

Churchill and Blakedown Submission Neighbourhood Development Plan

Paragraph 8 of Schedule 4b

‘Basic Conditions’ Statement

Churchill and Blakedown Parish Council



1.0 LEGAL REQUIREMENTS

The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Churchill and Blakedown Parish Council.

What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made up to 2026 (the same period as the Wyre Forest District Core Strategy and Site Allocations and Policies Local Plan).

The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the Churchill and Blakedown Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

2.0 BASIC CONDITIONS

The following basic conditions apply to the Churchill and Blakedown Neighbourhood Plan:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).**
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.**
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.**
- d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development**
- e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).**
- f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.**
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).**

Considering each in turn;

A. HAVING APPROPRIATE REGARD TO NATIONAL POLICY

The Churchill and Blakedown Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the relevant strategic planning policies for Wyre Forest District as set out in the Wyre Forest Core Strategy and in the Site Allocations and Policies Local Plan, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Churchill and Blakedown Neighbourhood Plan does not undermine the strategic policies of the District Council; the Plan aims to support these policies by protecting community facilities and local employment opportunities and supporting new development, protecting and enhancing the village centre, promoting walking and cycling, supporting new housing to meet local needs in line with Policy DS04 of the adopted Core Strategy, supporting improvements in transport and managing traffic, protecting heritage assets and local landscape character and important views and designating and protecting local green spaces

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the National Planning Policy Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and the Churchill and Blakedown Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that Churchill and Blakedown Neighbourhood Development Plan has to guidance
Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and	The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is

NPPF Core Planning Principle	Regard that Churchill and Blakedown Neighbourhood Development Plan has to guidance
<p>Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through consultation, the Plan will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2026. The Neighbourhood Plan sets out a concise and practical suite of policies (18 in total) to guide development management decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Churchill and Blakedown in a creative way, ensuring that the quality and distinctiveness of these places is enhanced by protecting important local green spaces, supporting existing employment opportunities, protecting community facilities, whilst at the same time supporting local housing needs and aspirations.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out</p>	<p>This Submission Neighbourhood Plan refines and amplifies strategic policies set out in the Wyre Forest District Core Strategy and the Site Allocations and Policies Local Plan. The Submission Neighbourhood Plan supports the development of new local employment opportunities and protecting existing sources of employment (Policies CB15 and CB16). Policy CB17 supports new small-scale housing to meet local needs within</p>

NPPF Core Planning Principle	Regard that Churchill and Blakedown Neighbourhood Development Plan has to guidance
a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.	the settlement boundary and Policy CB18 sets out priorities for a range of housing types, sizes, tenures and styles to meet local needs in the Parish.
Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	The Submission Neighbourhood Plan protects the character, form and setting of the village through the protection of heritage assets (Policy CB3) and local heritage and archaeology (Policy CB4), and by protecting and enhancing local landscape character and views (Policy CB6). Policy CB5 indicates that proposals for new development retain and enhance local identity by being of a size, density and scale that is sympathetic to local character and through the use and re-use of local and traditional materials.
Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.	<p>The Churchill and Blakedown Neighbourhood Development Plan seeks to protect the surrounding countryside by supporting new housing within the settlement boundary and aims to protect and enhance services and facilities vital to supporting a thriving rural community Policies CB10, CB11 and CB14).</p> <p>Policy CB6 seeks to ensure that new development protects and, where possible, enhances, the unique character of the local landscape</p>
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion	The Submission Neighbourhood Plan promotes an approach which reduces reliance on the private car and improves the pedestrian environment, for example, through improved traffic management,

NPPF Core Planning Principle	Regard that Churchill and Blakedown Neighbourhood Development Plan has to guidance
<p>of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>including traffic calming measures and pedestrian priority schemes on routes through the village centres (Policy CB2). Policy CB9 promotes improvements to the local footpath/cycle/bridleway network.</p> <p>The conversion of existing buildings is encouraged along with other measures to reduce energy consumption and carbon emissions (Policy CB5)</p> <p>New development is required to maximise the retention of surface water on the development site and minimise run-off (Policy CB8)</p>
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for protecting and enhancing local green spaces (Policy CB7). This should have a beneficial impact on the natural environment.</p> <p>Proposals for increasing opportunities for walking and cycling have the potential to reduce traffic flow through the area, thereby reducing carbon emissions and, with their concomitant environmental improvements, are likely to have a positive impact on air quality.</p>
<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>	<p>The Submission Plan seeks to prioritise the development of brownfield land (Policy CB5) and safeguard locally important open spaces from new development. Furthermore, it encourages housing within the settlement boundary (Policy CB17)</p>

NPPF Core Planning Principle	Regard that Churchill and Blakedown Neighbourhood Development Plan has to guidance
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Submission Plan recognises that green infrastructure can perform multiple functions (Policy CB9)</p>
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>Policies CB4 and CB5 seek to protect and conserve the parish's Conservation Area, including identified open spaces and views, Listed Buildings and other heritage assets.</p> <p>Development proposals should seek to preserve and enhance the character of the village and surrounding scattered rural settlements and farmsteads. Traditional farm buildings and local landscape features, such as hedgerows, pools and streams should be conserved (Policy CB6).</p>
<p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p>	<p>The Submission Neighbourhood Plan seeks to focus development in sustainable locations by promoting development within the settlement boundary (Policy CB17) and facilitates sustainable patterns of transport, by improving local connectivity through improved routes for walking and cycling. (Policy CB9)</p>
<p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p>	<p>The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve local green spaces (Policy CB8). The Plan also protects local community facilities and encourages new and improved provision (Policies (CB10 and CB11).</p>

B. HAVING SPECIAL REGARD TO THE DESIRABILITY OF PRESERVING ANY LISTED BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

The Submission Neighbourhood Plan includes a complete list of the Statutory Listed Buildings and Locally Listed Buildings in the Parish in Appendices A and B. Policies CB4 and CB5 protects the parish's heritage assets.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

C. HAVING SPECIAL REGARD TO THE DESIRABILITY OF PRESERVING OR ENHANCING CHARACTER OR APPEARANCE OF ANY CONSERVATION AREA

The Submission Neighbourhood Plan has special regard to the desirability of preserving and enhancing the character and appearance of the Conservation Area at Churchill, through the provision of planning policies which aim to protect and enhance historic, natural and built heritage assets. The Plan includes policies which set out design principles for landscape, settlement patterns and buildings

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

D. CONTRIBUTE TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ “an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well- being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 earlier gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Churchill and Blakedown Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	The Submission Neighbourhood Plan seeks to improve accessibility to local employment opportunities and supports new local employment opportunities (Policy CB16). It also protects existing employment uses (Policy CB15).
Social	The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan protects local community facilities and promotes health and well-being by protecting green spaces, encouraging investment in new facilities and by enhancing and improving the local footpath/cycleway/bridleway network in order to maximise accessibility to residents. (Policies CB7, CB9, CB10 and CB11)
Environmental	The Submission Neighbourhood Plan includes a number of policies (Policies CB3, CB4, CB5, CB6 and CB7) that seek to protect and enhance the character, form and setting of the parish and to protect its natural and built heritage asset. Local green spaces are identified for protection from development.

E. BE IN GENERAL CONFORMITY WITH STRATEGIC LOCAL PLANNING POLICY

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Wyre Forest District Core Strategy 2010 and Site Allocations and Policies Local Plan 2013.

Paragraph 9 of National Planning Practice Guidance 2014 advises that “*Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).*”

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from the Adopted Plans.

Table 3 Conformity with Local Strategic Planning Policy

<i>Churchill and Blakedown Neighbourhood Development Plan</i>	<i>Wyre Forest District Core Strategy 2010</i>	<i>Wyre Forest Site Allocations and Policies Local Plan 2013</i>
<p><i>Policy CB1 - Traffic Management</i></p> <p><i>New development will be permitted subject to all the following criteria:</i></p> <ul style="list-style-type: none"> <i>• Suitable and safe access is provided to the site, both during development and on completion of the project;</i> <i>• All additional traffic generated by the development is identified and any on</i> 	<p>CP03: Promoting Transport Choice and Improving Accessibility</p> <p>Enhancing Accessibility</p> <p>Development proposals should have full regard to the traffic impact on the local highway network.</p> <p>Major development proposals or those that are likely to have a significant impact on the local transport network will be required to submit a</p>	<p>SAL.CC1 Sustainable Transport Infrastructure</p> <p>Making New Developments Accessible</p> <p>Developments should safeguard and enhance the existing Cycle Route Network, including providing new links where possible. All new developments must be designed to maximise accessibility to, and movement around, the development for cyclists.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p>-site mitigation measures are provided by the developer;</p> <ul style="list-style-type: none"> • Parking is provided in accordance with adopted policies; • There is no detrimental impact on the pedestrian/cycleway network; and • Parking/Access to the proposed development does not adversely affect existing parking/ access arrangements to the detriment of neighbouring residents 	<p>Travel Plan to demonstrate that they have fully considered access by all modes of transport. The Travel Plan should set out targets and measures for addressing travel demand through a package of measures, maximising accessibility by sustainable transport modes, minimising traffic generation and mitigating the effects of additional traffic through a package of multi-modal measures.</p> <p>Delivering Transport Infrastructure</p> <p>Where appropriate, new developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking and cycling facilities within the District and the provision of an integrated public transport network across the District.</p> <p>Developers must take account of the proposals included within the Wyre Forest Transport Measures Package as set out in the current Worcestershire Local Transport Plan. In appropriate circumstances, new development will be required to contribute towards these schemes.</p> <p>CP07: Delivering Community Wellbeing</p>	<p>New developments should take into account movement around the site for all members of the community and should consider the use of shared surfaces with an emphasis on pedestrians over vehicles in a way that promotes highway safety.</p> <p>Proposals should include connected and legible layouts in order to improve sustainability.</p> <p>Highway Safety</p> <p>Proposals which would lead to the deterioration of highway safety will not be allowed.</p> <p>Adequate visibility must be available for vehicles turning into and out of the site.</p> <p>SAL.CC2 Parking</p> <p>Parking</p> <p>Proposals involving the development of car parks will be considered on a site-by-site basis.</p> <p>Any proposed reduction in the amount of car parking spaces as a result of development will need to be fully justified. The suitability of these</p>

