

**BARROWFORD**  
**NEIGHBOURHOOD PLAN**  
**SUPPORT PACKAGE**

**Kirkwells**

The Planning People



## **Introduction**

1. Following the meeting and discussion on the 5<sup>th</sup> of October, Kirkwells can offer Barrowford Parish Council a comprehensive package of support to help finalise the preparation of the area's Neighbourhood Plan. This package will allow the Parish Council to prepare a statutory neighbourhood plan. A neighbourhood plan that will be used to guide and control development.
2. In preparing the plan our approach to neighbourhood planning gives local people more say in the future development of where they live and work, and a greater ability to influence planning decisions.
3. By choosing Kirkwells you will have the backing of Royal Town Planning Institute chartered town planners who are the country's most experienced independent town planning consultants supporting communities in the preparation of neighbourhood plans. This experience includes support:
  - to five government neighbourhood planning frontrunners;
  - advice and support, over the last three years, to over 50 other areas preparing neighbourhood plans. This experience covers the whole process from pre-designation through to referendum stage. We have helped three parishes get through successful referendums, 7 to Regulation 16 submission stage, and 14 to Regulation 14 draft plan stage. These areas range from small rural parishes to larger town council areas, see Appendix A for a fuller list of our work (other examples of plans accompany this proposal); and
  - training support to over 100 parish, town council and other groups.

## **Our Neighbourhood Plan Approach**

4. Our approach to supporting areas involved in neighbourhood planning is to be the Parish Council's technical advisors - providing advice, support and assistance, facilitating, questioning and critiquing, but allowing the Parish Council to reach informed decisions that lead to a deliverable end product.
5. In this way, Barrowford's Neighbourhood Plan becomes truly community-led and owned. Kirkwells role is a support one, helping you undertake the work you feel comfortable with and equipped to do, and taking a more prominent role when you do not - particularly on the technical things. This not only keeps costs down, but also ensures true community leadership and local ownership of Barrowford's Neighbourhood Plan.
6. Our support is based on a menu that the Parish Council can select from. You can select the full menu - this fee proposal is for a full package of support taking you from where you are now and on to referendum. Alternatively, you can select set elements from the menu: just the elements of support you require at key stages of your neighbourhood plan's preparation.
7. Kirkwells can support you with all these stages by offering Barrowford the following:
  - **Free support to put together a bid to Locality for grant funding should this be required for the next six months of the project;**
  - Production of detailed project plan and project management;

- Support to your Neighbourhood Plan Steering Group and attendance at meetings;
- Preparation of a Preferred Option Barrowford Neighbourhood Plan for public consultation;
- Assessing issues of conformity with national and local planning policy;
- Liaison with Pendle Borough Council and Lancashire County Council;
- Advice and support on engagement and consultation. Kirkwells can advise on a range of methods to raise the profile of the Plan, and the level of involvement of local people in the Plan's preparation; we can advise on how to maintain the on-going dialogue with individuals and organisations you seek;
- Support to ensure the plan promotes sustainable development, including assistance with any Strategic Environmental Assessment needed;
- Assessing and advising on the evidence base;
- Finalising the Draft Neighbourhood for Regulation 14 consultation, see Appendix B for a sample structure and Appendix C for a sample chapter;
- Advice and support with community engagement of the Draft Neighbourhood Plan;
- Preparation of the Basic Conditions and Consultation Statements;
- Advice to ensure the Neighbourhood Plan meets the basic conditions of the Localism Act;
- Revisions to the Draft Neighbourhood Plan and submission to Pendle for Regulation 16 consultation;
- Preparation for and appearance at any examination in to the Neighbourhood Plan; and

- Support to make any post-examination changes to the plan.
8. Our approach is also based on getting the most from local resources: input from your Neighbourhood Plan Steering Group, Parish Council, volunteers and interested local people. This approach minimises costs to you whilst providing the Parish Council with the ability to call on our independent, expert advice, help and support throughout the plan’s preparation. We find this helps move the plan forward at a faster pace and allows you to use neighbourhood planning to its full potential as a tool to get what you want.
  9. We also pride ourselves on establishing strong and effective working relationships with your local planning authority, whilst retaining an independent role and representing the interests of the Parish Council.
  10. To provide Barrowford with a full package of support would cost £8,240.00 including expenses, but excluding VAT. Kirkwells recognise town and parish council budgets are limited and we offer our services at a special 25% discount on our usual fee rate. Our fees per member of staff are £40.00 per hour or £280.00 per day, both figures *exclude VAT*.
  11. This figure is broken down in more detail in the following table:

