP1 Green Belt

SAL.UP6 Safeguarding the Historic Environment

SAL.UP11 Re-use and Adaptation of Rural Buildings

## **6.0 Next Steps**

- 6.1 Once the Neighbourhood Plan has been 'made' by Wyre Forest District Council the Council will determine all planning applications and other proposals in light of policies set out in the Plan. Similarly, the parish Council will look to apply the Plan's policies in its decision making. Applicants will be expected to demonstrate in their applications how they conform to the neighbourhood policies. The adjacent Parish Councils will be expected to have regard to the policies where they are consulted on development proposals within Chaddesley Corbett Parish.
- 6.2 Wyre Forest District Council and Chaddesley Corbett Parish Council will work together to monitor progress on the Neighbourhood Plan. They will bring forward proposals to review the Plan as necessary during the plan period following procedures for review as may be set out in neighbourhood planning regulations applying at the time.

## **Appendices**

### **Appendix I Summary of Actions for the Parish Council**

#### **Action 1 - Sites for Affordable Housing**

The Parish Council will work with the District Council to identify suitable exception sites for affordable housing.

#### **Action 2 – Farmers’ Market**

The Parish Council recognises the important role of visitors to the Parish in terms of supporting local businesses such as shops, pubs, visitor attractions and overnight accommodation. The Parish Council will work to support local initiatives such as a regular farmers’ market or similar public events.

#### **Action 3 - Community Orchard**

The Parish Council will continue to develop and maintain the Community Orchard site for the benefit of parishioners and visitors of all ages.

#### **Action 4 - Open Space**

The Parish Council will seek to develop and extend areas of Open Space to which the community has access.

#### **Action 5 - Wildflower Habitats**

The Parish Council will designate specific areas as wildlife flower development plots to improve the visual impact and provide a habitat for insects and butterflies.

#### **Action 6 - Verges**

The Parish Council, in association with Wyre Forest District Council, will ensure that plot and verge management maximises the opportunity for the growth and longevity of wild flowers.

#### **Action 7 - Trees and Hedgerows**

The Parish Council will support the planting and management of native trees and hedgerows in appropriate locations throughout the Parish.

#### **Action 8 - Monitoring**

The Parish Council will establish a monitoring group of interested parishioners to report on aspects of the Open Space Policy on a quarterly basis. The monitoring group will:

1. Work with the Parish Council to set standards for the effective development, care and maintenance of agreed locations with regard to a) access by the community b) the reduction of litter and c) limiting the incidence of dog fouling.
2. Report to the Parish Council on a quarterly basis in respect of the implementation of agreed policies.

### **Action 9 - Old Grammar School**

The Parish Council will work to secure the use of the Old Grammar School to benefit the community.

The Parish Council will seek to:

1. Secure the use of the old grammar school by long term lease, in order to provide a range of services to benefit the community. Priority activities should encourage educational aspiration, access to qualifications, lifelong learning and community well-being. Other uses could include a library, internet access, Citizen's Advice and meeting room.
2. Secure by formal agreement vehicular and pedestrian access via the redundant school site.

### **Action 10 - Acquisition of Greenfield Land at Old School Site**

The Parish Council will work to acquire an area of greenfield land on the old school site in order to provide:

1. An extension to the existing burial ground;
2. Public open space with landscaping and seating, trees and a wildlife area.

### **Action 11 - Improve Sporting Facilities especially for Children and Young People**

The Parish Council will work with the management committee of the Sports Club in order to extend available facilities for the community, and in particular for children and young people.

### **Action 12 - Promote the Parish as a Tourist Location**

The Parish Council will produce a Tourist Information Guide in order to promote the Parish as a tourist location.

### **Action 13 - Children's Play Area**

The Parish Council will work to identify a suitable site for a children's play area and develop recreational opportunities for young people.

### **Action 14 - To Prepare a List of Properties or Land to be Registered for a Right to Bid**

The Parish Council will prepare a list of properties and areas of land to be identified as assets of community value for possible Right to Bid activity (under the Localism Act 2011). This is considered to be a useful tool and the Parish Council will work to register as Right to Bid on suitable properties and facilities. The Right to Bid has already been registered with the District Council for the old school site and old grammar school.

### **Action 15 - Local Heritage List**

The Parish Council will work with the local history group and the District Council to gain recognition for properties and buildings of significant historic interest by formulating a Local Heritage List. Suitable plaques for signage should be considered.

### **Action 16 - Tree Preservation Orders**

The Parish Council will review existing Tree Preservation Orders and recommend additions to the District Council.

### **Action 17 - Conservation Area Review**

The Parish Council will support and promote a review of the existing boundaries of the two Conservation Areas

### **Action 18 - Village Car Park**

The Parish Council will seek to:

1. Acquire some of the tarmac hard standing area on the old school site to provide a small car park;
2. Enter into negotiations with the public houses within the village with an aim of securing access for visitors to existing tarmac car parking space.

### **Action 19 - Improve Pavements where Conditions Represent a Hazard to Pedestrians.**

The Parish Council will work with County Council Highways to:

1. Develop and implement a change to parking restrictions and/or road width to alleviate the traffic bottle-neck around the junction of Fishers Lane and the Village street;
2. Develop an assessment of the condition and level of pedestrian safety for the paved footpaths of the Parish, and agree priorities for their improvement.

### **Action 20 - Improve Driver Behaviour and Reduce Speeding**

The Parish Council will:

1. Commission a Feasibility Study and work with the Highways Authority to develop proposals for using landscaping and other measures that would make our settlements more distinctive and recognisable, with a view to improving driver behaviour;
2. Liaise with highways and traffic authorities to develop proposals and plans to introduce appropriate speed control systems.

### **Action 21 - Parish Noticeboards**

1. In addition to their use for communication by the Parish Council, the noticeboards are limited for the use of charitable, voluntary, non-profit making organisations and clubs to publicise activities which are within or close to the Parish.
2. Business organisations, with permission of the Parish Council, will be permitted to publicise one-off events to be held in or close to the village. No advertisements for commercial events to be held outside the village will be permitted on Parish noticeboards.



### **Action 22 - Monitoring and Reporting**

The Parish Council will pro-actively monitor and report unauthorised advertising signs and flyposting in the Parish to the District Council for action.

### **Action 23 – Advertising**

The Parish Council will seek delegated Powers to approve and enforce temporary / permanent advertising signs.

## Appendix II Listed Buildings and Archaeology

LBCC01	Yieldingtree	Manor House	1805	1	7	11	II	House, now old people's home. Late C18 with some mid-C20 alterations. Brick with hipped tile roof. Two storeys, dentilled brick cornice, attic lit by circular window under central pediment-gablet. Five windows: glazing bar sashes under cambered heads; central entrance has wooden doorcase with fluted pilasters, open pediment, radially glazed fanlight and C20 panelled door.
LBCC02	Yieldingtree	Top Farmhouse	1805	1	7	12	II	Farmhouse. Mid-C18 with some late C20 alterations. Brick with tile roof, gable-end stacks. Two storeys, brick coped verges, stepped brick cornice. Five windows: 2-light casements under segmental heads. Central entrance has flat canopy on scroll brackets, door of six raised-and-fielded panels, upper two glazed.
LBCC03	A448	Lodge Farm (Formerly listed as The Lodge)	1805	1	14	13	II	Farmhouse. Early C17, extended late C17, refronted early C18, altered early C19. Timber-frame; painted brick infill clad in painted brick, and hipped tile roof. U-plan, gable-end stacks on front range. East front: two storeys, plain parapet over dentilled brick cornice. Three windows with painted wedge lintels, two 3-light casements flank a 2-light casement. This arrangement supersedes five blocked windows under rubbed brick heads. Ground floor: two 3-light casements replacing six windows, central entrance has a pilastered wooden doorcase with open pediment, radially glazed fanlight and 6-panel door. Framing: exposed to rear wings, north wing is earlier and had close-studding with mid-rail to first floor, south wing is four square panels high with straight tension braces.
LBCC04	A448	Barn about 30m north of Lodge Farmhouse (Formerly listed as a part of farm buildings and granary at Lodge Farm)	1805	1	14	14	II	Barn about 30 metres north of Lodge Farmhouse (formerly listed as a 25.2.58 part of farm buildings & granary at Lodge Farm) GV II Barn. Late C17 with some late C19 alterations. Timber-frame with brick infill and tile roof. Four framed bays aligned east/west with threshing floor in bay to east of centre, and porch on north side. Framing: three square panels with straight tension braces.