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	<p>Existing and Improved Community Facilities</p> <p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p>	<p>areas for lorry parking will be considered should a suitable level of demand be demonstrated.</p> <p>Car parking should be designed to fully integrate within development proposals, where possible minimising the extent of surface car parking.</p> <p>All new developments within the District must demonstrate that they have met the required parking standards as set out in the Worcestershire County Highways Design Guide and the District Council's Design Quality Supplementary Planning Guidance. Car Parking Standards will be applied so as not to provide perverse incentives to out-of-centre developments.</p> <p>SAL.UP6 Safeguarding the Historic Environment</p> <p>1. Heritage Assets</p> <p>Any development proposal affecting the District's heritage assets, including their setting, should demonstrate how these assets will be</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Affordable housing provision</p> <p>Sustainable transport initiatives</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p>	<p>protected, conserved and, where appropriate, enhanced. The District's heritage assets include:</p> <ul style="list-style-type: none"> - 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. <p>When considering a development proposal which may affect a Heritage Asset, or when preparing a Heritage Statement, applicants should have regard to the following points:</p> <p>i. To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>CP11: Quality Design and Local Distinctiveness</p> <p>New development should sensitively connect to the surrounding streets, spaces and communities.</p> <p>Where appropriate, proposals should incorporate strong links to nearby town centres and local centres.</p> <p>Design measures which help to improve sustainable transport including pedestrian, cycling and public transport links should be integral within scheme designs.</p> <p>The emphasis on the creation of successful places will start with a 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. Subsequent DPDs which allocate sites will take full account of the heritage assets within the landscapes and settlements.</p>	<p>ii. Any harm or loss of significance will require clear and convincing justification.</p> <p>iii. The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset.</p> <p>iv. Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged.</p> <p>v. That repairs, alterations, extensions and conversions of heritage assets take into account the materials, styles and techniques to be used and the period in which the asset was built.</p> <p>vi. The installations of fixtures and fittings should not have a detrimental impact on a heritage asset, should be inconspicuously sited and proportioned and be designed sympathetically.</p> <p>vii. In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised,</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>The positive management of the District's historic environment and heritage assets will be taken forward through the development of appropriate SPDs.</p> <p>Designs should combine active frontages and secure private areas and, where appropriate, the suitable integration of mixed uses complemented by attractive buildings and landscaping that is an integral part of the overall scheme design.</p> <p>It is essential that new buildings and spaces are fit for purpose and capable of future adaptation.</p> <p>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.</p> <p>'Design quality', reflecting a thorough understanding of site context, must be demonstrated as part of any proposal. The authority will require the submission of an accompanying Design and Access Statement that has regard to the</p>	<p>does not detrimentally affect the asset or its setting.</p> <p>2. Conservation Areas</p> <p>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. Development should not adversely affect views into, within, or out of the Conservation Area.</p> <p>Proposals for the demolition of a building or structure in a Conservation Area will only be permitted where it has been clearly demonstrated that:</p> <ul style="list-style-type: none"> i. It has no significance in itself or by association, and no value to the significance of the Conservation Area. ii. Its demolition or replacement would benefit the character or appearance of the Conservation Area. iii. Proposals include detailed and appropriate proposals for redevelopment, together with clear evidence redevelopment will proceed.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>latest Supplementary Planning Guidance or Document(s).</p> <p>Developers will be required to demonstrate how their proposals address community safety and crime prevention in Design and Access Statements.</p> <p>CP12: Landscape Character</p> <p>Landscape Character</p> <p>New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.</p> <p>The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the</p>	<p>Proposals that affect shop fronts within a Conservation Area should have regard to the Council's Shop Front Design Guidance.</p> <p>SAL.UP7 Quality Design and Local Distinctiveness</p> <p>Quality Design and Local Distinctiveness</p> <p>All development proposals must demonstrate through their accompanying Design and Access Statements that they are of the highest design quality. All proposals for new development must demonstrate that they:</p> <ul style="list-style-type: none"> i. Incorporate, and where appropriate and practicable, front onto existing valued natural features and buildings, water features, transport infrastructure and landmarks and draw on the contribution of the historic environment to local character and distinctiveness. ii. Concentrate the most active uses or entrances on main thoroughfares and focal points.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>development of supplementary guidance relating to landscape character.</p> <p>Where it is considered appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported subject to it meeting all other relevant criteria within the LDF.</p> <p>Caravan, Mobile Home and Chalet Developments</p> <p>Applications for further mobile home, caravan and chalet developments within the District's rural areas will be resisted due to the collective impact which the existing sites have on the landscape.</p> <p>Severn Valley Regional Heritage Park</p> <p>The establishment of a Severn Valley Regional Heritage Park to link the historic towns and landscape from Stourport-on-Severn to Ironbridge will be supported and promoted during the plan period.</p>	<p>iii. Maximise the use of corner plots and the street frontage and have appropriate regard to the common building line, historic street pattern and skyline.</p> <p>iv. Where applicable, avoid being prejudicial to the comprehensive development of larger areas.</p> <p>v. Fully consider biodiversity gain as an integral part of the development.</p> <p>vi. Maximise opportunities to contribute to local distinctiveness.</p> <p>vii. Maximise natural surveillance and incorporate the principles of Secured by Design and have considered the incorporation of fire safety measures.</p> <p>viii. Have an appropriate building footprint for the locality and do not represent over-development of the site.</p> <p>ix. Integrate well within the existing streetscene.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<p>x. Incorporate existing trees, or where it has been demonstrated through a tree survey that retention is not possible, provide replacements.</p> <p>xi. Have regard to the traditional design and materials of the locality and avoid inappropriate features and detail.</p> <p>xii. Deliver well-designed parking solutions which provide secure parking with adequate natural surveillance without resulting in cars dominating a development.</p> <p>xiii. Site open space and play provision to take advantage of natural surveillance.</p> <p>xiv. Provide public art where appropriate.</p> <p>xv. Demonstrate consistency with the provisions of the Design Quality SPG and its constituent parts including the residential, neighbourhood plans, town centre and parish design guides and the associated companion guide for Stourport-on-Severn.</p> <p>Further detailed guidance at the site specific level is provided within Part B of this document.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<p>Development briefs will be progressed for specific sites as appropriate and the Adopted Design Quality SPG and companion guides and masterplan and design studies will also be taken into account when considering proposals.</p> <p>iii. Not detract or confuse the users of highways, navigable waterways and railways.</p> <p>iv. Not obstruct a highway, either directly or through maintenance requirements.</p> <p>2. Heritage Assets</p> <p>Proposals for advertisements within or adjacent to Heritage Assets must:</p> <p>i. Conserve the significance of a building, monument, site, place, area or landscape, including its setting.</p> <p>ii. Avoid the use of internally illuminated signage, or comprise individually illuminated letters.</p> <p>iii. Avoid the use of non-traditional materials such as PVC, perspex and illuminated box fascias.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<p>iv. Reflect the traditional signage of the area.</p> <p>v. Be in scale and proportion with the building on which they are displayed.</p>
<p>Policy CB2 - Transport Improvements.</p> <p>Funding will be sought towards the following projects within the parish:</p> <ul style="list-style-type: none"> • Highway improvement schemes to promote the safety of pedestrians and cycle users; • In response to the ongoing serious concerns of local residents, improved safety provisions at the Churchill Cross and Fiveways junctions; • Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the village centres and on the rat-runs (Belbroughton Road and Stakenbridge to Churchill Cross); • Increasing public transport to and from the village; and • To provide commuter parking in the area around the station, so as to ease the increasing on-street parking and congestion 	<p>CP03: Promoting Transport Choice and Improving Accessibility</p> <p>Enhancing Accessibility</p> <p>Development proposals should have full regard to the traffic impact on the local highway network.</p> <p>Major development proposals or those that are likely to have a significant impact on the local transport network will be required to submit a Travel Plan to demonstrate that they have fully considered access by all modes of transport. The Travel Plan should set out targets and measures for addressing travel demand through a package of measures, maximising accessibility by sustainable transport modes, minimising traffic generation and mitigating the effects of additional traffic through a package of multi-modal measures.</p> <p>Delivering Transport Infrastructure</p> <p>Where appropriate, new developments will be required to connect into the surrounding</p>	<p>SAL.CC1 Sustainable Transport Infrastructure Making New Developments Accessible</p> <p>Developments should safeguard and enhance the existing Cycle Route Network, including providing new links where possible. All new developments must be designed to maximise accessibility to, and movement around, the development for cyclists.</p> <p>New developments should take into account movement around the site for all members of the community and should consider the use of shared surfaces with an emphasis on pedestrians over vehicles in a way that promotes highway safety.</p> <p>Proposals should include connected and legible layouts in order to improve sustainability.</p> <p>Highway Safety</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>infrastructure and contribute towards new or improved walking and cycling facilities within the District and the provision of an integrated public transport network across the District.</p> <p>Developers must take account of the proposals included within the Wyre Forest Transport Measures Package as set out in the current Worcestershire Local Transport Plan. In appropriate circumstances, new development will be required to contribute towards these schemes.</p> <p>CP07: Delivering Community Wellbeing</p> <p>Existing and Improved Community Facilities</p> <p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be</p>	<p>Proposals which would lead to the deterioration of highway safety will not be allowed.</p> <p>Adequate visibility must be available for vehicles turning into and out of the site.</p> <p>SAL.CC2 Parking</p> <p>Parking</p> <p>Proposals involving the development of car parks will be considered on a site-by-site basis.</p> <p>Any proposed reduction in the amount of car parking spaces as a result of development will need to be fully justified. The suitability of these areas for lorry parking will be considered should a suitable level of demand be demonstrated.</p> <p>Car parking should be designed to fully integrate within development proposals, where possible minimising the extent of surface car parking.</p> <p>All new developments within the District must demonstrate that they have met the required parking standards as set out in the Worcestershire County Highways Design Guide</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p> <p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Affordable housing provision</p> <p>Sustainable transport initiatives</p> <p>Highways infrastructure and local utility infrastructure</p>	<p>and the District Council's Design Quality Supplementary Planning Guidance. Car Parking Standards will be applied so as not to provide perverse incentives to out-of-centre developments.</p> <p>SAL.UP6 Safeguarding the Historic Environment</p> <p>1. Heritage Assets</p> <p>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:</p> <ul style="list-style-type: none"> - 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.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p> <p>CP11: Quality Design and Local Distinctiveness</p> <p>New development should sensitively connect to the surrounding streets, spaces and communities.</p> <p>Where appropriate, proposals should incorporate strong links to nearby town centres and local centres.</p> <p>Design measures which help to improve sustainable transport including pedestrian, cycling and public</p>	<ul style="list-style-type: none"> - Archaeological remains and non-designated historic structures recorded on the County - Historic Environment Record. - Historic parks and gardens. <p>When considering a development proposal which may affect a Heritage Asset, or when preparing a Heritage Statement, applicants should have regard to the following points:</p> <ul style="list-style-type: none"> i. To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area. ii. Any harm or loss of significance will require clear and convincing justification. iii. The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset. iv. Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged. v. That repairs, alterations, extensions and conversions of heritage assets take into account

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>transport links should be integral within scheme designs.</p> <p>The emphasis on the creation of successful places will start with a 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. Subsequent DPDs which allocate sites will take full account of the heritage assets within the landscapes and settlements.</p> <p>The positive management of the District's historic environment and heritage assets will be taken forward through the development of appropriate SPDs.</p> <p>Designs should combine active frontages and secure private areas and, where appropriate, the suitable integration of mixed uses complemented by attractive buildings and landscaping that is an integral part of the overall scheme design.</p>	<p>the materials, styles and techniques to be used and the period in which the asset was built.</p> <p>vi. The installations of fixtures and fittings should not have a detrimental impact on a heritage asset, should be inconspicuously sited and proportioned and be designed sympathetically.</p> <p>vii. In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised, does not detrimentally affect the asset or its setting.</p> <p>2. Conservation Areas</p> <p>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. Development should not adversely affect views into, within, or out of the Conservation Area.</p>