<b>Support to put together application to Locality for grant funding</b>	<b>FREE</b>
<b>Inception meeting and preparation</b>	<b>£400.00</b>
<b>Produce and agree detailed work programme</b>	<b>£40.00</b>
<b>National and Local Policy Assessment</b>	<b>£300.00</b>
<b>Assessing and advising on the evidence base</b>	<b>£300.00</b>
<b>STAGE 1 PAYMENT</b>	<b>£1,040.00</b>
<b>Preparation of Preferred Option Draft Plan for Consultation</b>	<b>£3,000.00</b>

<b>Strategic Environmental Assessment Screening</b>	<b>Pendle</b>
<b>Consultation on Preferred Option Plan</b>	<b>£400.00</b>
<b>Analysis of responses on Preferred Option Plan</b>	<b>£400.00</b>
<b>Finalising Draft Plan for Regulation 14 consultation</b>	<b>£800.00</b>
<b>STAGE 2 PAYMENT</b>	<b>£4,600.00</b>
<b>Preparation of Consultation Statement and Basic Condition Statement</b>	<b>£900.00</b>
<b>Revise Draft Plan and Submit to Local Planning Authority</b>	<b>£700.00</b>
<b>STAGE 3 PAYMENT</b>	<b>£1,600.00</b>
<b>Examination</b>	<b>£1,000.00</b>
<b>STAGE 4 PAYMENT</b>	<b>£1,000.00</b>
<b>Total cost</b>	<b>£8,240.00</b>

12. You may feel some of these elements are already in hand. If so we can happily remove them from our fee proposal. Alternatively, you may wish to “beef up” certain areas, and reduce others based on local knowledge and expertise.
13. These figures do not include the costs of printing of the final document or any proposal map. Kirkwells will supply electronic versions (including mapping), and if required, a limited number of hard copies of documents at key stages, but large print runs, if deemed necessary, say at Draft Plan stage, are best handled using the services of local printers.
14. If you are considering allocating housing sites government guidance advises you run a “call for sites” exercise. If you would like us to assist with this work the “call for sites” and subsequent site appraisal and report would incur an additional fee of £1,500.00, excluding VAT.
15. Given the primary source of grant funding for neighbourhood plans is the support administered by Locality, we would support Barrowford free of charge in putting together their grant application.

This would include help with the online application including description of work and cost breakdowns. This is something we have successfully done with other town and parish councils as part of our work to support their neighbourhood plans.

## **Outputs**

16. Kirkwells will produce alongside Barrowford Parish Council a neighbourhood plan that will give local people more say in the future development of where they live and work, and a greater ability to influence planning decisions.
17. In producing the plan Kirkwells will help the Parish Council engage widely with the local community, business and other key stakeholders - raising awareness of the plan and forging strong relationships for the future implementation of the plan.

## **Concluding Remarks**

18. We hope you find our proposal an attractive one. Should you require to discuss any of this in greater detail, or feel that this is best done face to face with a meeting we will be happy to answer your queries.

## **References**

Yvonne Scriven - Clerk, Chaddesley Corbett Parish Council

[yvonne.scriven@btinternet.com](mailto:yvonne.scriven@btinternet.com)

Lynda Wilcox - Chief Executive, Hinckley and Bosworth Association of Local Councils

<mailto:lynda@halchereford.gov.uk>

Jenny Mason – Clerk, Whitnash Town Council

[jenny.mason@whitnashtowncouncil.gov.uk](mailto:jenny.mason@whitnashtowncouncil.gov.uk)

## **Brief CVs**



### **MICHAEL WELLOCK – MANAGING DIRECTOR, KIRKWELLS, BSc, Dip TP, DMS, MRTPI**

#### **PERSONAL STATEMENT**

Michael is a chartered town planner with over 25 years' experience. Michael has worked across the UK with private companies, public bodies and community groups. He has a wide range of town planning skills and knowledge, and has delivered multi-million pound projects taking such projects from plan to delivery. Michael is currently leading our work on a number of Neighbourhood Plans in Hinckley and Bosworth, Lancashire, Northamptonshire and Yorkshire, and the Daventry Neighbourhood Planning Framework.