LBCC05	A450	Barnett Mill (Formerly listed as Barnett Mill, Harvington)	1805	1	7	15	II	Mill, now part of house. Dated 1830, with some mid-C20 alterations. Brick on sandstone plinth with machine tile roof. Two storeys with attic lit by a C20 projecting segmental headed dormer; dentilled brick cornice and stone quoins. First floor: three 2-light casements under segmental heads. Wide central entrance with wooden architrave under segmental head; overshot cast iron wheel to right-hand gable (paddles lost). Interior: main gearing survives, but stones removed.
LBCC06	A450	Middle Friars Farmhouse	1805	1	7	16	II	Shown on OS as Friar's Farmhouse. Farmhouse. C17 with some late C19 alterations. Timber-frame with painted brick infill and tile roof. Two framed bays aligned north-west/south-east, south gable end stack. One storey with gable-lit attic; one window to left-hand corner: 2-light casement, entrance to right has a half-glazed door. Framing: three square panels high with straight angle braces, gable truss has two struts to collar.
LBCC07	A450	Bellington House (Formerly listed as Bellington Farmhouse)	1805	1	7	17	II	House. Late C15, extended early and late C17, with some mid-C19 and mid-C20 alterations. Timber-frame with painted brick and rendered infill. Two C15 framed bays aligned north/south, single-bay C17 cross-wing to south end, two late C17 rear (east) wings. West front: two storeys, gabled and jettied cross-wing to right; two plus one windows: two 3-light casements, that to left under a gablet, central window a 2-light casement. Ground floor: four plus one windows: various sized casements, entrance to left hand has a flat canopy on C19 wooden brackets, overlight and C19 ledged and boarded door. Framing: close-studded with curved tension braces to C15 part, straight angle braces to C17 cross-wing. Interior: south bay of C15 part has a smoke-blackened clasped purlin roof. Staircase of early C18 to north end has turned balusters and moulded handrail, room to rear has a bolection moulded fireplace. (BoE, p 194).
LBCC08	Briar Hill	Stewards Cottage (Formerly listed as Cottage 150 yards north of bridge to north of Chaddesley	1805	1	10	18	II	House. C17 with some early C19 and mid-C20 alterations. Timber-frame with painted brick infill, tile roof. Two framed bays aligned east/west, gable-end external brick stacks. One storey with attic lit by two gabled dormers. Ground floor: two 3-light

		Corbett)							casements. Entrance to right of centre has a C20 panelled door; single-storey C19 extension to right. Framing: three square panels high, with straight angle braces.
LBCC09	Brockencote	Dovecote about 150m west of Brockencote Hall	1805	1	14	19	II		Dovecote. C17 with some late C19 alterations. Timber-frame with brick infill on sandstone plinth, pyramidal tile roof surmounted by a glover. East front has an entrance to left-hand corner with pointed head and a dormer window above. Glover has an octagonal cupola. Framing: three square panels high with straight angle braces. Brokencote Hall is not included in this list.
LBCC10	Brockencote	Delabere Almshouses	1805	1	14	20	II		Five almshouses. Dated 1637, restored late C20. Sandstone ashlar and brick with tile roof. One storey with attics lit by five C20 gabled dormers, moulded sandstone string course. Ground floor with five windows: 4-light stone mullioned windows in recessed reveals; five entrances have semi-circular heads and C20 glazed doors. Gable-end of stone to ground floor, gable of brick with inset (restored) inscription panel: "This house was erected/ at the chardge of Mar -/garet Delabere widow/ Late wife to Richard Delabere/ of Sowtham in Co/ of Gloucester equier and given/ by her for ever with Ann/yearely allowance to-/ wards 5 poore widows/ of this parish An dni/ 1637".
LBCC11	Cakebole	Cakebole House	1805	1	10	10014	II		Farmhouse. C18, remodelled in circa early C19. Red brick English garden wall bond, heightened in Flemish garden wall bond brickwork. Low-pitched hipped slate roof with lead rolls to hips and ridge and with deep eaves. Brick stacks on sides. PLAN: Double-depth plan with central entrance passage between two principal front rooms, leading to stairhall at the rear flanked by two back rooms that to the left is the kitchen. The rear right-hand wing was extended in the C20. EXTERIOR: 3 storeys and attic. Nearly symmetrical 3-window SE front, the widows and central doorway disposed a little to the left. C19 16-pane sashes, centre first floor 12-pane sash and on second floor 8-pane sashes; the ground and first floor windows are in earlier openings with cambered arches, now covered by rendered heads with keyblocks. Doorway to left

								of centre with moulded doorcase with cornice and console brackets with small later canopy, flush 6-panel door, and top four panels glazed. SW side has two sash windows on ground floor. At rear, NW, a lower wing extended in C20. INTERIOR largely intact and retaining many features. C18 and C19 joinery including panelled doors, window shutters and an early C19 mahogany open-string staircase with stick balusters, column newels and moulded handrail. Moulded plaster ceiling cornices. Drawing and dining rooms have circa mid C19 marble chimneypieces with cast-iron grates.
LBCC12	Cakebole Lane (Cakebole)	Cosy Corner	1805	1	10	21	II	House. C17 with some mid-C19 and late C20 alterations. Timber-frame with painted brick infill and tile roof. Two framed bays aligned north/south. Stack to south gable. One storey with gable-lit attic. Five windows with 2-light C20 casements. Blocked entrance to right of centre; entrance now has C20 porch on north gable. Framing: three square panels high with straight angle braces; gable truss has three struts to collar with V-struts in apex.
LBCC13	Cakebole Lane (Cakebole)	Barn about 15m south-east of Oakfield Farmhouse	1805	1	10	22	II	Barn. Early C18 with some mid-C19 alterations. Timber-frame on brick plinth, weatherboarded, with tile roof, half-hipped to north-west end. Five framed bays aligned north-west/south-east with central threshing floor. Framing: two rectangular panels' high, intermediate trusses have two raking struts, gables have two struts to collar. Oakfield Farmhouse is not included in this list.

LBCC14	Deansford Lane	Mearse Farmhouse	1805	1	7	10008	II	Farmhouse. C18; possibly as enlargement of an earlier house, and with C19 extensions. Flemish stretcher bond red brick. Hipped tiled roof with brick dentil eaves; gable-ended range at rear. Brick end and axial stacks. PLAN: the C18 front block has a room on either side of the central entrance hall and a third room on the left side. The parallel service range at the back is possibly a C19 remodelling of an earlier house, extended at either end in the C19. EXTERIOR: 2 storeys. Symmetrical 3-bay NW front with central entrance and blind bay set back slightly on left. C18 mullion-transom 3-light windows with casements and glazing bars, ground floor with cambered brick arches, first floor centre similar but 2-lights. Central wooden doorcase with pilasters, panelled reveals, open pediment with semi-circular fanlight with radiating glazing bars and 6-panel door. Left (NE) end has C20 ground floor window and panelled door, original 3-light first floor window and gabled attic dormer. Parallel storey and attic range at rear in blue bricks with gabled dormers, extended at either end in red brick. INTERIOR: said to complete and unaltered with C18 joinery including chimneypieces, doors, window shutters, staircase, plaster ceiling and ironwork etc.
LBCC15	Deansford Lane	Barn about 25m north-east of Mearse Farmhouse	1805	1	7	10009	II	Barn. Circa early C19. Red brick in English garden-wall bond with alternate headers omitted to create ventilation holes. Machine tile roof with gabled ends and brick dentil eaves. PLAN: 5-bay barn with opposing cart entrances to threshing floor in centre bay. EXTERIOR: On both SW and NE sides large central cart entrances with cambered arches and wooden door frames. High-level loading doors to left and right and on NW end. Small doorway to right of cart entrance on NE side with cambered arch and wooden frame. INTERIOR: Tie-beams supported on brick piers against walls with queen-struts and two tiers of tenoned (or trenched) purlins; common rafters and ridgepiece also intact. Stone flag threshing floor.