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	<p>It is essential that new buildings and spaces are fit for purpose and capable of future adaptation.</p> <p>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.</p> <p>'Design quality', reflecting a thorough understanding of site context, must be demonstrated as part of any proposal. The authority will require the submission of an accompanying Design and Access Statement that has regard to the latest Supplementary Planning Guidance or Document(s).</p> <p>Developers will be required to demonstrate how their proposals address community safety and crime prevention in Design and Access Statements.</p> <p>CP12: Landscape Character</p> <p>Landscape Character</p> <p>New development must protect and where possible enhance the unique character of the landscape</p>	<p>Proposals for the demolition of a building or structure in a Conservation Area will only be permitted where it has been clearly demonstrated that:</p> <ul style="list-style-type: none"> i. It has no significance in itself or by association, and no value to the significance of the Conservation Area. ii. Its demolition or replacement would benefit the character or appearance of the Conservation Area. iii. Proposals include detailed and appropriate proposals for redevelopment, together with clear evidence redevelopment will proceed. Proposals that affect shop fronts within a Conservation Area should have regard to the Council's Shop Front Design Guidance. <p>SAL.UP7 Quality Design and Local Distinctiveness</p> <p>Quality Design and Local Distinctiveness</p> <p>All development proposals must demonstrate through their accompanying Design and Access</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.</p> <p>The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the development of supplementary guidance relating to landscape character.</p> <p>Where it is considered appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported subject to it meeting all other relevant criteria within the LDF.</p> <p>Caravan, Mobile Home and Chalet Developments</p> <p>Applications for further mobile home, caravan and chalet developments within the District's rural areas</p>	<p>Statements that they are of the highest design quality. All proposals for new development must demonstrate that they:</p> <ul style="list-style-type: none"> i. Incorporate, and where appropriate and practicable, front onto existing valued natural features and buildings, water features, transport infrastructure and landmarks and draw on the contribution of the historic environment to local character and distinctiveness. ii. Concentrate the most active uses or entrances on main thoroughfares and focal points. iii. Maximise the use of corner plots and the street frontage and have appropriate regard to the common building line, historic street pattern and skyline. iv. Where applicable, avoid being prejudicial to the comprehensive development of larger areas. v. Fully consider biodiversity gain as an integral part of the development.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>will be resisted due to the collective impact which the existing sites have on the landscape.</p> <p>Severn Valley Regional Heritage Park</p> <p>The establishment of a Severn Valley Regional Heritage Park to link the historic towns and landscape from Stourport-on-Severn to Ironbridge will be supported and promoted during the plan period.</p>	<ul style="list-style-type: none"> vi. Maximise opportunities to contribute to local distinctiveness. vii. Maximise natural surveillance and incorporate the principles of Secured by Design and have considered the incorporation of fire safety measures. viii. Have an appropriate building footprint for the locality and do not represent over-development of the site. ix. Integrate well within the existing streetscene. x. Incorporate existing trees, or where it has been demonstrated through a tree survey that retention is not possible, provide replacements. xi. Have regard to the traditional design and materials of the locality and avoid inappropriate features and detail. xii. Deliver well-designed parking solutions which provide secure parking with adequate natural surveillance without resulting in cars dominating a development.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<p>xiii. Site open space and play provision to take advantage of natural surveillance.</p> <p>xiv. Provide public art where appropriate.</p> <p>xv. Demonstrate consistency with the provisions of the Design Quality SPG and its constituent parts including the residential, neighbourhood plans, town centre and parish design guides and the associated companion guide for Stourport-on-Severn.</p> <p>Further detailed guidance at the site specific level is provided within Part B of this document.</p> <p>Development briefs will be progressed for specific sites as appropriate and the Adopted Design Quality SPG and companion guides and masterplan and design studies will also be taken into account when considering proposals.</p> <p>iii. Not detract or confuse the users of highways, navigable waterways and railways.</p> <p>iv. Not obstruct a highway, either directly or through maintenance requirements.</p> <p>2. Heritage Assets</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<p>Proposals for advertisements within or adjacent to Heritage Assets must:</p> <ul style="list-style-type: none"> i. Conserve the significance of a building, monument, site, place, area or landscape, including its setting. ii. Avoid the use of internally illuminated signage, or comprise individually illuminated letters. iii. Avoid the use of non-traditional materials such as PVC, perspex and illuminated box fascias. iv. Reflect the traditional signage of the area. v. Be in scale and proportion with the building on which they are displayed.
<p>Policy CB3 Protecting Heritage Assets</p> <p><i>All new development within the conservation area and/or within the setting listed buildings will be expected to preserve and enhance the heritage asset in accordance with Policy SAL.UP6 of the Wyre Forest Site Allocations and Policy Local Plan</i></p>	<p>CP07: Delivering Community Wellbeing Existing and Improved Community Facilities</p> <p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of</p>	<p>SAL.UP3 Providing a Green Infrastructure Network</p> <p>Providing a Green Infrastructure Network</p> <p>The existing green infrastructure network, as set out within the Green Infrastructure Strategy, and the open spaces identified within the Wyre Forest District Open Space, Sport and</p>

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<p><i>Development will not be permitted where it has a detrimental impact on any heritage asset in the parish or on the identified open spaces and views within the conservation area, which is not outweighed by the benefits of the scheme as a whole.</i></p> <p><i>All new development will be expected to:</i></p> <ul style="list-style-type: none"> <i>• Maintain the historic pattern of development by respecting the density associated with historic plots and the layout of development in the immediate area;</i> <i>• Complement the human scale, height and massing of historic development in the immediate streetscape;</i> <i>• Reflect the proportion of solid to void found in the elevations of traditional buildings and employ robust detailing, avoiding use of applied features or detailing where possible;</i> <i>• Respect the historic hierarchy of development and detailing between</i> 	<p>equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p> <p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Affordable housing provision</p>	<p>Recreation Assessment, will be safeguarded from development.</p> <p>Proposals should create new, or enhance and retain existing, open space or green/blue infrastructure. New development should incorporate open space in accordance with the quantity, quality and accessibility standards set out within the most up-to-date open space, sport and recreation assessment.</p> <p>SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</p> <p>Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</p> <p>1. Priority Species and Habitats</p> <p>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 and in</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p>principal and secondary street frontages and within plots between frontage and rear elevations;</p> <ul style="list-style-type: none"> • Respect the design and character of neighbouring properties, maintain unity of appearance and style at both front and back; • Conceal any parking or servicing areas behind built frontages; • Reinforce local identity by the use of the traditional materials used in the immediate surrounding area; and • Re-use traditional buildings which contribute to townscape quality (Heritage Assets) <p>.</p>	<p>Sustainable transport initiatives</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p> <p>CP11: Quality Design and Local Distinctiveness</p> <p>New development should sensitively connect to the surrounding streets, spaces and communities.</p> <p>Where appropriate, proposals should incorporate strong links to nearby town centres and local centres.</p>	<p>particular those species and habitats identified in the Worcestershire Biodiversity Action Plan.</p> <p>SAL.UP6 Safeguarding the Historic Environment</p> <p>1. Heritage Assets</p> <p>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:</p> <ul style="list-style-type: none"> - 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.

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	<p>Design measures which help to improve sustainable transport including pedestrian, cycling and public transport links should be integral within scheme designs.</p> <p>The emphasis on the creation of successful places will start with a 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. Subsequent DPDs which allocate sites will take full account of the heritage assets within the landscapes and settlements.</p> <p>The positive management of the District's historic environment and heritage assets will be taken forward through the development of appropriate SPDs.</p> <p>Designs should combine active frontages and secure private areas and, where appropriate, the suitable integration of mixed uses complemented by</p>	<p>- Historic parks and gardens.</p> <p>When considering a development proposal which may affect a Heritage Asset, or when preparing a Heritage Statement, applicants should have regard to the following points:</p> <ol style="list-style-type: none"> i. To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area. ii. Any harm or loss of significance will require clear and convincing justification. iii. The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset. iv. Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged. v. That repairs, alterations, extensions and conversions of heritage assets take into account the materials, styles and techniques to be used and the period in which the asset was built.

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	<p>attractive buildings and landscaping that is an integral part of the overall scheme design.</p> <p>It is essential that new buildings and spaces are fit for purpose and capable of future adaptation.</p> <p>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.</p> <p>'Design quality', reflecting a thorough understanding of site context, must be demonstrated as part of any proposal. The authority will require the submission of an accompanying Design and Access Statement that has regard to the latest Supplementary Planning Guidance or Document(s).</p> <p>Developers will be required to demonstrate how their proposals address community safety and crime prevention in Design and Access Statements.</p> <p>CP12: Landscape Character</p>	<p>vi. The installations of fixtures and fittings should not have a detrimental impact on a heritage asset, should be inconspicuously sited and proportioned and be designed sympathetically.</p> <p>vii. In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised, does not detrimentally affect the asset or its setting.</p> <p>2. Conservation Areas</p> <p>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. Development should not adversely affect views into, within, or out of the Conservation Area.</p> <p>Proposals for the demolition of a building or structure in a Conservation Area will only be</p>

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	<p>Landscape Character</p> <p>New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.</p> <p>The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the development of supplementary guidance relating to landscape character.</p> <p>Where it is considered appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported subject to it meeting all other relevant criteria within the LDF.</p>	<p>permitted where it has been clearly demonstrated that:</p> <ul style="list-style-type: none"> i. It has no significance in itself or by association, and no value to the significance of the Conservation Area. ii. Its demolition or replacement would benefit the character or appearance of the Conservation Area. iii. Proposals include detailed and appropriate proposals for redevelopment, together with clear evidence redevelopment will proceed. Proposals that affect shop fronts within a Conservation Area should have regard to the Council's Shop Front Design Guidance. <p>SAL.UP7 Quality Design and Local Distinctiveness</p> <p>Quality Design and Local Distinctiveness</p> <p>All development proposals must demonstrate through their accompanying Design and Access Statements that they are of the highest design</p>

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	<p>Caravan, Mobile Home and Chalet Developments</p> <p>Applications for further mobile home, caravan and chalet developments within the District's rural areas will be resisted due to the collective impact which the existing sites have on the landscape.</p> <p>Severn Valley Regional Heritage Park</p> <p>The establishment of a Severn Valley Regional Heritage Park to link the historic towns and landscape from Stourport-on-Severn to Ironbridge will be supported and promoted during the plan period.</p> <p>CP13: Providing a Green Infrastructure Network</p> <p>Developing a Green Infrastructure Network</p> <p>The existing green infrastructure network within the District, as set out within the emerging Green Infrastructure Strategy, will be safeguarded.</p> <p>New development will be required to contribute positively towards the District's green infrastructure network. The Green Infrastructure Study and Green Infrastructure Strategy will be used to identify</p>	<p>quality. All proposals for new development must demonstrate that they:</p> <ul style="list-style-type: none"> i. Incorporate, and where appropriate and practicable, front onto existing valued natural features and buildings, water features, transport infrastructure and landmarks and draw on the contribution of the historic environment to local character and distinctiveness. ii. Concentrate the most active uses or entrances on main thoroughfares and focal points. iii. Maximise the use of corner plots and the street frontage and have appropriate regard to the common building line, historic street pattern and skyline. iv. Where applicable, avoid being prejudicial to the comprehensive development of larger areas. v. Fully consider biodiversity gain as an integral part of the development.