#### **PREVIOUS EXPERIENCE**

##### **Managing Director, Kirkwells – 2011-2015**

Currently working on a number of neighbourhood planning projects, including three neighbourhood planning frontrunners and housing regeneration work in inner Burnley.

##### **Neighbourhoods Manager, Burnley Borough Council - 2009 to 2011**

##### **Project Co-ordinator Elevate, Burnley Borough Council - 2003 to 2009**

##### **Policy and Environment Manager, Burnley Borough Council - 2000 to 2003**

##### **Senior Planner, Bury Metropolitan Borough Council - 1989 to 2000**



**LOUISE ELAINE KIRKUP - DIRECTOR,  
KIRKWELLS, BSc, MCD, Dip. TP, MRTPI**

**PERSONAL STATEMENT**

Louise is a Chartered Town Planner with over 17 years' experience across a wide range of town planning and neighbourhood regeneration disciplines including development management, sustainable development, neighbourhood planning and regeneration, community participation and engagement, and planning policy. She has had a leading role in developing innovative and creative approaches to community involvement in planning policy documents, and has widespread experience of working in partnership with public, private and voluntary sectors to deliver complex regeneration projects on time and within budget. Louise is currently leading our work on Neighbourhood Plans in a number of areas and had our first success at referendum with Chaddesley Corbett.

**PREVIOUS EXPERIENCE**

**Director, Kirkwells – 2011-2015**

Currently working on a number of neighbourhood planning projects, including three neighbourhood planning frontrunners, and advising parishes in Warwickshire, Northamptonshire and Worcestershire.

**Senior Policy Planner (PT), Copeland Borough Council – 2011 to 2013**

Louise assisted with work on the Council's Core Strategy with particular responsibility for policies relating to town centres and retailing and the Localities chapter. She led on the preparation and adoption of 2 SPDs for Whitehaven Town Centre and Harbourside and South Whitehaven and also prepared the Issues and Options document for West Whitehaven SPD which will set out development guidelines for a highly sensitive area of coastal fringe.

**Principal Planner (Neighbourhoods), Burnley Borough Council - 2009 to 2011**

**Principal Planner (Housing Market Renewal), Burnley Borough Council - 2004 to 2009**

**Principal Environmental Planner, Burnley Borough Council - 1999 to 2004**

**Capital Challenge Planner, Burnley Borough Council - 1998 to 1999**

**Planning Officer (Environment), Salford City Council - 1995 to 1998**  
**Temporary Planning Officer, Development Control, Salford City Council - 1994 to 1995**



## **CLAIRE PARKER - DIRECTOR, KIRKWELLS, Dip TP**

### **PERSONAL STATEMENT**

Claire is a Town Planner with over 10 years' experience in Development Management. She has experience of producing Supplementary Planning Documents in the form of site specific Development Briefs, project management through the East Lancashire Housing Market Renewal Pathfinder, development management of major applications from pre-application discussion through the development control process to condition and Section 106 agreement monitoring, and project management of public realm improvements. Currently helping prepare Neighbourhood Plans in Hinckley and Bosworth, Lancashire, Northamptonshire and Warwickshire.

### **PREVIOUS EXPERIENCE**

#### **Director, Kirkwells – 2011-2015**

Claire is the team's development management expert, currently working on a number of planning applications, and advising on neighbourhood plan policy.

**Principal Planner (Lead Developer Liaison), Burnley Borough Council - 2008 to 2011**

**Senior Planner (Development Control), Burnley Borough Council - 2006 to 2008**

**Planning Officer (Development Control), Burnley Borough Council - 2002 to 2006**

**Conservation Area Partnership Assistant (Town Centre Action Plan Team), Burnley Borough Council - 2000 to 2002**



## **PAULA FITZGERALD – ASSOCIATE, MA (Hons) MRTPI**

### **PERSONAL STATEMENT**

Paula is a highly experienced chartered town planner with over 11 years' experience, including the successful adoption of statutory planning documents, development briefs and SPDs. She has a strong track record leading major housing, commercial, and retail and education projects. Paula demonstrates strong networking skills through working closely with applicants, land owners, agents and has co-ordinated a number of stakeholder engagement events. Paula is a practical and creative planner with both policy and development management expertise.

Projects which Paula has led on: Accrington Area Action Plan, Clayton and Altham Neighbourhood Plan, Hill Top SPD (residential), East Accrington SPD, Peel Fold Mill (residential) SPD, Platts Lodge SPD (commercial), Householder Design Guide SPD, Infirmary Waterside (residential) SPD, Blackburn with Darwen Design Guide and Colour Study.