LBCC16	Drayton	Drayton House	1805	1	8	23	II*	Country house. Early C18 with some mid-C19 and late C20 alterations. Brick with painted stone dressings and hipped tile roof. Garden (south-west) front: two storeys with attic lit by three gabled dormers; moulded sandstone plinth, painted stone quoins and moulded stone cornice. Seven windows: boxed 15-pane sashes under rubbed brick heads with keystones. Ground floor with central entrance has pilastered wooden doorcase with shallow flat canopy, overlight and C20 two-leaf glazed door. Side fronts have bands to ground floor. Interior: main staircase has turned balusters, moulded hand rail and closed string; back stair has splat balusters. Sitting room (to right on garden front) has bolection moulded rectangular panelling. (BoE, p 78; Reid, P: Burke's and Savills Guide to Country Houses, Volume II, Herefordshire, Shropshire, Warwickshire, Worcestershire, 1980, p 202).
LBCC17	Drayton	Dovecote about 15m west of Drayton House	1805	1	8	24	II	Dovecote, now children's play rooms. Early C18, remodelled c1940. Brick with pyramidal tile roof surmounted by Glover. Two storeys, band to ground floor. South-east front: one window, fixed casement. Entrance has a rubbed brick head and glazed door. Glover capped by wrought iron weathervane (pierced): "H/ FD/ 1940". Included for group value.
LBCC18	Drayton	Grove Farmhouse	1805	1	8	25	II	House, now flats. Mid-C18 with some late C20 alterations and additions. Brick with painted stone dressings and hipped slate roof. Two storeys with attic lit by three C20 gabled dormers, painted stone quoins, modillioned cornice. Five windows; arranged two plus one plus two: 4-pane sashes under slightly cambered heads with fluted keystones. Ground floor with central entrance has a pedimented and pilastered stone doorcase with fanlight and C20 panelled door. C20 extension to rear.
LBCC19	Drayton Road	Bluntington Farmhouse	1805	1	10	26	II	Farmhouse. C17 with some mid-C19 and late C20 alterations. Timber-frame with painted brick infill, machine tile roof. Two storeys, two windows: 3-light casements. Ground floor with entrance to left-hand corner through C19 lean-to tiled porch with C20 ledged and boarded door. Framing: two square panels high on first floor with straight tension braces.

LBCC20	Fox Lane	Pleremore	1805	1	10	27	II	House. Early C19, incorporating early C17 rear wing, with some mid-C20 alterations. Brick with concrete tile roof, timber-framing with brick infill. Three storeys, three windows: glazing bar sashes under segmental heads; second floor: 2-light casements; ground floor: two C19 French casements flank central entrance with open pedimented doorcase with fluted pilasters, fanlight and half-glazed door. Framing (of rear wing): two square panels high with straight tension braces to first floor over close-studding.
LBCC21	Harvington	Harvington Hall and attached east bridge	1805	1	10	28	I	Country house and bridge. Probably C14, substantially remodelled late C16/ early C17, partly demolished c1701 with some remodelling, restored 1930. Brick with stone dressings, incorporating timber-framing; tile roof. Basically an L-plan, one limb extending to north, the other to west. The north limb contains a medieval timber-framed range of four bays, with north tower of C17 date, at south end a late C16 to early C17 block. The range to west is late C16 to early C17 comprising a first floor "banqueting hall", with kitchen to south-west corner, main staircase to north-west; a hall probably extended northwards from the staircase, demolished c1701. Entrance (east) front: two-storey range to centre, three-storey blocks to each corner, that to left with attic. Left-hand block: a 4-light stone mullioned window to each floor, gable to attic, stack with two diamond-plan shafts to left. Central block: five windows, three 2-light casements alternate with two 4-light casements under gablets; similar pattern on ground floor, save large window to right of centre which is the entrance, with two large doors (approached by east bridge). Right-hand block: a 3-light casement to each floor under timber lintels; to left-hand side windows at half level for staircase, including an oval window. On ground floor a boxed glazing bar sash under segmental head. Detailing of rest of building similar to left-hand block, save elevation to courtyard of west limb which is ashlar where the probable hall range stood, dated by "1701" on rainwater head. Interior: extensive traces of an ambitious scheme of wall painting of late C16 to



								<p>early C17, including the Nine Worthies in a second floor passage. The main staircase is a 1930s replica of the original, which was removed to Coughton Court, Warwickshire. In the banqueting hall there are remnants of later C17 panelling with elaborate painted decoration. The house contains one of the best known collections of priests' hiding holes; in particular, one contrived under the main staircase, entered via hinged steps; and that in Dr Dod's Library, entered via a hole, created by swinging a stud.</p> <p>East Bridge: a single segmental brick arch supports the plain ashlar parapets. The island on which the house stands [along with the Malt House (qv) and the chapel (qv)] is surrounded by a water-filled moat. Scheduled as an Ancient Monument. (BoE, p 192-194; Hodgkinson, H R: "Recent Discoveries at Harvington Hall, Chaddesley Corbett", Transactions of the Birmingham and Warwickshire Archaeological Society, Vol 62 for 1938 (1943), pp 1 - 26; Hodgetts, M: "Elizabethan Priest Holes: IV - Harvington", Recusant History, Vol 13 (1975), p 18 - 55; Hussey, C &amp; Hodgetts, M: Harvington Hall near Kidderminster, Worcestershire, (1981); Hodgetts, M: "Harvington Hall 1929 - 1979: A Study in Local Historiography", Worcestershire Recusant, Vol 37 (1981), pp 3 - 25).</p>
LBCC22	Harvington	South bridge to Harvington Hall	1805	1	10	29	II	<p>Bridge spanning moat. Probably C17. Brick and sandstone ashlar. Two low segmental brick arches support plain sandstone parapet.</p>
LBCC23	Harvington	The Malt House	1805	1	10	30	II	<p>Malt house. C17, with some mid-C19 and mid-C20 alterations. Timber-frame with brick infill on sandstone ashlar ground floor. Two storeys with small window to right-hand corner. Ground floor with two 2-light casements flank entrance to left which has a C17 battened door. Entrance to right also has a C17 battened door. South gable end has a 3-light stone mullioned window on ground floor. Framing: one square panel high, with straight tension braces to south gable, north gable close-studded. Interior: northern part of building contains a C19 malt kiln.</p>

LBCC24	Harvington	Roman Catholic Chapel about 10m north of Harvington Hall	1805	1	10	31	II	Chapel. c1743, with some rebuilding c1823, restored 1947. Brick on sandstone plinth with tile roof. One storey with band; attic lit by three hipped dormer windows and a 2-light casement under eaves. Ground floor with three windows, outer two have segmental heads and are blind, central one a 2-light casement. Interior: chapel in attic, three-bay roof with interrupted tie-beam trusses. Narrow room behind altar forms sacristy, with dummy door to left, real one to right. C18 altar rails brought from Upton on Severn. (Hodgkinson, H R: "Further Notes on Harvington Hall", Transactions of the Birmingham and Warwickshire Archaeological Society, Vol 73 for 1955 (1957), pp 92 - 95).
LBCC25	Harvington	St. Mary's Roman Catholic Church	1805	1	10	32	II	Roman Catholic church. 1825, extended 1854 - 5. Sandstone ashlar with tile roof. Three-bay church, with porch added to west. North front: three-bay nave and chancel in one divided by stepped buttresses, with diagonal buttresses to corners; three windows: Y-tracery under 2-centred head; east window has three lights under 2-centred head with Y-tracery. Entrance to right has a crenellated gable containing two empty niches; door has a 2-centred head of one chamfered order. Interior: labels to windows, moulded cornice and segmental plastered vault. West gallery has a panelled front surmounted by a balustrade with stick balusters. (BoE, p 192; Hodgkinson, HR: "Further Notes on Harvington Hall", Transactions of the Birmingham and Warwickshire Archaeological Society, Vol 73 for 1955 (1957), pp 97-98).
LBCC26	Harvington	Churchyard wall to north of St. Mary's Roman Catholic Church	1805	1	10	33	II	Churchyard wall. Early C19. Sandstone ashlar. Wall of three to four courses with triangular coping, with two gateways on north side, each with square gate piers with pyramidal caps. Included for group value.
LBCC27	Harvington	Priest's House	1805	1	10	34	II	House. 1838 with some late C19 alterations. Brick with hipped slate roof. Three storeys, boarded eaves, three windows: 16-pane sashes under plastered wedge lintels. Second floor as first floor. Ground floor with pilastered wooden doorcase with flat canopy enclosed with C19 glazed conservatory. (Hodgkinson, H