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	<p>where green space contributions are spent and the requirements on individual sites. Open space typologies, identified within the PPG17 audit as being deficient, will be prioritised for further provision.</p> <p>The following features have been identified as key green infrastructure assets and essential to the District's local distinctiveness:</p> <p>The Rivers Severn and Stour and the associated wetlands;</p> <p>The Staffordshire and Worcestershire Canal;</p> <p>The District's heathlands and acid grasslands;</p> <p>The Wyre Forest and associated areas of high landscape and biodiversity value.</p> <p>These features will be safeguarded and new developments must positively contribute towards the enhancement of their green infrastructure value.</p> <p>Provision of Open Space in New Developments</p> <p>All new development will be expected to provide open space where technically feasible. Where private garden space is not provided for each</p>	<p>vi. Maximise opportunities to contribute to local distinctiveness.</p> <p>vii. Maximise natural surveillance and incorporate the principles of Secured by Design and have considered the incorporation of fire safety measures.</p> <p>viii. Have an appropriate building footprint for the locality and do not represent over-development of the site.</p> <p>ix. Integrate well within the existing streetscene.</p> <p>x. Incorporate existing trees, or where it has been demonstrated through a tree survey that retention is not possible, provide replacements.</p> <p>xi. Have regard to the traditional design and materials of the locality and avoid inappropriate features and detail.</p> <p>xii. Deliver well-designed parking solutions which provide secure parking with adequate natural surveillance without resulting in cars dominating a development.</p>

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	<p>dwelling, communal gardens or allotment spaces will be required in order to improve health and wellbeing, support local biodiversity and, where possible, strengthen landscape characteristics. Roof-top gardens and green roofs will be encouraged in order to help address climate change and enhance biodiversity.</p> <p>CP14: Providing Opportunities for Local Biodiversity and Geodiversity</p> <p>New Development and Biodiversity</p> <p>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. On brownfield sites, consideration should be given to incorporating existing flora and fauna where appropriate in order to preserve the site's ecological and biodiversity value.</p> <p>New developments should take account of the location of and, aim to contribute to, the priorities established by the Worcestershire Biodiversity</p>	<p>xiii. Site open space and play provision to take advantage of natural surveillance.</p> <p>xiv. Provide public art where appropriate.</p> <p>xv. Demonstrate consistency with the provisions of the Design Quality SPG and its constituent parts including the residential, neighbourhood plans, town centre and parish design guides and the associated companion guide for Stourport-on-Severn.</p> <p>Further detailed guidance at the site specific level is provided within Part B of this document.</p> <p>Development briefs will be progressed for specific sites as appropriate and the Adopted Design Quality SPG and companion guides and masterplan and design studies will also be taken into account when considering proposals.</p> <p>iii. Not detract or confuse the users of highways, navigable waterways and railways.</p> <p>iv. Not obstruct a highway, either directly or through maintenance requirements.</p> <p>2. Heritage Assets</p>

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	<p>Partnership within the Biodiversity Opportunity Areas.</p> <p>New developments must take measures to ensure that they have a positive impact on the ability of species to migrate to ensure diversity and as a response to climate change.</p> <p>The biodiversity value of the Rivers Severn and Stour and the Staffordshire and Worcestershire Canal will be safeguarded. New development alongside these watercourses should maintain and enhance their biodiversity value.</p> <p>Trees and Woodlands</p> <p>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 in keeping with the landscape character of the area.</p> <p>Geodiversity</p>	<p>Proposals for advertisements within or adjacent to Heritage Assets must:</p> <ul style="list-style-type: none"> i. Conserve the significance of a building, monument, site, place, area or landscape, including its setting. ii. Avoid the use of internally illuminated signage, or comprise individually illuminated letters. iii. Avoid the use of non-traditional materials such as PVC, perspex and illuminated box fascias. iv. Reflect the traditional signage of the area. v. Be in scale and proportion with the building on which they are displayed.

<p>Churchill and Blakedown Neighbourhood Development Plan</p>	<p>Wyre Forest District Core Strategy 2010</p>	<p>Wyre Forest Site Allocations and Policies Local Plan 2013</p>
	<p>New development must strive to enhance and not have a detrimental impact on the geodiversity of the District</p>	
<p>Policy CB4 - Local Heritage and Archaeology</p> <p><i>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.</i></p> <p><i>Proposals requiring consent which affect a building or structure on the Local Heritage List must demonstrate how they protect or enhance such heritage assets.</i></p> <p><i>The renovation, or alteration, of a building or part thereof, or structures, identified on the Local Heritage List should be designed sensitively, and with careful regard to the</i></p>	<p>DS04: Rural Regeneration</p> <p>The Rural Economy</p> <p>The rural economy will be supported by promoting development which contributes to traditional rural employment sectors as well as encouraging appropriate farm diversification schemes. This includes proposals such as the Grow with Wyre project that improve the sustainable tourism offer of the rural areas. Development proposals will not be permitted where they would be likely to have an adverse impact on the District's best and most versatile agricultural land. The provision of rural based workspace and live/work units will be permitted providing the proposals are small scale and that they are appropriate to the character of the area and do not have an adverse impact on the integrity of the Green Belt. Priority will be placed on the re-use or replacement of existing rural buildings.</p> <p>CP07: Delivering Community Wellbeing</p>	<p>SAL.UP6 Safeguarding the Historic Environment</p> <p>1. Heritage Assets</p> <p>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:</p> <ul style="list-style-type: none"> - 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.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p>heritage assets historical and architectural interest and setting.</p> <p>Loss of Locally listed buildings will be resisted</p>	<p>Existing and Improved Community Facilities</p> <p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p>	<p>When considering a development proposal which may affect a Heritage Asset, or when preparing a Heritage Statement, applicants should have regard to the following points:</p> <ul style="list-style-type: none"> i. To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area. ii. Any harm or loss of significance will require clear and convincing justification. iii. The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset. iv. Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged. v. That repairs, alterations, extensions and conversions of heritage assets take into account the materials, styles and techniques to be used and the period in which the asset was built. vi. The installations of fixtures and fittings should not have a detrimental impact on a

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Affordable housing provision</p> <p>Sustainable transport initiatives</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p>	<p>heritage asset, should be inconspicuously sited and proportioned and be designed sympathetically.</p> <p>vii. In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised, does not detrimentally affect the asset or its setting.</p> <p>2. Conservation Areas</p> <p>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. Development should not adversely affect views into, within, or out of the Conservation Area.</p> <p>Proposals for the demolition of a building or structure in a Conservation Area will only be permitted where it has been clearly demonstrated that:</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>CP11: Quality Design and Local Distinctiveness</p> <p>New development should sensitively connect to the surrounding streets, spaces and communities.</p> <p>Where appropriate, proposals should incorporate strong links to nearby town centres and local centres.</p> <p>Design measures which help to improve sustainable transport including pedestrian, cycling and public transport links should be integral within scheme designs.</p> <p>The emphasis on the creation of successful places will start with a 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. Subsequent DPDs which allocate sites will take full account of the heritage assets within the landscapes and settlements.</p> <p>The positive management of the District's historic environment and heritage assets will be taken</p>	<p>i. It has no significance in itself or by association, and no value to the significance of the Conservation Area.</p> <p>ii. Its demolition or replacement would benefit the character or appearance of the Conservation Area.</p> <p>iii. Proposals include detailed and appropriate proposals for redevelopment, together with clear evidence redevelopment will proceed. Proposals that affect shop fronts within a Conservation Area should have regard to the Council's Shop Front Design Guidance.</p>

<i>Churchill and Blakedown Neighbourhood Development Plan</i>	<i>Wyre Forest District Core Strategy 2010</i>	<i>Wyre Forest Site Allocations and Policies Local Plan 2013</i>
	<p>forward through the development of appropriate SPDs.</p> <p>Designs should combine active frontages and secure private areas and, where appropriate, the suitable integration of mixed uses complemented by attractive buildings and landscaping that is an integral part of the overall scheme design.</p> <p>It is essential that new buildings and spaces are fit for purpose and capable of future adaptation.</p> <p>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.</p> <p>'Design quality', reflecting a thorough understanding of site context, must be demonstrated as part of any proposal. The authority will require the submission of an accompanying Design and Access Statement that has regard to the latest Supplementary Planning Guidance or Document(s).</p>	

<p>Churchill and Blakedown Neighbourhood Development Plan</p>	<p>Wyre Forest District Core Strategy 2010</p>	<p>Wyre Forest Site Allocations and Policies Local Plan 2013</p>
	<p>Developers will be required to demonstrate how their proposals address community safety and crime prevention in Design and Access Statements.</p>	
<p>Policy CB5 - General Design Principles</p> <p>All new development within the Parish will be required to meet the following criteria:</p> <p>(a) gives priority to the use of brownfield sites/conversion of existing buildings; (b) uses and where possible improves existing services and facilities; (c) does not have a detrimental effect on residential amenity by reason of noise or other nuisance; (d) does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure; (e) does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function; (f) does not result in backland development which has a detrimental impact on the character of the village.</p>	<p>CP01: Delivering Sustainable Development Standards</p> <p>Energy Efficiency and Renewable Energy</p> <p>All new development proposals within the District must demonstrate how they reduce their impact on the environment. The design, layout, siting, orientation, construction method and materials used should seek to maximise energy conservation and efficiency.</p> <p>A minimum of 10% of the energy requirements of major new developments should be met on-site from low or zero-carbon energy sources. The technologies installed should be retained and maintained during the full lifetime of the building. Consideration should be given to the use of combined heat and power systems on larger sites, particularly on industrial sites or sites of new community infrastructure. Free-standing renewable energy developments will be supported,</p>	<p>SAL.CC6 Renewable Energy</p> <p>Renewable Energy</p> <p>All new development proposals must incorporate at least one south-facing roof area.</p> <p>Proposals for renewable energy infrastructure, including the retro-fitting of renewable energy technologies to existing buildings, will be granted permission subject to the following criteria being met:</p> <ul style="list-style-type: none"> i. The development can be efficiently connected into the existing National Grid infrastructure or the energy generated is for use on-site by a specific, identified end-user. ii. The proposals make acceptable provision for the removal of all equipment and reinstatement of the site should it cease to be operational. iii. The development does not lead to any unacceptable adverse effect on the amenity of

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<p><i>(g) contributes to local identity, and sense of place;</i> <i>(h) is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access, lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, existing layout, spaces, vegetation, water areas and other features of the street scene;</i> <i>(i) uses, and where appropriate re-uses local and traditional materials or suitable artificial alternatives;</i> <i>(j) uses appropriate landscape design, in keeping with the rural character;</i> <i>(k) protects key views as identified in Policy CB6;</i> <i>(l) relates well to the street and has an active frontage;</i> <i>(m) respects local settings and garden forms/landscaping;</i> <i>(n) facilitates movement to, within, around, and through the development;</i> <i>(o) includes energy efficiency and energy conservation measures, where possible;</i></p>	<p>subject to them meeting the requirements of all other policies within the LDF.</p> <p>Addressing Climate Change</p> <p>The implementation of the Code for Sustainable Homes will be supported in line with the national timescale. Developers will be encouraged to meet a higher code level than is mandatory where this is economically viable. Non-residential buildings will be encouraged to achieve a BREEAM rating of 'very good' or higher. New residential development should include water efficiency measures to a minimum level of 105 litres per person per day (equivalent to Code for Sustainable Homes Level 3/4 for Water Consumption). More stringent targets for water efficiency standards in new developments will be investigated through the Site Allocations and Policies DPD guided by the Water Cycle Strategy.</p> <p>All new developments must make provision for waste recycling and as a minimum, developments will be required to provide sufficient space to store materials for recycling. All new developments will be required to demonstrate that they have considered the impact of climate change upon them and that they are suitable for the predicted changes in climate. Design and Access statements for all</p>	<p>the area in respect of noise, dust, odour and traffic generation.</p> <p>iv. In the case of wind turbines, the development is a safe distance from major roads and railways (at least 150m or the height of the turbine) and residential development (height of turbine plus 10% as a minimum).</p> <p>v. The development does not have a detrimental impact on landscape character or heritage assets.</p> <p>vi. The development meets the requirements of all other relevant policies within the Development Plan.</p> <p>SAL.CC7 Water Management</p> <p>Water Management</p> <p>SUDS</p> <p>In line with Adopted Core Strategy policy CP02, all new developments should incorporate SUDS schemes. In considering this, applicants should have regard to the following:</p>