### **PREVIOUS EXPERIENCE**

#### **Principal Planner, Hyndburn Borough Council, May 2008 - 2014**

Currently manage the preparation and delivery of development plan documents and other documents which make up the Local Development Framework for Hyndburn. Supervising planning officers and assistant officers and setting workloads. I manage a wide range of projects working across other departments, including design and heritage projects, review of council assets, and attending pre-applications discussions on major developments. I have developed strong networks with other built environment professionals including;

internal departments, statutory consultees and voluntary organisations.

**Senior Planner, Blackburn with Darwen Borough Council, 2004 – 2008**

**Senior Planner, Pendle Borough Council, 2003 –2004**

**Planner, Hyndburn Borough Council, 2002 –2003**

## **CHRIS BAMBER, ASSOCIATE, MA, BTP, MRTPI**

### **PERSONAL STATEMENT**

Chris has 35 years' experience in a wide range of roles at varying levels in spatial planning, especially in strategic and local policy making. He is a chartered town planner and has served on the Council of the Royal Town Planning Institute as well as having been Chair of RTPI North West.

### **PREVIOUS EXPERIENCE**

#### **Copeland Borough Council 2011-2013**

As Senior Planner in the Planning Policy team Chris was instrumental in bringing forward the Local Plan (Core Strategy) to adoption and has also advised parish councils on setting up their Neighbourhood Plans. He is currently retained by Copeland Borough Council as a freelance advisor in local and neighbourhood plan work.

#### **Government Office for the North West 2000-2011**

Chris worked within the civil service as Senior Planner at the regional office, as a technical advisor on planning practice and policy decisions to civil servants regionally and nationally, and briefing ministers. He supervised the operation of the planning system in Merseyside, Lancashire and Cumbria, and was involved in the genesis of neighbourhood planning via one of the 'pilot' projects.

#### **Stoke-on-Trent City Council 1987-2000**

As head of planning policy research he played roles both in producing the City Plan and representing Stoke-on-Trent and North Staffordshire in the regional planning process.

#### **Manchester City Council 1979-1987**

Starting in development management in the inner city districts of east Manchester, Chris moved (1982) into the environmental improvement team, managing landscaping and other regeneration projects and an inner city-funded programme worth up to £2.5 million per annum.

## **QUALIFICATIONS**

MA in Geography, St. Edmund Hall, Oxford (1976)

Bachelor of Town Planning, Manchester University (1978)

Certificate in Management, Staffordshire University (1997)

Member of Royal Town Planning Institute

## **MARGARET WHEWELL – ASSOCIATE, Dip TP, MRTPI**

### **PERSONAL STATEMENT**

Margaret is a Chartered Town Planner with over 30 years' experience across a wide range of town planning disciplines, including planning policy and plan-making, community participation and engagement, neighbourhood planning and development management. She has had a leading role in developing innovative and creative approaches to community involvement in planning policy documents and local plans and has 20 years' experience working with communities as a Planning Aid volunteer. Margaret is currently assisting Kirkwells with their neighbourhood planning work.

### **PREVIOUS EXPERIENCE**

#### **Policy and Environment Team Manager, Burnley Borough Council – 2003 to 2014**

Margaret led the team that was responsible for preparing Burnley's Local Plan and other planning policy documents, including Area Action Plans for neighbourhoods undergoing regeneration, design guidance, sustainability appraisal and heritage statements that were recognised by English Heritage as emerging best practice. The team was also responsible for delivering the Council's Conservation service and developing a Green Infrastructure Strategy.

#### **Principal Planner, Policy and Environment Team, Burnley Borough Council – 2001 to 2003**

#### **Principal Planner, Unitary Development Plan and Policy, City of Bradford Metropolitan District Council – 1989 to 2001**

#### **Principal Planner, Plans and Retail Policy, Rochdale Metropolitan Borough Council – 1986 to 1989**

#### **Senior Planner, Housing and Population, Greater Manchester Council – 1984 – 1986**

#### **Planning Aid Volunteer – 1994 to current Member of the Yorkshire Planning Aid Steering Group – 2001 to 2010**



**MARTIN COLE, FINANCE MANAGER.**

Martin qualified as a Chartered Accountant in London in 1975 and then worked for KPMG London for two years before moving to the North West in 1977 to work for Phillips Electrical 6 years and then FW Woolworths 3 years. He then moved to Post Office Counter Ltd and during his sixteen years with them he undertook various finance and planning roles, finishing as the North West Regional Head of Finance. Martin then became Director of Finance for the East Lancashire Partnership 2 years, and from 2005 to 2011 was Burnley Councils Regenerate Accountant dealing with all the financial aspects of the multi-million pound Housing Market Renewal programme.