								R: "Further Notes on Harvington Hall", Transactions of the Birmingham and Warwickshire Archaeological Society, Vol 73 for 1955 (1957), pp 98-9).
LBCC28	Harvington	Garden wall to south of Priest's House	1805	1	10	35	II	Garden wall. Probably late C16 to early C17 with some mid-C19 and late C20 repairs. Brick with brick and stone coping. Wall about two metres high enclosing the west, east and south sides of the garden west of the Priest's House (qv). This wall enclosed the "Great Garden" where the 'greater double blush Anemone' was recorded in 1629. (Hodgkinson, H R: "Recent Discoveries at Harvington Hall, Chaddesley Corbett", Transactions of the Birmingham and Warwickshire Archaeological Society, Vol 62 for 1938 (1943), pl VI; Parkinson J: Paradisi in Sole Paradisus Terrestris, (1629, facsimile 1904), p 213).
LBCC29	Harvington	Stable about 10m west of Priest's House	1805	1	10	36	II	Stables, now parish rooms. Early C18 incorporating C16 fragments, with some late C20 alterations. Brick incorporating timber-frame, with tile roof. One storey with loft door in north gable, on ground floor, entrance to left has a wooden architrave under segmental head with a C18 battened door. Interior: close-studded timber-framing visible on ground floor. Included for group value.
LBCC30	Harvington	Harvington Hall Farmhouse (Formerly listed as Harvington Farmhouse and range of farm buildings on north-west)	1805	1	10	37	II	Farmhouse. Early C17, remodelled in c1700, extended mid-C19 with some late C20 alterations. Timber-frame clad in brick on sandstone plinth with machine tile roof. Garden (east) front: two storeys, gables to each end, band to ground floor, stepped brick eaves. Six windows, mostly 3-light casements, the outer windows each have a segmental head, and in the gable above a blind window with segmental head. Ground floor: six windows, 3-light casements under segmental heads alternate with blind windows. Roughly central entrance has a C20 tiled gabled canopy and a half-glazed door. Framing: visible internally with close-studding on ground floor.

LBCC31	Harvington	Barn about 20m east of Harvington Hall Farmhouse (Formerly listed as part of barn and granary at Harvington Hall)	1805	1	10	38	II	Barn, now swimming pool. C17 with some late C20 alterations. Timber-frame with brick infill and tile roof. Five framed bays aligned north/south, formerly with central threshing floor. On west side a set of brick steps leads up to entrance in central bay through aluminium framed sliding windows. A number of aluminium framed windows has been inserted within the square panels of the frame. Framing: three square panels high with straight tension braces. Included for group value.
LBCC32	Harvington	Barn about 20m north of Harvington Hall Farmhouse	1805	1	10	39	II	Barn. Early C18 with some mid-C20 repairs. Timber-frame on brick and sand- stone plinth, weatherboarded, with tile roof. Four framed bays aligned north/ south with threshing floor to south of centre. Framing: two rectangular panels high with straight angle braces; intermediate trusses each have two raking struts, gable ends have three struts to collar.
LBCC33	Park Lane (Harvington)	1 & 2	1805	1	10	10010	II	<p>Pair of cottages in a terrace of three. Circa late C16 or early C17, extended in C17 and remodelled in circa early C18. Timber-frame faced in painted brick. Plain tile roof with gabled ends. C18-19 brick axial, gable-end and lateral stacks, the rear lateral stack truncated. PLAN: Pair terraced cottages. No.2 appears to be the original circa late C16 or early C17 2-bay range; the right hand bay of No.1 was probably added in the C17, its chamber jettied out at the left end. Later in the C17 the left hand room of No.1 was added and in circa early C18 the range was converted into a row 3 cottages and encased in brick, when No.3 [not included] on right was built. The rear outshuts are C19 and C20.</p> <p>EXTERIOR: 1 storey and attic. 3- window south front. At centre and right tall wooden cross-mullion-transom windows with metal casements with glazing bars in segmental arch openings; doorway between with chamfered frame with carpenter's mitres and C20 door and canopy. Doorway with C20 porch and 2-light casement on left. 2 C20 gabled dormers on right. No.3 [not included] on right. At rear No.2 has large brick lateral stack with set-offs; single storey rear outshuts.</p> <p>INTERIOR: No.2 has 2 unchamfered cross-beams and joists and large</p>

								lateral fireplace with unchamfered timber lintel; frame exposed with square panels, tension-braces, tie-beam-collar-trusses, wind-braces, trenched diagonally-set ridge-piece and common rafters intact. Tie-beam in left [west] end of No.2 has arched door head cut into its soffit, presumably when east bay of No.1 was added. No.1's larger left room has chamfered axial beam with cyma stops and unchamfered joists; right hand chamber has exposed framing.
LBCC34	The Holloway	New House Farmhouse	1805	1	10	40	II	Farmhouse. Early C18, remodelled early C19. Brick with stuccoed front, hipped slate roof and gable-end stacks. Two storeys; boarded eaves and plaster quoins. Three windows: 16-pane sashes in chamfered reveals with square labels. Ground floor: central entrance has pilastered wooden door- case with open pediment, radially glazed fanlight, panelled reveals and 6- panelled door.
LBCC35	Stourbridge Road	Steppe Farmhouse	1805	1	10	41	II	Farmhouse. C16 remodelled early C18, with some mid-C19 alterations. Timber- frame with rendered infill and painted brick, tile roof. H-plan, main range aligned north/south. West front: two storeys, band to ground floor of central range; one plus two windows, right-hand cross-wing blind, 3-light casement to left, others 3-light casements. Ground floor with one plus two plus one windows, mostly 3-light casements, the two to the centre under segmental heads, with a brick buttress between them. Entrance to left-hand angle with cross-wing has gabled and tiled C19 brick porch with Tudor arch over C20 Tudor style door. Framing: right-hand cross-wing close-studded with mid-rail and moulded bressummer to former jetty; gable truss has three struts to collar, clasped purlins. Left- hand range: close-studded, with gable trusses studded with collar.
LBCC36	Stourbridge Road	Red House Farmhouse	1805	1	10	42	II	Farmhouse. Late C18 with some mid-C20 alterations. Brick with hipped tile roof, gable-end stacks. Two storeys, dog tooth brick cornice. Three windows: 16-pane boxed sashes under rubbed brick heads; ground floor. Central entrance has a pilastered wooden doorcase with open pediment, fanlight and 6-panel door.