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<p>(p) uses appropriate lighting for the location.</p> <p>(q) Ensures that there are no negative impacts on the surrounding environment, particularly the local SSSI.</p> <p>(r) encourages the use of Sustainable Drainage Systems, and retain surface water on site</p>	<p>major developments must include a Sustainability Statement which has regard to the contents of the West Midlands Sustainability Checklist.</p> <p>All new development must demonstrate that land contamination issues have been fully addressed. Proposals must undertake appropriate remediation measures and verification works where contamination issues are identified</p> <p>CP07: Delivering Community Wellbeing</p> <p>Existing and Improved Community Facilities</p> <p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community</p>	<p>i. All SUDS schemes should be designed to take into account the effect of climate change.</p> <p>ii. SUDS must be sensitively designed and located to:</p> <ul style="list-style-type: none"> - Mitigate for flood risk; promote improved biodiversity and water quality; and - Provide for enhanced landscape and good quality spaces that improve public amenities in the area; and - Integrate with the layout/infrastructure of the development. <p>Local Flood Risk Management strategy</p> <p>When considering development within the District, developers should also have regard to, and be in conformity with, the emerging Worcestershire Local Flood Risk Management Strategy.</p> <p>Water Quality</p> <p>Development proposals will be permitted which:</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p> <p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Affordable housing provision</p> <p>Sustainable transport initiatives</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p>	<ul style="list-style-type: none"> - Do not have a negative impact on water quality, either directly through pollution of surface or groundwater, or indirectly through overloading of Wastewater Treatment Works; - Help to conserve and enhance watercourses and riverside habitats. Where necessary, this should be through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of any aquatic environment in or adjoining the development site. <p>SAL.UP3 Providing a Green Infrastructure Network</p> <p>Providing a Green Infrastructure Network</p> <p>The existing green infrastructure network, as set out within the Green Infrastructure Strategy, and the open spaces identified within the Wyre Forest District Open Space, Sport and Recreation Assessment, will be safeguarded from development.</p> <p>Proposals should create new, or enhance and retain existing, open space or green/blue</p>

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	<p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p> <p>CP11: Quality Design and Local Distinctiveness</p> <p>New development should sensitively connect to the surrounding streets, spaces and communities.</p> <p>Where appropriate, proposals should incorporate strong links to nearby town centres and local centres.</p> <p>Design measures which help to improve sustainable transport including pedestrian, cycling and public transport links should be integral within scheme designs.</p> <p>The emphasis on the creation of successful places will start with a careful consideration of movement routes based on well planned streets and spaces.</p>	<p>infrastructure. New development should incorporate open space in accordance with the quantity, quality and accessibility standards set out within the most up-to-date open space, sport and recreation assessment.</p> <p>SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</p> <p>Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</p> <p>1. Priority Species and Habitats</p> <p>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 and in particular those species and habitats identified in the Worcestershire Biodiversity Action Plan.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>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. Subsequent DPDs which allocate sites will take full account of the heritage assets within the landscapes and settlements.</p> <p>The positive management of the District's historic environment and heritage assets will be taken forward through the development of appropriate SPDs.</p> <p>Designs should combine active frontages and secure private areas and, where appropriate, the suitable integration of mixed uses complemented by attractive buildings and landscaping that is an integral part of the overall scheme design.</p> <p>It is essential that new buildings and spaces are fit for purpose and capable of future adaptation.</p> <p>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.</p>	<p>SAL.UP6 Safeguarding the Historic Environment</p> <p>1. Heritage Assets</p> <p>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:</p> <ul style="list-style-type: none"> - 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. <p>When considering a development proposal which may affect a Heritage Asset, or when</p>

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	<p>'Design quality', reflecting a thorough understanding of site context, must be demonstrated as part of any proposal. The authority will require the submission of an accompanying Design and Access Statement that has regard to the latest Supplementary Planning Guidance or Document(s).</p> <p>Developers will be required to demonstrate how their proposals address community safety and crime prevention in Design and Access Statements.</p> <p>CP12: Landscape Character</p> <p>Landscape Character</p> <p>New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.</p> <p>The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining</p>	<p>preparing a Heritage Statement, applicants should have regard to the following points:</p> <ul style="list-style-type: none"> i. To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area. ii. Any harm or loss of significance will require clear and convincing justification. iii. The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset. iv. Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged. v. That repairs, alterations, extensions and conversions of heritage assets take into account the materials, styles and techniques to be used and the period in which the asset was built. vi. The installations of fixtures and fittings should not have a detrimental impact on a heritage asset, should be inconspicuously sited

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the development of supplementary guidance relating to landscape character.</p> <p>Where it is considered appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported subject to it meeting all other relevant criteria within the LDF.</p> <p>Caravan, Mobile Home and Chalet Developments</p> <p>Applications for further mobile home, caravan and chalet developments within the District's rural areas will be resisted due to the collective impact which the existing sites have on the landscape.</p> <p>Severn Valley Regional Heritage Park</p> <p>The establishment of a Severn Valley Regional Heritage Park to link the historic towns and landscape from Stourport-on-Severn to Ironbridge</p>	<p>and proportioned and be designed sympathetically.</p> <p>vii. In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised, does not detrimentally affect the asset or its setting.</p> <p>2. Conservation Areas</p> <p>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. Development should not adversely affect views into, within, or out of the Conservation Area.</p> <p>Proposals for the demolition of a building or structure in a Conservation Area will only be permitted where it has been clearly demonstrated that:</p>

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	<p>will be supported and promoted during the plan period.</p> <p>CP13: Providing a Green Infrastructure Network</p> <p>Developing a Green Infrastructure Network</p> <p>The existing green infrastructure network within the District, as set out within the emerging Green Infrastructure Strategy, will be safeguarded.</p> <p>New development will be required to contribute positively towards the District's green infrastructure network. The Green Infrastructure Study and Green Infrastructure Strategy will be used to identify where green space contributions are spent and the requirements on individual sites. Open space typologies, identified within the PPG17 audit as being deficient, will be prioritised for further provision.</p> <p>The following features have been identified as key green infrastructure assets and essential to the District's local distinctiveness:</p>	<p>i. It has no significance in itself or by association, and no value to the significance of the Conservation Area.</p> <p>ii. Its demolition or replacement would benefit the character or appearance of the Conservation Area.</p> <p>iii. Proposals include detailed and appropriate proposals for redevelopment, together with clear evidence redevelopment will proceed. Proposals that affect shop fronts within a Conservation Area should have regard to the Council's Shop Front Design Guidance.</p> <p>SAL.UP7 Quality Design and Local Distinctiveness</p> <p>Quality Design and Local Distinctiveness</p> <p>All development proposals must demonstrate through their accompanying Design and Access Statements that they are of the highest design quality. All proposals for new development must demonstrate that they:</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>The Rivers Severn and Stour and the associated wetlands;</p> <p>The Staffordshire and Worcestershire Canal;</p> <p>The District's heathlands and acid grasslands;</p> <p>The Wyre Forest and associated areas of high landscape and biodiversity value.</p> <p>These features will be safeguarded and new developments must positively contribute towards the enhancement of their green infrastructure value.</p> <p>Provision of Open Space in New Developments</p> <p>All new development will be expected to provide open space where technically feasible. Where private garden space is not provided for each dwelling, communal gardens or allotment spaces will be required in order to improve health and wellbeing, support local biodiversity and, where possible, strengthen landscape characteristics. Roof-top gardens and green roofs will be encouraged in order to help address climate change and enhance biodiversity.</p>	<p>i. Incorporate, and where appropriate and practicable, front onto existing valued natural features and buildings, water features, transport infrastructure and landmarks and draw on the contribution of the historic environment to local character and distinctiveness.</p> <p>ii. Concentrate the most active uses or entrances on main thoroughfares and focal points.</p> <p>iii. Maximise the use of corner plots and the street frontage and have appropriate regard to the common building line, historic street pattern and skyline.</p> <p>iv. Where applicable, avoid being prejudicial to the comprehensive development of larger areas.</p> <p>v. Fully consider biodiversity gain as an integral part of the development.</p> <p>vi. Maximise opportunities to contribute to local distinctiveness.</p> <p>vii. Maximise natural surveillance and incorporate the principles of Secured by Design</p>

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	<p>CP14: Providing Opportunities for Local Biodiversity and Geodiversity</p> <p>New Development and Biodiversity</p> <p>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. On brownfield sites, consideration should be given to incorporating existing flora and fauna where appropriate in order to preserve the site's ecological and biodiversity value.</p> <p>New developments should take account of the location of and, aim to contribute to, the priorities established by the Worcestershire Biodiversity Partnership within the Biodiversity Opportunity Areas.</p> <p>New developments must take measures to ensure that they have a positive impact on the ability of species to migrate to ensure diversity and as a response to climate change.</p>	<p>and have considered the incorporation of fire safety measures.</p> <p>viii. Have an appropriate building footprint for the locality and do not represent over-development of the site.</p> <p>ix. Integrate well within the existing streetscene.</p> <p>x. Incorporate existing trees, or where it has been demonstrated through a tree survey that retention is not possible, provide replacements.</p> <p>xi. Have regard to the traditional design and materials of the locality and avoid inappropriate features and detail.</p> <p>xii. Deliver well-designed parking solutions which provide secure parking with adequate natural surveillance without resulting in cars dominating a development.</p> <p>xiii. Site open space and play provision to take advantage of natural surveillance.</p> <p>xiv. Provide public art where appropriate.</p> <p>xv. Demonstrate consistency with the provisions of the Design Quality SPG and its</p>

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	<p>The biodiversity value of the Rivers Severn and Stour and the Staffordshire and Worcestershire Canal will be safeguarded. New development alongside these watercourses should maintain and enhance their biodiversity value.</p> <p>Trees and Woodlands</p> <p>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 in keeping with the landscape character of the area.</p> <p>Geodiversity</p> <p>New development must strive to enhance and not have a detrimental impact on the geodiversity of the District</p>	<p>constituent parts including the residential, neighbourhood plans, town centre and parish design guides and the associated companion guide for Stourport-on-Severn.</p> <p>Further detailed guidance at the site specific level is provided within Part B of this document.</p> <p>Development briefs will be progressed for specific sites as appropriate and the Adopted Design Quality SPG and companion guides and masterplan and design studies will also be taken into account when considering proposals.</p> <p>iii. Not detract or confuse the users of highways, navigable waterways and railways.</p> <p>iv. Not obstruct a highway, either directly or through maintenance requirements.</p> <p>2. Heritage Assets</p> <p>Proposals for advertisements within or adjacent to Heritage Assets must:</p> <p>i. Conserve the significance of a building, monument, site, place, area or landscape, including its setting.</p>