Since 2011 Martin has been Kirkwells Finance Manager.

## **APPENDIX A – KIRKWELLS NEIGHBOURHOOD PLANNING EXPERIENCE**

**Austrey, North Warwickshire** – currently providing overall project management and mentoring to student who is helping parish prepare plan.

**Barford, Warwickshire** – Draft Plan submitted.

**Branston, East Staffordshire** – Draft Plan prepared, first six week consultation completed and now ready for submission.

**Brimfield and Little Hereford, Herefordshire** – assistance with Locality application, preparation of Draft Plan and call for sites.

**Bryning with Warton, Lancashire** – plan submitted.

**Burntwood Town Council, Staffordshire** – Neighbourhood Plan Training and Scoping Workshop completed July 2013. Now seeking designation.

**Burley in Wharfedale, Yorkshire** – currently drafting Pre-Submission plan.

**Daventry Town Council, Northamptonshire** – Neighbourhood Plan Training and Scoping Workshop completed May 2013.

**Chaddesley Corbett, Wyre Forest** – plan now made.

**Formby, Sefton** – support to the parish in the creation of a steering group, theme groups, and workshop activities. Questionnaire analysis and drafting plan.

**Gloucester Association of Parish and Town Councils** – two, one day training and workshop session, December 2013 and November 2014.

**Hampton Bishop, Herefordshire** – draft in preparation.

**Hartshill, Warwickshire** – preparing draft plan.

**Herefordshire Association of Local Councils** – one day training and workshop session, September 2013 and March 2014.

**Horninglow and Eton, East Staffordshire** – Referendum March 2015.

**Kempsey, Worcestershire** – preparing draft plan.

**Kilsby, Northamptonshire** – preparing draft plan.

**Leominster, Herefordshire** – consultation on informal draft plan, first six week formal consultation early 2015. Preparing plan for submission.

**Lower Bullingham, Herefordshire** – draft in preparation.

**Peterchurch, Herefordshire** – first formal consultation early 2015.

**Stretton, East Staffordshire** – plan submitted.

**Tarporley, Cheshire** – preparing Draft Plan.

**Warwickshire Association of Local Councils** – 1 day workshop and training session, May 2013.

**West Haddon, Daventry** – secured Locality funding, work on Vision and Issues complete, revising ready for first formal six week consultation.

**Whitnash, Warwick** – plan submitted.

**Wigmore, Herefordshire** – drafting plan.

**Wolston Parish Council, Warwickshire** – desk-top scoping study completed August 2013.

## **APPENDIX B – EXAMPLE NEIGHBOURHOOD PLAN STRUCTURE**

# CHADDESLEY CORBETT

## DRAFT

### NEIGHBOURHOOD PLAN to 2026



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## **APPENDIX C – SAMPLE ENVIRONMENT AND HERITAGE CHAPTER**

## 5.4 History, Architecture and Conservation



Harvington Hall

- 5.4.1 The Parish of Chaddesley Corbett has a long and interesting history. 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>27</sup>
- 5.4.2 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.

<sup>27</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.

- 5.4.3 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.
- 5.4.4 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.
- 5.4.5 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.
- 5.4.6 It is the unspoilt nature of the Parish that is especially valued by residents and visitors. The Neighbourhood Plan Survey Questionnaire in 2013<sup>28</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.
- 5.4.7 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.
- 5.4.8 The overall aim is to protect Chaddesley Corbett so that it retains its character as a unique and distinctive Parish.

## Landscape Setting of the Parish



Rural Landscape Setting

- 5.4.9 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.
- 5.4.10 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.
- 5.4.11 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.
- 5.4.12 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.