LBCC37	Tanwood Lane	Swancote Farmhouse	1805	1	11	43	II	Farmhouse. Probably C15, clad early C19 with some mid-C20 alterations. Timber-frame clad in stuccoed brick, tile roof. Three framed bays aligned east/west; possibly C16 cross-wing to west end, C19 cross-wing to east end. North front: two storeys, four gables, each containing a casement. Ground floor: entrance to right of centre has a C20 half-glazed door under tiled lean-to canopy. Interior not inspected but likely to be of interest.
LBCC38	Tanwood Lane	Tanwood Stud	1805	1	11	44	II	Shown on OS as Woodside Farm. Farmhouse. C17, clad early C18, with some mid-C20 alterations. Timber-frame clad in brick; tile roof. Three framed bays aligned north-east/south-west; large external brick stack to north end with three diamond-plan brick shafts. Two storeys, band to ground floor. Three windows, 2-light casements. Ground floor: 3-light casement to left, 2-light casement to right, both under rubbed brick heads. Central entrance has a C20 timber porch with hipped lean-to tiled roof; door, C20, flanked by two fixed casements.
LBCC39	Village Street	Charity Houses (2, 3 & 4)	1805	1	14	45	II	Three houses. Dated 1812. Brick with tile roof. Two stacks in ridge. Two storeys, dog tooth brick cornice. Three windows: 3-light casements. Ground floor with four windows: to outer two 3-light casements, the inner two 2-light casements, all under segmental heads. Entrances to corners and centre, each with wooden architrave, C20 wooden canopy and ledged and boarded door. Datestone beneath central window, rectangular with recessed oval inscription panel: "Charity Houses/ erected/ 1812/ by/ James Pratt Esq/ffeoffeo".
LBCC40	Village Street	Church View (9, 10 & 11)	1805	1	14	46	II	Three houses. Early C19. Painted brick with tile roof; ridge stacks. Two storeys, dog tooth brick cornice. Nine windows: 3-light casements, save three blind openings (to centre and second one in from each corner). Ground floor of six windows; 3-light casements under segmental heads. Entrances in same position as blind windows above have pilastered wooden doorcases with moulded cornices, and doors of six raised-and-fielded panels.
LBCC41	Village Street	Talbot Inn	1805	1	14	47	II	Two houses, now public house. Early C17 with some mid-C20 alterations.

								Timber-frame with rendered infill on sandstone plinth; tile roof. Two plus three bays aligned north/south, stacks to rear. Two storeys, five windows: two to left are 4-light casements, the others of three lights; ground floor: entrance to right has a timber-framed porch gabled to street, as does entrance to left. Framing: two bays to left (north) is close-studded to both floors with straight tension braces; to right three bays three square panels high to first floor with straight tension braces overclose-studding.
LBCC42	Village Street	Tudor House	1805	1	14	48	II	House. Shortly before 1750, possibly by James Rose. Stuccoed brick with tile roof. Two storeys with attics lit by lunette windows in tall parapet beneath ogee gables; moulded cornice. Two canted two-storey bay windows with flat roofs and modillioned cornices; Venetian windows wrapped around front flank a central pedimented window with eared architrave. Each bay is flanked on the outer side by a blind window with ogee head. Ground floor: outer corners have blind entrances with ogee heads. Central entrance has pedimented doorcase with engaged columns.
LBCC43	Village Street	Old School House (Formerly listed as Schoolmaster's House)	1805	1	14	49	II	House. Dated 1785, with some early C19 and mid-C20 alterations. Brick with tile roof. Two storeys, moulded stone cornice, two windows: 16-pane boxed sashes under cambered heads with key stones and stone sills. Ground floor: entrance to passage to right-hand corner has a semi-circular head with plain impost blocks. Entrance to house at rear has a flat wooden canopy on consoles. Rectangular datestone with recessed oval inscription panel above first floor windows: "This house/ was built in the year/ 1785/ for the use of the school- master/ of this parish and the sum of / sixty/ pounds given by the late Mr Clement Fisher/ was expended therein".
LBCC44	Village Street	Beam's End (Formerly listed as row of three cottages immediately south of Post Office)	1805	1	14	50	II	Three houses, now one. c1730 with some late C20 alterations. Timber-frame with painted brick infill on sandstone plinth and a machine tile roof. Three framed bays. Two storeys with attic lit by four gabled dormers and a 2-light casement in central gable; ground floor: five windows: C20 casements, entrance to left-hand

								corner has a C20 ledged and boarded door. Framing: three square panels high with straight angle braces; gable-end truss has two struts to collar. (Anon, Notes on Chaddesley Corbett Village Street, nd).
LBCC45	Village Street	Post Office	1805	1	14	51	II	House, now shop and house. Mid-C18 with some early C19 and late C20 alterations. Brick with tile roof, gable-end stack. Two storeys with attic lit by three gabled dormers. Two storeys, dentilled brick cornice, three windows: 2-light C20 casement to left, two boxed 16-pane sashes, all under rubbed brick heads. Ground floor: four windows: to left, two boxed glazing bar sashes, a square oriel window with flat roof and blind, to right a canted bay window with flat roof. Two entrances, between each pair of windows, to left a wooden architrave under soldier course, C20 glazed door. To right an open pedimented doorcase with fluted pilasters, segmental fanlight and 6-panel door.
LBCC46	Village Street	Broughton Cottages	1805	1	14	52	II	House, now shops. Early C17 with some late C20 alterations. Timber-frame with rendered infill, machine tile roof. Two framed bays with gable-end stack. One storey with attic lit by two 2-light C20 casements under gablets; ground floor: two canted oriels under C20 flat pentice roof supported by three C17 consoles; entrance to right of centre has a C20 glazed door. Framing: two square panels with straight tension braces to first floor, close-studded to ground floor; left-hand gable truss has three struts to collar with V-struts in apex. Interior: exposed ceiling beams chamfered and stopped.
LBCC47	Village Street	Malt House (Formerly listed as part of Malt House and house adjoining) (Side faces Fisher's Lane)	1805	1	14	53	II	Malt house, now house and shop. Late C17 with some mid-C19 and mid-C20 alterations. Timber-frame with painted brick infill and tile roof, half-hipped to street. Two storeys with attic lit by 2-light casement under half-hip. C20 fixed casement to first floor. Ground floor: slightly advanced multi-pane shop window. Entrance to shop to right-hand side fronting Fish Street has a pilastered wooden doorcase with moulded cornice. Framing: three square panels high to first floor and attic with straight tension braces; the ends of the main floor joists are exposed.



LBCC48	Village Street	Georgian House (Formerly listed as part of Malt House and House adjoining)	1805	1	14	54	II	House. Mid-C18 with some late C20 alterations. Brick with machine tile roof and gable-end stacks. Two storeys with attic lit by a gabled dormer to right. Brick coped verges, moulded wooden cornice. Three windows: 2-light casement under wedge lintels with fluted keystones, central one blind. Central entrance approached by two steps has moulded wood architrave, moulded canopy on consoles and 6-panel door.
LBCC49	Village Street	Feversham Cottage (Formerly listed as a part of Liberty Hall. Range of six houses to south of Liberty Hall)	1805	1	14	55	II	House. Early C18 with some late C20 alterations. Timber-frame with rendered infill and machine tile roof. One storey with attic lit by four gabled dormers. Ground floor: three windows. Two 3-light casements to left, to right oriel bow window with domed leaded roof. Entrance to right of centre has a flat wooden canopy and C20 glazed door. Framing: three square panels high. (Anon, Notes on Chaddesley Corbett Village Street, nd).
LBCC50	Village Street	Batch Cottages (1 & 2) (Formerly listed as part of Liberty Hall. Range of six houses to south of Liberty Hall)	1805	1	14	56	II	Two houses. Late C16 and early C18 with some late C20 alterations. Timber- frame with painted brick infill and machine tile roof. Three framed bays aligned north/south, with half-bay of C16 timber-frame to north end and C18 timber cross-wing to south. One storey with attic lit by two gabled dormers and a canted oriel in the gable to right. Ground floor: six windows: mainly 2-light C20 casements. Entrance to No 1 between two left-hand windows has a C20 gabled tiled canopy approached by three stone steps and a C20 glazed door. Entrance to No 2 to right has a segmental canopy over a C20 panelled door. Framing: C16 portion close-studded, rest of building, two rectangular panels to ground floor, two square panels high to first floor with straight tension braces. (Anon, Notes on Chaddesley Corbett Village Street, nd).
LBCC51	Village Street	Church of St. Cassian	1805	1	14	57	I	Parish church. C12, extended late C13 and C14; tower and spire rebuilt 1778-1779 by James Rose, restored 1863-4 by William Butterfield. Sandstone ashlar with tile roofs. West tower with spire, 1778-9; C12 nave, C14 north and south aisles; C14 chancel, C13 north chapel. Tower: four stages capped by an octagonal stone spire, with two levels of