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		<p>ii. Avoid the use of internally illuminated signage, or comprise individually illuminated letters.</p> <p>iii. Avoid the use of non-traditional materials such as PVC, perspex and illuminated box fascias.</p> <p>iv. Reflect the traditional signage of the area.</p> <p>v. Be in scale and proportion with the building on which they are displayed.</p>
<p>Policy CB6 - Protecting and enhancing local landscape character and views</p> <p>1. Development proposals will be required to incorporate the following landscape design principles:</p> <p>2. No development will be permitted that encroaches or has a detrimental effect on the visual amenity of the green wedge that separates Blakedown and Hagley.</p> <p>3. Development proposals should seek to preserve and enhance the character of the village and surrounding scattered rural settlements and farmsteads. Schemes will be expected to conserve and protect the</p>	<p>CP07: Delivering Community Wellbeing Existing and Improved Community Facilities</p> <p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community</p>	<p>SAL.CC7 Water Management</p> <p>Water Management</p> <p>SUDS</p> <p>In line with Adopted Core Strategy policy CP02, all new developments should incorporate SUDS schemes. In considering this, applicants should have regard to the following:</p> <p>i. All SUDS schemes should be designed to take into account the effect of climate change.</p> <p>ii. SUDS must be sensitively designed and located to:</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p><i>integrity and fabric of historic buildings and their settings, particularly where new uses are proposed, through the use of appropriate styles and locally distinctive materials.</i></p> <p><i>4. Local habitats and wildlife corridors should be preserved and enhanced. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used. Existing hedgerows should be retained where possible and incorporated into new developments. The establishment of new native hedges is encouraged to support and protect wildlife.</i></p> <p><i>5. Development proposals should conserve important local landscape features such as trees, woodlands, pools and streams wherever possible. Mature and established trees and hedgerows should be retained</i></p>	<p>and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p> <p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Affordable housing provision</p> <p>Sustainable transport initiatives</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p>	<ul style="list-style-type: none"> - Mitigate for flood risk; promote improved biodiversity and water quality; and - Provide for enhanced landscape and good quality spaces that improve public amenities in the area; and - Integrate with the layout/infrastructure of the development. <p>Local Flood Risk Management strategy</p> <p>When considering development within the District, developers should also have regard to, and be in conformity with, the emerging Worcestershire Local Flood Risk Management Strategy.</p> <p>Water Quality</p> <p>Development proposals will be permitted which:</p> <ul style="list-style-type: none"> - Do not have a negative impact on water quality, either directly through pollution of surface or groundwater, or indirectly through overloading of Wastewater Treatment Works; - Help to conserve and enhance watercourses and riverside habitats.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p><i>where possible and incorporated into landscaping schemes. All trees, woodland, and hedgerows within the parish which are a positive integral feature of the area will be expected to be retained wherever possible.</i></p> <p>6. Locally Significant Views are protected and developments will be required to take into consideration any adverse impacts on these views through landscape appraisals and impact studies. Protected Views are shown on Map 3.</p> <p>7. Developments will be required to design and deliver high-quality green infrastructure, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high-quality experience of nature and heritage.</p> <p>8. New residential development should protect the areas historic settlement pattern, through small-scale developments within the settlement boundary. Inappropriate boundary treatments will be resisted.</p>	<p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p> <p>CP11: Quality Design and Local Distinctiveness</p> <p>New development should sensitively connect to the surrounding streets, spaces and communities.</p> <p>Where appropriate, proposals should incorporate strong links to nearby town centres and local centres.</p> <p>Design measures which help to improve sustainable transport including pedestrian, cycling and public transport links should be integral within scheme designs.</p> <p>The emphasis on the creation of successful places will start with a careful consideration of movement routes based on well planned streets and spaces.</p>	<p>Where necessary, this should be through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of any aquatic environment in or adjoining the development site.</p> <p>SAL.UP3 Providing a Green Infrastructure Network</p> <p>Providing a Green Infrastructure Network</p> <p>The existing green infrastructure network, as set out within the Green Infrastructure Strategy, and the open spaces identified within the Wyre Forest District Open Space, Sport and Recreation Assessment, will be safeguarded from development.</p> <p>Proposals should create new, or enhance and retain existing, open space or green/blue infrastructure. New development should incorporate open space in accordance with the quantity, quality and accessibility standards set out within the most up-to-date open space, sport and recreation assessment.</p>

<i>Churchill and Blakedown Neighbourhood Development Plan</i>	<i>Wyre Forest District Core Strategy 2010</i>	<i>Wyre Forest Site Allocations and Policies Local Plan 2013</i>
<p><i>9. The conservation of traditional farm buildings through continued and appropriate new uses is supported. Proposals for redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework.</i></p> <p><i>10. Sustainable construction, low carbon technologies and use of innovative solutions will be encouraged such as grey water recycling, rainwater harvesting and opportunities for local food production such as community gardens.</i></p> <p><i>11. Opportunities should be taken for noise attenuation measures and visual screening of transport corridors such as main roads and rail routes where there is an adverse impact on the rural environment and community.</i></p> <p><i>12. Developments should be designed so as to respect and complement the neighbouring buildings and landscapes.</i></p>	<p>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. Subsequent DPDs which allocate sites will take full account of the heritage assets within the landscapes and settlements.</p> <p>The positive management of the District's historic environment and heritage assets will be taken forward through the development of appropriate SPDs.</p> <p>Designs should combine active frontages and secure private areas and, where appropriate, the suitable integration of mixed uses complemented by attractive buildings and landscaping that is an integral part of the overall scheme design.</p> <p>It is essential that new buildings and spaces are fit for purpose and capable of future adaptation.</p> <p>Buildings and spaces will themselves need to be well-designed to complement the layout through the appropriate use of scale, mass, proportions and</p>	<p>SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</p> <p>Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</p> <p>1. Priority Species and Habitats</p> <p>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 and in particular those species and habitats identified in the Worcestershire Biodiversity Action Plan.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p>13. Protect and enhance the network of pools and interconnecting water courses in the Parish</p>	<p>materials coherently brought together as part of a bespoke architectural approach.</p> <p>'Design quality', reflecting a thorough understanding of site context, must be demonstrated as part of any proposal. The authority will require the submission of an accompanying Design and Access Statement that has regard to the latest Supplementary Planning Guidance or Document(s).</p> <p>Developers will be required to demonstrate how their proposals address community safety and crime prevention in Design and Access Statements.</p> <p>CP12: Landscape Character</p> <p>Landscape Character</p> <p>New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.</p>	

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the development of supplementary guidance relating to landscape character.</p> <p>Where it is considered appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported subject to it meeting all other relevant criteria within the LDF.</p> <p>Caravan, Mobile Home and Chalet Developments</p> <p>Applications for further mobile home, caravan and chalet developments within the District's rural areas will be resisted due to the collective impact which the existing sites have on the landscape.</p> <p>Severn Valley Regional Heritage Park</p>	

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>The establishment of a Severn Valley Regional Heritage Park to link the historic towns and landscape from Stourport-on-Severn to Ironbridge will be supported and promoted during the plan period.</p> <p>CP13: Providing a Green Infrastructure Network</p> <p>Developing a Green Infrastructure Network</p> <p>The existing green infrastructure network within the District, as set out within the emerging Green Infrastructure Strategy, will be safeguarded.</p> <p>New development will be required to contribute positively towards the District's green infrastructure network. The Green Infrastructure Study and Green Infrastructure Strategy will be used to identify where green space contributions are spent and the requirements on individual sites. Open space typologies, identified within the PPG17 audit as being deficient, will be prioritised for further provision.</p>	

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>The following features have been identified as key green infrastructure assets and essential to the District's local distinctiveness:</p> <p>The Rivers Severn and Stour and the associated wetlands;</p> <p>The Staffordshire and Worcestershire Canal;</p> <p>The District's heathlands and acid grasslands;</p> <p>The Wyre Forest and associated areas of high landscape and biodiversity value.</p> <p>These features will be safeguarded and new developments must positively contribute towards the enhancement of their green infrastructure value.</p> <p>Provision of Open Space in New Developments</p> <p>All new development will be expected to provide open space where technically feasible. Where private garden space is not provided for each dwelling, communal gardens or allotment spaces will be required in order to improve health and wellbeing, support local biodiversity and, where possible, strengthen landscape characteristics. Roof-top gardens and green roofs will be</p>	

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>encouraged in order to help address climate change and enhance biodiversity.</p> <p>CP14: Providing Opportunities for Local Biodiversity and Geodiversity</p> <p>New Development and Biodiversity</p> <p>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. On brownfield sites, consideration should be given to incorporating existing flora and fauna where appropriate in order to preserve the site's ecological and biodiversity value.</p> <p>New developments should take account of the location of and, aim to contribute to, the priorities established by the Worcestershire Biodiversity Partnership within the Biodiversity Opportunity Areas.</p> <p>New developments must take measures to ensure that they have a positive impact on the ability of</p>	

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>species to migrate to ensure diversity and as a response to climate change.</p> <p>The biodiversity value of the Rivers Severn and Stour and the Staffordshire and Worcestershire Canal will be safeguarded. New development alongside these watercourses should maintain and enhance their biodiversity value.</p> <p>Trees and Woodlands</p> <p>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 in keeping with the landscape character of the area.</p> <p>Geodiversity</p> <p>New development must strive to enhance and not have a detrimental impact on the geodiversity of the District</p>	