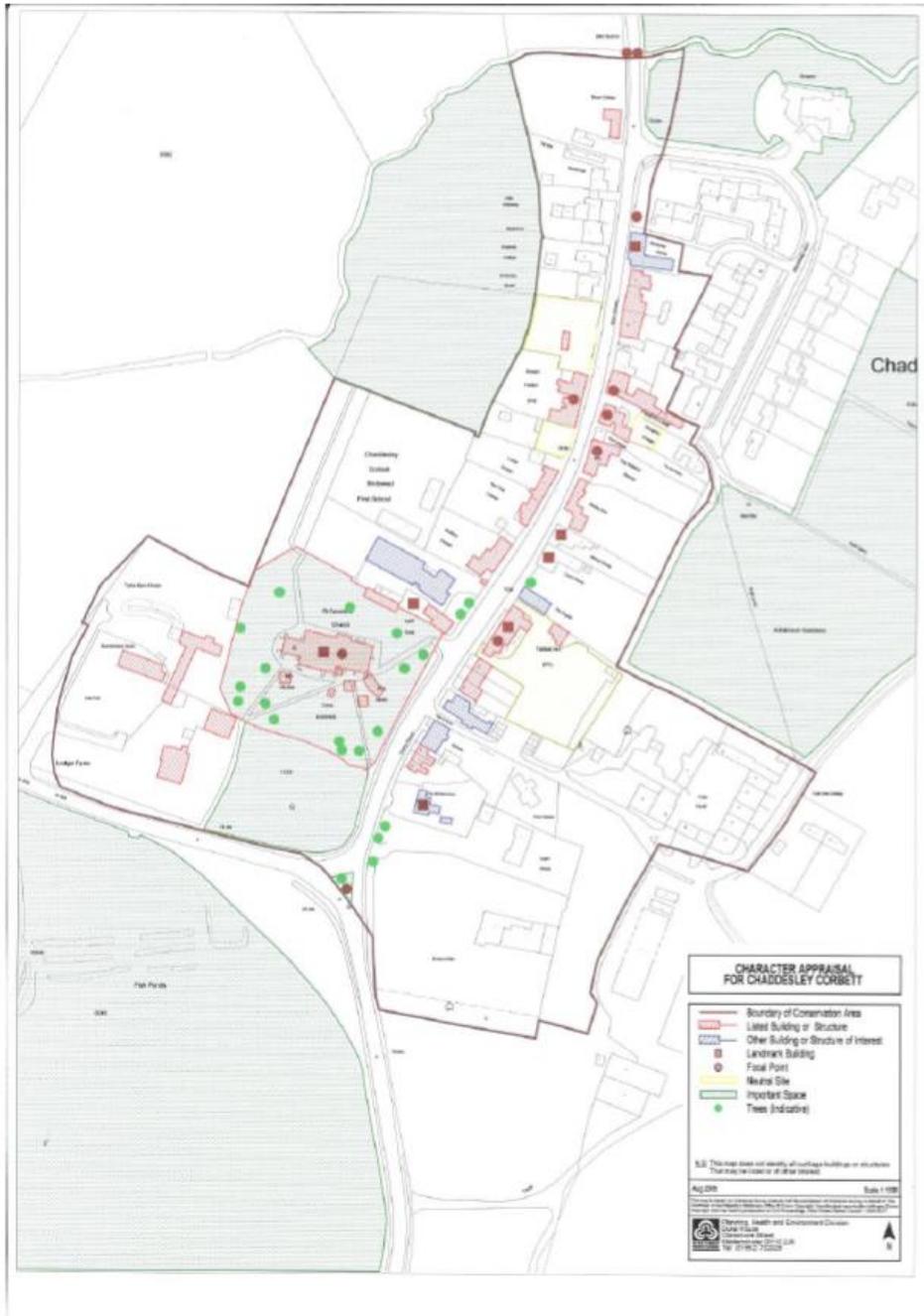
- 5.4.13 A series of ponds and brooks provide a natural habitat for amphibians, dragonflies and water loving birds such as the kingfisher. They also create natural corridors for wildlife movements. Recent surveys conducted by the Worcestershire Wildlife Trust, looking at non-statutory Special Wildlife 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.

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

**All new development proposals will be required to demonstrate consideration of 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. The Protected Views are shown on Map 4 in Appendix III. 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.**
- 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 should be preserved and 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 should be protected and incorporated into landscaping schemes wherever possible. The planting of local species will be**

Map 3 Important Green Spaces surrounding the Conservation Area in Chaddesley Corbett  
(ref Character Appraisal for Chaddesley Corbett Conservation Area<sup>29</sup>)



<sup>29</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>

## CC9 - Settlement Design Principles

All new developments will be required to demonstrate how they have taken into account 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 subservient in scale to 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



# Kirkwells

The Planning People

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