							centred of two chamfered orders, mostly obscured by mid-C20 organ loft. Chancel arch: segmental pointed arch of two chamfered orders, the inner dying into the responds; north arcade of two bays with octagonal pier supporting 2-centred arches with two orders of hollow chamfers. Three-seat sedillia with ogee heads to south wall and a piscina with nodding ogee head. Roofs: nave: eight bays, restored C19; trusses have arch-braces and a pair of raking struts above elaborately cusped; north aisle lean-to roof C19 of five bays; chancel: C19 barrel vault. Fittings: south aisle: C13 recumbent stone effigy of knight; nave: C12 Hereford school font of goblet form with interlaced knop and four dragons to bowl, pulpit by Butterfield; chancel memorial brass (now wall mounted) to Thomas Forrest died 1511, and his wife Margaret; north chapel, under arcade a C13 recumbent stone effigy of a priest; in chapel on north wall: tablet to Lady Mary Yate (daughter of Humphrey Packington) died 1696, flanked by Doric pilasters with entablature, floral panel below, surmounted by armorial bearings; also tablet to Humphrey Packington, died 1631, in black and white marble, Ionic columns to broken segmental pediment; wall memorial to Dame Ann Audeley, (daughter of Humphrey Packington) died 1642, has eared architrave to inscription flanked by consoles; south-west corner wall tablet to Elizabeth, daughter of Thomas Holt of Aston, died 1647, flanked by Ionic columns with entablature. (VCH, 3, pp 40-41; BoE, pp 116-7; Roper, J S: A History of St Cassian's Church, Chaddesley Corbett, 1978 (second edition): Colvin, Howard: A Biographical Dictionary of British Architects 1600 - 1840, 1978, p 706; Thompson, Paul: William Butterfield, 1971, pp 133, 264, 266, 418, 445, 480).
LBCC52	Village Street	Hooper Memorial about 10m south of tower of Church of St. Cassian	1805	1	14	58	II Chest tomb. Died 1802. Ashlar. Ridged and hipped capping, balusters to corners, oval inscription panel flanked by fluted pilasters. Main inscription (south): "Sacred/ to the memory of/ Thomas Hooper, (late of Cakebowl)/ who departed this life the 8th July 1802/ Aged 58 years/ Also/ to the memory of Charles Hooper/

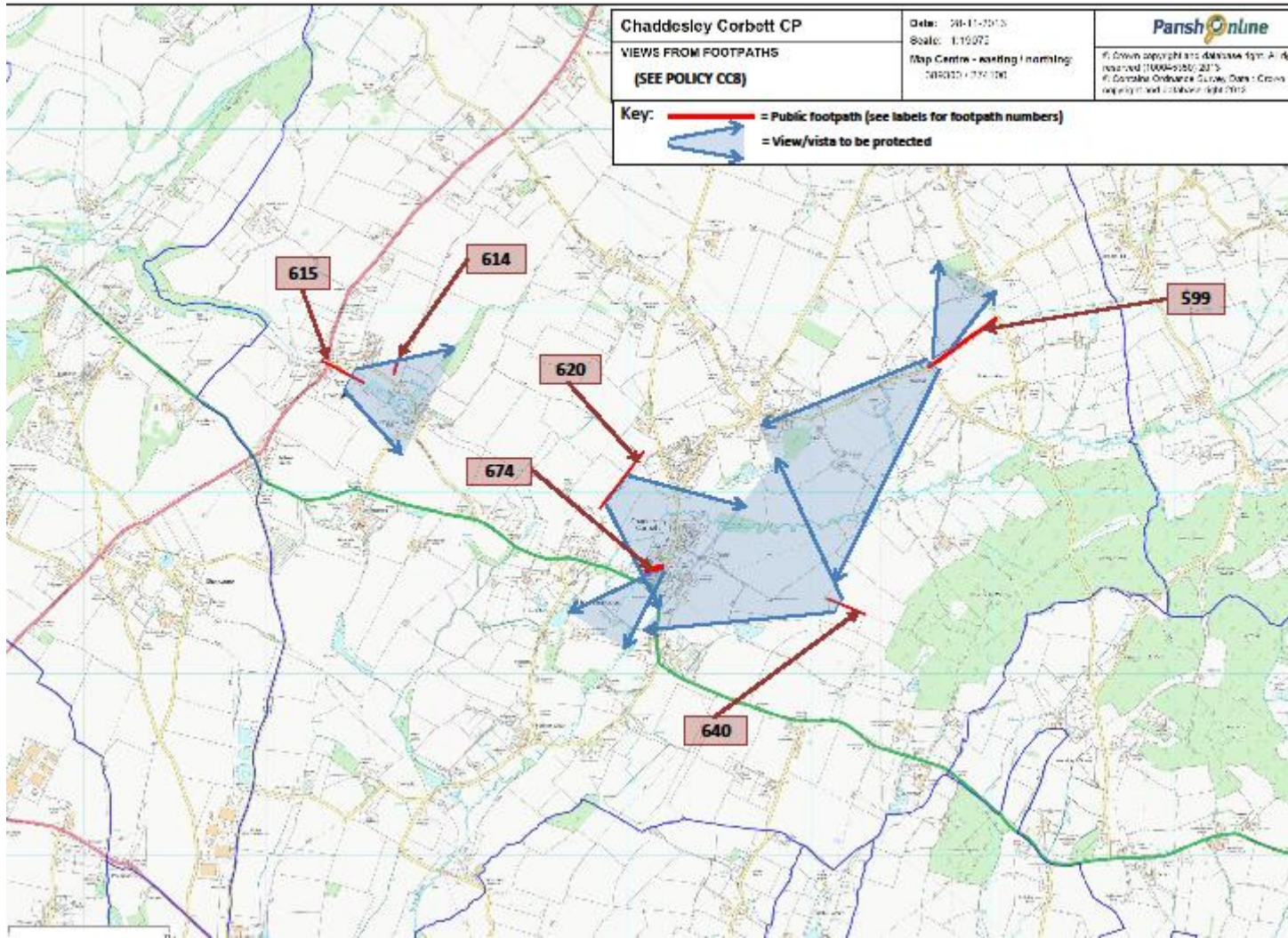
								who departed this life the 18th March 1804/ Aged 28 years".	
LBCC53	Village Street	Churchyard Cross about 10m south of Church of St. Cassian	1805	1	14		59	II	Cross. Probably C15, restored 1903. Sandstone ashlar. Three square plan steps lead up to square socket stone, octagonal top formed by stops to corners, early C20 octagonal shaft with finial. Inscription on north side of socket stone: "To the glory of God/ and in loving memory of/ Henry Harris Oldnall, Captain RNA/ who died at Z ....., South Africa, January 29th 1901/ This ancient cross was restored 1903".
LBCC54	Village Street	Rose Memorial about 1m south of Chancel of Church of St. Cassian	1805	1	14		60	II	Cross. Probably C15, restored 1903. Sandstone ashlar. Three square plan steps lead up to square socket stone, octagonal top formed by stops to corners, early C20 octagonal shaft with finial. Inscription on north side of socket stone: "To the glory of God/ and in loving memory of/ Henry Harris Oldnall, Captain RNA/ who died at Z ....., South Africa, January 29th 1901/ This ancient cross was restored 1903".
LBCC55	Village Street	Haynes Memorial about 10m south of Chancel of Church of St. Cassian	1805	1	14		61	II	Chest tomb. Died 1824. Ashlar. Chest on substantial base, moulded plinth and cornice, ridged and hipped capping, corner balusters. Inscription to south: "Sacred to the memory [of]/ Jane wif[e] ...../ James Hayes/ (of Yieldingtree in this parish)/ who died August 30th 1824/ Aged 28 years/ Also of Mary wife of James Haynes/ who died January 21st 1828/ Aged 25 years".
LBCC56	Village Street	Edwards Memorial about 15m south of Chancel of Church of St. Cassian	1805	1	14		62	II	Chest tomb. Died 1808. Ashlar. Moulded plinth and cornice, flat top, fluted frieze with paterae, corner balusters; two inscription panels to long sides. South face, left-hand side: "Sacred/ to the memory of/ Thomas Edwards/ who departed this life/ February 1st 1808/ Aged 53 years"; right- hand panel: "Also/ to the memory of/ Elizabeth the wife of/ Thomas Edwards who died/ August 15th 1822/ Aged 67 years".