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p>Policy CB7 - Protection of local green spaces</p> <p>The following local green space(s) as shown on Map 4 are designated in accordance with paragraphs 76 and 77 of the NPPF:</p> <p>Millennium Green Blakedown Village Green Churchill Village Green The Avenue</p> <p>New development which impacts adversely on the openness and visual amenity of these sites will not be permitted except in very special circumstances.</p> <p>Informal pedestrian paths and shortcuts such as The Avenue will be protected to ensure that they continue to provide alternative passable pedestrian routes around the villages</p>	<p>CP07: Delivering Community Wellbeing</p> <p>Existing and Improved Community Facilities</p> <p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p>	<p>SAL.CC7 Water Management</p> <p>Water Management</p> <p>SUDS</p> <p>In line with Adopted Core Strategy policy CP02, all new developments should incorporate SUDS schemes. In considering this, applicants should have regard to the following:</p> <p>i. All SUDS schemes should be designed to take into account the effect of climate change.</p> <p>ii. SUDS must be sensitively designed and located to:</p> <ul style="list-style-type: none"> - Mitigate for flood risk; promote improved biodiversity and water quality; and - Provide for enhanced landscape and good quality spaces that improve public amenities in the area; and - Integrate with the layout/infrastructure of the development. <p>Local Flood Risk Management strategy</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Affordable housing provision</p> <p>Sustainable transport initiatives</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p>	<p>When considering development within the District, developers should also have regard to, and be in conformity with, the emerging Worcestershire Local Flood Risk Management Strategy.</p> <p>Water Quality</p> <p>Development proposals will be permitted which:</p> <ul style="list-style-type: none"> - Do not have a negative impact on water quality, either directly through pollution of surface or groundwater, or indirectly through overloading of Wastewater Treatment Works; - Help to conserve and enhance watercourses and riverside habitats. Where necessary, this should be through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of any aquatic environment in or adjoining the development site. <p>SAL.UP3 Providing a Green Infrastructure Network</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>CP11: Quality Design and Local Distinctiveness</p> <p>New development should sensitively connect to the surrounding streets, spaces and communities.</p> <p>Where appropriate, proposals should incorporate strong links to nearby town centres and local centres.</p> <p>Design measures which help to improve sustainable transport including pedestrian, cycling and public transport links should be integral within scheme designs.</p> <p>The emphasis on the creation of successful places will start with a 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. Subsequent DPDs which allocate sites will take full account of the heritage assets within the landscapes and settlements.</p> <p>The positive management of the District's historic environment and heritage assets will be taken</p>	<p>Providing a Green Infrastructure Network</p> <p>The existing green infrastructure network, as set out within the Green Infrastructure Strategy, and the open spaces identified within the Wyre Forest District Open Space, Sport and Recreation Assessment, will be safeguarded from development.</p> <p>Proposals should create new, or enhance and retain existing, open space or green/blue infrastructure. New development should incorporate open space in accordance with the quantity, quality and accessibility standards set out within the most up-to-date open space, sport and recreation assessment.</p> <p>SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</p> <p>Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity</p> <p>1. Priority Species and Habitats</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>forward through the development of appropriate SPDs.</p> <p>Designs should combine active frontages and secure private areas and, where appropriate, the suitable integration of mixed uses complemented by attractive buildings and landscaping that is an integral part of the overall scheme design.</p> <p>It is essential that new buildings and spaces are fit for purpose and capable of future adaptation.</p> <p>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.</p> <p>'Design quality', reflecting a thorough understanding of site context, must be demonstrated as part of any proposal. The authority will require the submission of an accompanying Design and Access Statement that has regard to the latest Supplementary Planning Guidance or Document(s).</p>	<p>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 and in particular those species and habitats identified in the Worcestershire Biodiversity Action Plan.</p> <p>SAL.UP6 Safeguarding the Historic Environment</p> <p>1. Heritage Assets</p> <p>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:</p> <ul style="list-style-type: none"> - 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,

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>Developers will be required to demonstrate how their proposals address community safety and crime prevention in Design and Access Statements.</p> <p>CP12: Landscape Character</p> <p>Landscape Character</p> <p>New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.</p> <p>The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the development of supplementary guidance relating to landscape character.</p>	<ul style="list-style-type: none"> - 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. <p>When considering a development proposal which may affect a Heritage Asset, or when preparing a Heritage Statement, applicants should have regard to the following points:</p> <ul style="list-style-type: none"> i. To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area. ii. Any harm or loss of significance will require clear and convincing justification. iii. The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset. iv. Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged.

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	<p>Where it is considered appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported subject to it meeting all other relevant criteria within the LDF.</p> <p>Caravan, Mobile Home and Chalet Developments</p> <p>Applications for further mobile home, caravan and chalet developments within the District's rural areas will be resisted due to the collective impact which the existing sites have on the landscape.</p> <p>Severn Valley Regional Heritage Park</p> <p>The establishment of a Severn Valley Regional Heritage Park to link the historic towns and landscape from Stourport-on-Severn to Ironbridge will be supported and promoted during the plan period.</p> <p>CP13: Providing a Green Infrastructure Network</p> <p>Developing a Green Infrastructure Network</p>	<p>v. That repairs, alterations, extensions and conversions of heritage assets take into account the materials, styles and techniques to be used and the period in which the asset was built.</p> <p>vi. The installations of fixtures and fittings should not have a detrimental impact on a heritage asset, should be inconspicuously sited and proportioned and be designed sympathetically.</p> <p>vii. In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised, does not detrimentally affect the asset or its setting.</p> <p>2. Conservation Areas</p> <p>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.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>The existing green infrastructure network within the District, as set out within the emerging Green Infrastructure Strategy, will be safeguarded.</p> <p>New development will be required to contribute positively towards the District's green infrastructure network. The Green Infrastructure Study and Green Infrastructure Strategy will be used to identify where green space contributions are spent and the requirements on individual sites. Open space typologies, identified within the PPG17 audit as being deficient, will be prioritised for further provision.</p> <p>The following features have been identified as key green infrastructure assets and essential to the District's local distinctiveness:</p> <p>The Rivers Severn and Stour and the associated wetlands;</p> <p>The Staffordshire and Worcestershire Canal;</p> <p>The District's heathlands and acid grasslands;</p> <p>The Wyre Forest and associated areas of high landscape and biodiversity value.</p>	<p>Development should not adversely affect views into, within, or out of the Conservation Area.</p> <p>Proposals for the demolition of a building or structure in a Conservation Area will only be permitted where it has been clearly demonstrated that:</p> <ul style="list-style-type: none"> i. It has no significance in itself or by association, and no value to the significance of the Conservation Area. ii. Its demolition or replacement would benefit the character or appearance of the Conservation Area. iii. Proposals include detailed and appropriate proposals for redevelopment, together with clear evidence redevelopment will proceed. <p>Proposals that affect shop fronts within a Conservation Area should have regard to the Council's Shop Front Design Guidance.</p> <p>SAL.UP7 Quality Design and Local Distinctiveness</p> <p>Quality Design and Local Distinctiveness</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>These features will be safeguarded and new developments must positively contribute towards the enhancement of their green infrastructure value.</p> <p>Provision of Open Space in New Developments</p> <p>All new development will be expected to provide open space where technically feasible. Where private garden space is not provided for each dwelling, communal gardens or allotment spaces will be required in order to improve health and wellbeing, support local biodiversity and, where possible, strengthen landscape characteristics. Roof-top gardens and green roofs will be encouraged in order to help address climate change and enhance biodiversity.</p> <p>CP14: Providing Opportunities for Local Biodiversity and Geodiversity</p> <p>New Development and Biodiversity</p> <p>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</p>	<p>All development proposals must demonstrate through their accompanying Design and Access Statements that they are of the highest design quality. All proposals for new development must demonstrate that they:</p> <ul style="list-style-type: none"> i. Incorporate, and where appropriate and practicable, front onto existing valued natural features and buildings, water features, transport infrastructure and landmarks and draw on the contribution of the historic environment to local character and distinctiveness. ii. Concentrate the most active uses or entrances on main thoroughfares and focal points. iii. Maximise the use of corner plots and the street frontage and have appropriate regard to the common building line, historic street pattern and skyline. iv. Where applicable, avoid being prejudicial to the comprehensive development of larger areas.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>biodiversity projects. On brownfield sites, consideration should be given to incorporating existing flora and fauna where appropriate in order to preserve the site's ecological and biodiversity value.</p> <p>New developments should take account of the location of and, aim to contribute to, the priorities established by the Worcestershire Biodiversity Partnership within the Biodiversity Opportunity Areas.</p> <p>New developments must take measures to ensure that they have a positive impact on the ability of species to migrate to ensure diversity and as a response to climate change.</p> <p>The biodiversity value of the Rivers Severn and Stour and the Staffordshire and Worcestershire Canal will be safeguarded. New development alongside these watercourses should maintain and enhance their biodiversity value.</p> <p>Trees and Woodlands</p>	<p>v. Fully consider biodiversity gain as an integral part of the development.</p> <p>vi. Maximise opportunities to contribute to local distinctiveness.</p> <p>vii. Maximise natural surveillance and incorporate the principles of Secured by Design and have considered the incorporation of fire safety measures.</p> <p>viii. Have an appropriate building footprint for the locality and do not represent over-development of the site.</p> <p>ix. Integrate well within the existing streetscene.</p> <p>x. Incorporate existing trees, or where it has been demonstrated through a tree survey that retention is not possible, provide replacements.</p> <p>xi. Have regard to the traditional design and materials of the locality and avoid inappropriate features and detail.</p> <p>xii. Deliver well-designed parking solutions which provide secure parking with adequate</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>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 in keeping with the landscape character of the area.</p> <p>Geodiversity</p> <p>New development must strive to enhance and not have a detrimental impact on the geodiversity of the District</p>	<p>natural surveillance without resulting in cars dominating a development.</p> <p>xiii. Site open space and play provision to take advantage of natural surveillance.</p> <p>xiv. Provide public art where appropriate.</p> <p>xv. Demonstrate consistency with the provisions of the Design Quality SPG and its constituent parts including the residential, neighbourhood plans, town centre and parish design guides and the associated companion guide for Stourport-on-Severn.</p> <p>Further detailed guidance at the site specific level is provided within Part B of this document.</p> <p>Development briefs will be progressed for specific sites as appropriate and the Adopted Design Quality SPG and companion guides and masterplan and design studies will also be taken into account when considering proposals.</p> <p>iii. Not detract or confuse the users of highways, navigable waterways and railways.</p> <p>iv. Not obstruct a highway, either directly or through maintenance requirements.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<p>2. Heritage Assets</p> <p>Proposals for advertisements within or adjacent to Heritage Assets must:</p> <ul style="list-style-type: none"> i. Conserve the significance of a building, monument, site, place, area or landscape, including its setting. ii. Avoid the use of internally illuminated signage, or comprise individually illuminated letters. iii. Avoid the use of non-traditional materials such as PVC, perspex and illuminated box fascias. iv. Reflect the traditional signage of the area. v. Be in scale and proportion with the building on which they are displayed.
<p>Policy CB8 - Water Management and surface water run-off</p> <p><i>New development should be designed to maximise the retention of surface water on the development site and to minimise runoff.</i></p>	<p>DS04 Rural Regeneration</p> <p>The Rural Economy</p> <p>The rural economy will be supported by promoting development which contributes to traditional rural employment sectors as well as encouraging appropriate farm diversification schemes. This</p>	<p>SAL.DPL2 Rural Housing</p> <p>Within the rural areas of the District, proposals for residential development will not be permitted unless one of the following exceptional circumstances applies:</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p><i>The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.</i></p> <p><i>Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.</i></p> <p><i>Sustainable design of buildings which support rain water harvesting are supported.</i></p> <p><i>Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.</i></p> <p><i>All new developments should aim to ensure that there are no negative impacts on the surrounding environment, particularly the local SSSI</i></p>	<p>includes proposals such as the Grow with Wyre project that improve the sustainable tourism offer of the rural areas. Development proposals will not be permitted where they would be likely to have an adverse impact on the District's best and most versatile agricultural land. The provision of rural based workspace and live/work units will be permitted providing the proposals are small scale and that they are appropriate to the character of the area and do not have an adverse impact on the integrity of the Green Belt. Priority will be placed on the re-use or replacement of existing rural buildings.</p> <p>CP02 Water Management</p> <p>New developments will be required to incorporate appropriate Sustainable Drainage Measures (SUDs). This should be informed by the Water Cycle Strategy to ensure compatibility with specific catchment and ground characteristics, and will require the early consideration of a wide range of issues relating to the management, long term adoption and maintenance of SUDs.</p>	<ul style="list-style-type: none"> • The site is identified by the relevant Town/Parish Council as an exceptions site to meet an identified local housing need. • The site is required to meet an established existing functional need for a rural worker's dwelling. • It is for the replacement of a permanent existing lawful dwelling, • The site is subject to a Community Right to Build Order. <p>1.Exception Sites</p> <p>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:</p> <ul style="list-style-type: none"> i) The affordable housing must remain so in perpetuity ii) The number, size, type, mix and tenure of dwellings must not exceed the extent of identified local need.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required.</p> <p>New developments should:</p> <ul style="list-style-type: none"> i. Conserve and enhance the ecological flood storage value of the water environment, including watercourse corridors ii. Open up any culverted watercourse where practicable (Proposals involving the creation of new culverts will not be permitted); iii. Improve water efficiency through incorporating appropriate water conservation techniques including rainwater harvesting and greywater recycling; iv. Connect to the main sewer network wherever possible. 	<ul style="list-style-type: none"> 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. <p>SAL.CC7 Water Management</p> <p>Water Management</p> <p>SUDS</p> <p>In line with Adopted Core Strategy policy CP02, all new developments should incorporate SUDS schemes. In considering this, applicants should have regard to the following:</p> <ul style="list-style-type: none"> i. All SUDS schemes should be designed to take into account the effect of climate change.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<p>ii. SUDS must be sensitively designed and located to:</p> <ul style="list-style-type: none"> - Mitigate for flood risk; promote improved biodiversity and water quality; and - Provide for enhanced landscape and good quality spaces that improve public amenities in the area; and - Integrate with the layout/infrastructure of the development. <p>Local Flood Risk Management strategy</p> <p>When considering development within the District, developers should also have regard to, and be in conformity with, the emerging Worcestershire Local Flood Risk Management Strategy.</p> <p>Water Quality</p> <p>Development proposals will be permitted which:</p> <ul style="list-style-type: none"> - Do not have a negative impact on water quality, either directly through pollution of surface or groundwater, or