LBCC57	Village Street	Pratt Memorials (four) about 5m south-east of Chancel of Church of St. Cassian	1805	1	14	63	II	<p>Four chest tombs placed side by side. Late C18 and early C19. Sandstone ashlar. From north to south: Moulded plinth and cornice, flat top, corner balusters: inscription on south illegible.</p> <p>Pedestal with moulded plinth and cornice, urn finial to top; west face inscription: "In memory of/ James Pratt/ of Bellington son of Thomas/ and Ann Pratt of Dunclent/ who departed this life/ August 10th 1797/ Aged 72 years/ Also of Ann his wife/ eldest daughter of James Newnham/ of Winterfold Esq/ who departed this life February 16th 1799/ Aged 75 years".</p> <p>As first above, two square inscription panels on south side; left-hand panel: "Sacred/ to the memory of/ Thomas Pratt gent/ of Dunclent/ who departed this [life]/ April 30th 1759/ Aged 61 years"; right-hand panel: "...../to the memory [of]/ Ann Pratt/ his wife/ [who] departed this life/ January 19th 1779/ Aged 7 [...] years".</p> <p>As first above, inscription on south: "Sacred to the memory of Benjamin Pratt/ who departed this life May 24th 1794/ aged 52 years/ [Also]/ of Jane his w[ife] ..... this life/ February 28th 1826/ ... .. her ...".</p>
LBCC58	Village Street	Churchyard Wall to south and east sides of Chancel of Church of St. Cassian	1805	1	14	64	II	<p>Churchyard wall. Probably C18 with some C19 and mid-C20 repairs. Sandstone ashlar. Wall to east and south sides of churchyard stands three to four courses high on worn chamfered plinth with simple chamfered stone coping.</p>
LBCC59	Village Street	Lychgate House	1805	1	14	65	II	<p>House. Early C18 with some mid-C20 alterations. Brick with painted stone dressings. Two storeys with attic lit by a boxed glazing bar sash under rubbed brick head with keystone in gable; stone quoins. Two windows. Boxed glazing bar sashes under rubbed brick heads with keystones, stone sills with consoles below, central window blind. Ground floor: central entrance has a moulded wooden architrave, flat canopy on consoles, door of six raised-and-fielded panels. Front to churchyard (on left) has a blocked entrance and dentilled brick cornice.</p>
LBCC60	Village Street	Telephone Kiosk (type K6) outside Primary School	1805	1	14	71	II	<p>Telephone kiosk. Type K6. Designed 1935 by Sir, Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels</p>

								and margin glazing to windows and door.
LBCC61	Village Street	Saddler's Cottage (Formerly listed as Old Post Office)	1805	1	14	66	II	House. Possibly C16, remodelled early C18, with some mid-C20 alterations. Timber-frame clad in painted brick; tile roof. T-plan, crossing to south, other range extending to north parallel to street. One storey with attic lit by a 3-light casement in gable to left and two gabled dormers to right. Ground floor: three windows, two bow windows, with 3-light casement to right. Entrance to left-hand return front. Framing: visible over entrance, one square panel below eaves with straight angle brace.
LBCC62	Village Street	Yew Tree Cottage (Formerly listed as Midland Bank and premises abutting on south)	1805	1	14	67	II	House. Early C18, extended early C19 with some late C20 alterations. Timber-frame with painted brick infill, extended in brick painted to resemble framing; machine tile roof. Two framed bays, brick addition to south. One storey with attic lit by two gabled dormers, and a 2-light casement under eaves to left. Ground floor of three windows: 2-light casement to left, other two are tripartite sashes. Entrance between two windows to right approached by two stone steps has wooden architrave, shallow flat canopy supported by trellises, 4-panel door. Framing: four square panels high with straight tension braces to first floor).
LBCC63	Village Street	Lodge Cottage (Formerly listed as shop and houses adjoining to north of Midlands Bank)	1805	1	14	68	II	House. C17 with mid-C19 and some late C20 alterations. Timber-frame with painted brick infill extended in painted brick with machine tile roof. Three framed bays, with added brick bay to north. Two storeys, except to right which is of one storey with attic lit by a gabled dormer, rest has three 2-light casements. Ground floor of five windows; C20 casements. Entrance through right-hand (north) gable end.
LBCC64	Village Street	Swan Inn	1805	1	14	69	II	Public house. Late C18 with some mid-C19 and mid-C20 alterations. Rendered brick with tile roof, gable-end stacks. Quoins painted on render. Slight advanced gabled central bay of two storeys with a 4-light casement under segmental head to each floor; to left one storey with tall window. Entrance to right has pilastered doorcase with shallow flat canopy. To right of centre two storeys, two windows. Single-light

								casement to left, 2-light to right. Ground floor: 3-light casement under segmental head to right, to left doorcase with fluted pilasters and flat canopy. Included for group value.
LBCC65	Village Street	Brook Cottage	1805	1	14	70	II	House. C17, remodelled and extended early C19. Timber-frame clad in painted brick with tile roof. Two framed bays, extended in brick to north, gable-end stacks. One storey with attic lit by three dormer windows. Ground floor of three windows: 2-light casements, that to right 3-light under segmental head. Blocked entrance between two left-hand windows; entrance between two windows to right has a wooden lintel and half-glazed door. Framing: one square panel under eaves visible to rear.
LBCC66	Winterfold	Winterfold House	1805	1	10	71	II	House. Early C19 with some mid-C19 and mid-C20 alterations. Brick with hipped slate roof. Three storeys. Two plus one plus two plus one windows, that to right a mid-C19 addition. Main part symmetrical with slightly advanced central bay; modillioned painted brick cornice to plain parapet, band to ground floor. Central first floor window under semi-circular headed recess; glazing bar sashes under rubbed heads. Second floor with 6-pane sashes; ground floor with central entrance has portico with two Ionic columns supporting canopy with moulded cornice and two-leaf 6-panelled door. Left-hand return front has a central pediment. Interior: staircase in circular stair hall to rear with cast iron balustrade.
LBCC67	Woodrow	Woodrow House	1805	1	7	72	II	Farmhouse. Late C18 with some mid-C20 alterations. Brick with tile roof and gable-end stacks. Two storeys, dentilled brick cornice; three windows: 16-pane boxed sashes under segmental heads. Ground floor: two 16-pane boxed sashes under rubbed brick heads. Central entrance has a wooden pedimented doorcase with fluted pilasters and 6-panelled door.

Appendix III Map 5 Protected Views





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## Appendix V Jargon Guide

(By kind permission of Wyre Forest District Council, from the Adopted Site Allocations and Policies Local Plan, 2013)

**Adopted Core Strategy (2010)** -this is the strategic level document within the District's Development Plan. It sets out the broad locations for delivering housing and other major development needs in the District such as employment, retail and transport. It guides the site specific policies within the Site Allocations and Policies Local Plan and the Kidderminster Central Area Action Plan.

**Adopted Local Plan (2004)** - the existing planning policy document for the Wyre Forest District, this was adopted in 2004 to guide future development within the District until 2011. Along with the Worcestershire County Structure Plan 1996-2011 and the Hereford and Worcester County Minerals Local Plan (1997) it constituted the Development Plan for the Wyre Forest District and has been replaced by the Core Strategy, the Site Allocations and Policies Local Plan and the Kidderminster Central Area Action Plan.

**Affordable Housing** - the District Council has adopted the definition of Affordable Housing as set out in the NPPF. "Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market rent levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes."

**Air Quality Management Area (AQMA)** - areas designated by Wyre Forest District Council where the level of pollutant concentrations in the atmosphere results in the air quality not meeting the objectives set out by central government in 2005.

**Annual Monitoring Report (AMR)** - an annually produced document which sets out the progress made in achieving the timetable set out in the Local Development Scheme (now referred to as the Project Plan) as well as measuring the effectiveness of the development plan policies.

**Areas of Development Restraint (ADR) (also referred to as Safeguarded Land)** - land which lies between the urban area and the Green Belt which is identified to meet longer term development needs stretching well beyond the plan period. Safeguarded land is not allocated for development at the present time and planning permission should only be granted for such land following a Local Plan review which proposes development. Until areas of safeguarded land are identified for development, Green Belt policies apply to them.

**Chalets** – these are buildings, also sometimes referred to as shacks, which are primarily constructed of materials of less than average permanency and used for residential occupation.

**Climate Change** - long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

**Code for Sustainable Homes** - a new national best practice standard for sustainable design and construction of new homes. Level 6 of the Code is equivalent to zero carbon.

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

**Comparison Floorspace** - refers to the floorspace for comparison goods, which are items that are not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

**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).

**Development Plan**- the Development Plan for the District comprises of the Core Strategy, the Site Allocations and Policies Local Plan and the Kidderminster Central Area Action Plan. Neighbourhood Plans will also form part of the Development Plan, once adopted.

**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.

**Flood Risk Assessment** - an assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

**Geodiversity** - the range of rocks, fossils, minerals, soils, landforms and natural processes that go to make up the Earth's landscape and structure.

**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.

**Gypsy and Traveller Accommodation Assessment (GTAA)** - the purpose of this assessment is to provide information on the accommodation needs of Gypsies and Travellers in order ascertain what the appropriate number, type and distribution of additional pitches need to be provided within the area.

**Habitats Regulations Assessment (HRA)** - tests the impacts of a proposal on nature conservation sites of European importance, and is a requirement under EU legislation for land use plans and projects.

**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).

**Historic Environment** – All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Horsiculture** - the commercial development of the countryside for pasturing or exercising horses.

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

**Kidderminster Central Area Action Plan (KCAAP)** - a plan targeted specifically to regenerate the central area of Kidderminster.

**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'.

**Lifetime Homes Standard** - criteria developed by the Joseph Rowntree Foundation in 1991 to help house builders to produce new homes flexible enough to deal with changes in life situations of the occupants such as caring for young children, temporary injuries and declining mobility with age.

**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.

**Live/Work** - is defined as property that is specifically designed for dual use, combining both residential and employment space. It is regarded as sui generis use. Live/work units are dual use but are functionally different and therefore each element should involve separate entrances, kitchens and toilet facilities.

**Local Development Scheme (LDS)** - a three year timetable setting out the type of Development Plans to be produced and the key milestones for their development. Now referred to as a Project Plan.

**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).

**Local Plans (LPs)** - the collective term given to all statutory documents that form the Development Plan for the District. These comprise of the Core Strategy, Site Allocations and Policies, Kidderminster Central Area Action Plan and a Policies Map.

**Major Developments** - major developments include; Residential development comprising at least 10 dwellings or a site area of at least 1 hectare if the number of dwellings is not specified. Other uses where the floor space to be built is greater than 1,000 square metres or the site area is at least 1 hectare in size.

**National Planning Policy Framework (NPPF)** - the document which sets out the Government's 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.

**Natural England** - Natural England works for people, places and nature to conserve and enhance biodiversity, landscapes and wildlife in rural, urban, coastal and marine areas.

**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.

**Original Dwelling** - an original dwelling is one as it existed on 1st July, 1948, or if constructed after 1 July 1948, as it was built originally.

**Outfarms** - farm buildings set within the fields, away from the main farmstead. They were typically sited in areas where farmsteads and fields were sited at a long distance from each other and allowed functions, normally carried out in the farmstead, to be undertaken remotely, including the processing and storage of crops, the housing of animals and the production of manure. Outfarms can range from full courtyard plans to small, single buildings standing in a field (also referred to as Field Barns).

**Parish Plans** - these reflect the planning issues present at a local level in the rural areas of the District. These plans carry no weight in the planning system but are designed to inform the District Council of local planning issues.

**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 curtilage 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.

**ReWyre Initiative / Regeneration Prospectus** - the prospectus aims to highlight Kidderminster's challenges and opportunities in order to attract support and investment into the town.

**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.

**Stourport Forward** - Stourport Forward is a company limited by guarantee that was formed to utilise the £500,000 “Market Towns Initiative” (MTI) funding.

**Stourport Road Employment Corridor (SREC)** - this is the main focus for employment within the District. This corridor runs south out of Kidderminster towards Stourport-on-Severn, is well established and contains a number of modern high quality premises together with significant redevelopment opportunities. Underused and derelict sites along this corridor include the former British Sugar site, which at 24 hectares is one of the largest sites in the region.

**Strategic Centres** - there are 25 town centres in the West Midlands region that are defined in the former Regional Spatial Strategy as ‘Strategic Centres’ and recognised for their crucial role in meeting the shopping and commercial needs of the region. Kidderminster is one of only three Worcestershire centres recognised in this way (together with Worcester City and Redditch).

**Strategic Flood Risk Assessment (SFRA)** - collates information on all known sources of flooding that may affect existing or future development within the District. Such sources include river, surface water (local drainage), sewers and groundwater. In collecting this information, the SFRA identifies and maps areas that have a ‘low’, ‘medium’ and ‘high’ probability of flooding within the Wyre Forest, in accordance with National Policy. This information is used in the site selection process and also informs the Sustainability Appraisal.

**Strategic Housing Land Availability Assessment (SHLAA)** - the primary role of the SHLAA is to identify sites with potential for housing, assess their housing potential and assess when they are likely to be developed.

**Strategic Housing Market Assessment (SHMA)** - the SHMA is an assessment of housing market influences, current and future housing demand issues, impacts of past and planned housing supply and the impacts of economic and demographic changes.

**Supplementary Planning Documents (SPDs)** - provide additional information to guide and support the Development Plan.

**Sustainable Communities** - sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future

residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

(See Communities and Local Government website ([www.communities.gov.uk](http://www.communities.gov.uk)))

**Sustainable Community Strategy** - the Sustainable Community Strategy 2008-2014 brings together the concerns of Wyre Forest communities under six main themes which the Council and its partners need to focus their efforts on in order to improve the social, economic and environmental wellbeing of the District. These are: - Communities that are safe and feel safe; A Better Environment for Today and Tomorrow; Economic Success Shared By All; Improving Health & Wellbeing; Meeting the Needs of Children and Young People and Stronger Communities. These themes will be addressed through the Adopted Core Strategy.

**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.

**Sustainability Appraisal (SA)** - the purpose of SA is to ensure that the Development Plan and associated Supplementary Planning Documents (SPDs) conform to the Government principles of Sustainable Development which are: Living within environmental limits; Ensuring a strong, healthy and just society; Achieving a sustainable economy; Promoting good governance; and Using sound science responsibly.

**Water Cycle Strategy** - this assesses the constraints and requirements that may arise from the scale of the proposed development on the water infrastructure in the District. The report focuses on potential development sites and assesses flood risk, water supply, sewerage infrastructure, wastewater treatment, and river quality and demand management measures. These are discussed in more general terms.

**Waterways** - navigable watercourses encompassing canals, navigable rivers and reservoirs.

**West Midlands Sustainability Checklist** - this is an easy-to-use online tool that identifies a range of different economic, social and environmental sustainability issues covered in National Guidance and the former West Midlands Regional Spatial Strategy. It enables users to assess to what extent a development site proposal will deliver on the different aspects of sustainability.

**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.



For further information on the Chaddesley Corbett Neighbourhood Plan contact:

Planning Policy Team  
Wyre Forest House  
Finepoint Way  
Kidderminster  
Worcestershire  
DY11 7WF

[Planning.policy@wyreforestdc.gov.uk](mailto:Planning.policy@wyreforestdc.gov.uk)