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<p>indirectly through overloading of Wastewater Treatment Works;</p> <ul style="list-style-type: none"> - Help to conserve and enhance watercourses and riverside habitats. Where necessary, this should be through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of any aquatic environment in or adjoining the development site. <p>SAL.UP1 Green Belt</p> <p>Within the Green Belt, as designated on the Policies Map, development will not be permitted, except in very special circumstances, unless one of the following applies:</p> <ul style="list-style-type: none"> ii. Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it, or for other uses of land which preserve the openness of the

<i>Churchill and Blakedown Neighbourhood Development Plan</i>	<i>Wyre Forest District Core Strategy 2010</i>	<i>Wyre Forest Site Allocations and Policies Local Plan 2013</i>
		<p>Green Belt, and do not conflict with the purposes of including land within it.</p> <p>iii. The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.</p> <p>iv. The development involves the re-use or conversion of buildings in accordance with the policies for the re-use and adaptation of Rural Buildings (SAL.UP11).</p> <p>v. The proposals involve the redevelopment of an identified Previously Developed Site in the Green Belt and, are in accordance with the site specific policies contained in Part B.</p> <p>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.</p>
<p><i>Policy CB9 Connectivity</i></p> <p><i>Proposals for the enhancement and improvement of the existing</i></p>		<p><i>SAL.CC1 Sustainable Transport Infrastructure</i></p> <p><i>Making New Developments Accessible</i></p> <p>Developments should safeguard and enhance the existing Cycle Route Network, including providing new links where possible. All new</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p>footpath/cycleway/bridleway network within the designated area will be supported.</p> <p>Proposals for improved linkages and accessibility within Churchill and Blakedown Parish and to the areas beyond will be supported.</p> <p>All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity:</p> <ul style="list-style-type: none"> • enhanced public access and signage from residential areas; • new footpaths and cycle routes linking to existing and new networks; and • linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats. 		<p>developments must be designed to maximise accessibility to, and movement around, the development for cyclists.</p> <p>New developments should take into account movement around the site for all members of the community and should consider the use of shared surfaces with an emphasis on pedestrians over vehicles in a way that promotes highway safety.</p> <p>Proposals should include connected and legible layouts in order to improve sustainability.</p> <p>Highway Safety</p> <p>Proposals which would lead to the deterioration of highway safety will not be allowed.</p> <p>Adequate visibility must be available for vehicles turning into and out of the site.</p>

<i>Churchill and Blakedown Neighbourhood Development Plan</i>	<i>Wyre Forest District Core Strategy 2010</i>	<i>Wyre Forest Site Allocations and Policies Local Plan 2013</i>
<p><i>Policy CB10 Protection of local community facilities</i></p> <p><i>There will be a presumption in favour of the protection of existing community facilities. The proposed re-use of existing local community facilities listed at Appendix C will be permitted for other health, education or community type uses.</i></p> <p><i>In the case of change of use of existing community facilities listed at Appendix C, other non-health, education or community type uses will not be permitted unless the applicant can demonstrate:</i></p> <p><i>a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or</i></p> <p><i>b) Satisfactory evidence is produced that there is no longer a need for the facility</i></p>	<p>DS04: Rural Regeneration</p> <p><i>Sustaining Community Facilities and Services</i> Developments that provide the rural community with essential facilities and services will be supported in principle.</p> <p>The network of local groups of shops and public houses will be safeguarded in order to support nearby settlements and reduce the need to travel. Kidderminster, Stourport-on-Severn and Bewdley will remain the most sustainable places to provide higher order services and facilities to the rural areas, but access to them by public transport should be improved.</p> <p>CP07: Delivering Community Wellbeing</p> <p>Existing and Improved Community Facilities</p> <p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an</p>	<p>SAL.DPL11 Community Facilities</p> <p>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:</p> <ul style="list-style-type: none"> 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; <p>OR</p> <p>That suitable alternative provision can be provided in an appropriate location.</p> <p>When applying these tests to specific proposals the Council will have full regard to the specific characteristics, needs, service priorities and objectives of the service and/or organisation concerned.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p> <p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Affordable housing provision</p> <p>Sustainable transport initiatives</p>	

<i>Churchill and Blakedown Neighbourhood Development Plan</i>	<i>Wyre Forest District Core Strategy 2010</i>	<i>Wyre Forest Site Allocations and Policies Local Plan 2013</i>
	<p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p>	
<p><i>Policy CB11 New, and enhancement of existing, local community facilities</i></p> <p><i>All development proposals for new community facilities, and improvements to existing community facilities will be supported, provided that:</i></p> <ul style="list-style-type: none"> <i>• adequate provision for parking is provided, in accordance the Worcestershire County Council Parking Standards;</i> 	<p>DS04: Rural Regeneration</p> <p><i>Sustaining Community Facilities and Services</i> Developments that provide the rural community with essential facilities and services will be supported in principle.</p> <p>The network of local groups of shops and public houses will be safeguarded in order to support nearby settlements and reduce the need to travel.</p>	<p>SAL.DPL11 Community Facilities</p> <p>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:</p> <ul style="list-style-type: none"> iii. 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

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<ul style="list-style-type: none"> • <i>the site is, wherever possible, located in or adjacent to the settlement boundary;</i> • <i>the site is accessible by walking and cycling;</i> • <i>there are opportunities to integrate services;</i> • <i>detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development; and</i> • <i>the proposal would not have an adverse effect on residential amenity</i> 	<p>Kidderminster, Stourport-on-Severn and Bewdley will remain the most sustainable places to provide higher order services and facilities to the rural areas, but access to them by public transport should be improved.</p> <p>CP07: Delivering Community Wellbeing</p> <p>Existing and Improved Community Facilities</p> <p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and</p>	<p>iv. that the community facility could not be provided by an alternative occupier or the local community;</p> <p>OR</p> <p>That suitable alternative provision can be provided in an appropriate location.</p> <p>When applying these tests to specific proposals the Council will have full regard to the specific characteristics, needs, service priorities and objectives of the service and/or organisation concerned.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p> <p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Affordable housing provision</p> <p>Sustainable transport initiatives</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p>	

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p>	
<p>Policy CB12 Supporting development of communications infrastructure</p> <p><i>Where planning permission is required, the development of new, high speed broadband infrastructure to serve the Parish will be supported where it is sympathetically designed and when appropriate suitably camouflaged.</i></p> <p><i>All new development will be required to make provision for high speed broadband networks.</i></p>	<p>DS04 Rural Regeneration</p> <p>The Rural Economy</p> <p>The rural economy will be supported by promoting development which contributes to traditional rural employment sectors as well as encouraging appropriate farm diversification schemes. This includes proposals such as the Grow with Wyre project that improve the sustainable tourism offer of the rural areas.</p> <p>CP07 Delivering Community Wellbeing</p> <p>Providing Community Infrastructure</p> <p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p>	<p>SAL.CC5 Telecommunications</p> <p>Telecommunications</p> <p>Proposals involving the erection of telecommunications equipment will be allocated where it is satisfactorily demonstrated that:</p> <ul style="list-style-type: none"> i. There is clear evidence of need for the development. ii. It is sited and designed so as not to result in significant adverse impact to interests of acknowledged importance, subject to operational and technical requirements. iii. There are no satisfactory alternative available sites.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p>	<p>iv. There is no reasonable possibility of sharing facilities.</p> <p>v. There is no possibility of erecting antenna on an existing building or structure.</p> <p>Proposals that will individually or cumulatively have a serious adverse impact on sensitive landscape, townscape or nature conservation will not be approved.</p> <p>All proposals for telecommunications infrastructure must demonstrate that they meet International Commission guidelines for public exposure.</p>
<p>Policy CB13 Developer Contributions and Community Infrastructure Levy</p> <p>Development will be required to support proposals for improved community facilities and infrastructure in the parish.</p>	<p>CP07 Delivering Community Wellbeing</p> <p>Providing Community Infrastructure</p> <p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p>	

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p>Priority will be given to the following proposals: Healthcare provision/Doctors Surgery Parking facilities (School and Station)</p>	<p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p>	
<p>Policy CB14 Village Centre</p> <p>Within the village centre as defined on Map 5, where planning permission is required, proposals for the change of use</p>	<p>DS04 Rural Regeneration</p> <p>Sustaining Community Facilities and Services</p> <p>Developments that provide the rural community with essential facilities and services will be supported in principle. The network of local groups</p>	<p>SAL.GPB3</p> <p>Protecting and Enhancing Local Retail Services</p> <p>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</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p>from retail to other uses will be required to meet the following criteria:</p> <ul style="list-style-type: none"> • The proposal when taken cumulatively, with other existing or consented non-retail uses, does not have a detrimental impact on the vitality and viability of the village centre; • The proposal retains a pedestrian level shop front with windows and display; • Any proposed non-A1 use, should wherever possible, include at least in part traditional daytime opening hours (9am to 5pm); and • There is evidence that the unit has been actively marketed as a retail unit for a period of over 6 months. 	<p>of shops and public houses will be safeguarded in order to support nearby settlements and reduce the need to travel.</p> <p>The Rural Economy</p> <p>The rural economy will be supported by promoting development which contributes to traditional rural employment sectors as well as encouraging appropriate farm diversification schemes. This includes proposals such as the Grow with Wyre project that improve the sustainable tourism offer of the rural areas. Development proposals will not be permitted where they would be likely to have an adverse impact on the District's best and most versatile agricultural land. The provision of rural based workspace and live/work units will be permitted providing the proposals are small scale and that they are appropriate to the character of the area and do not have an adverse impact on the integrity of the Green Belt. Priority will be placed on the re-use or replacement of existing rural buildings.</p> <p>CP07 Delivering Community Wellbeing</p> <p>Existing and Improved Community Facilities</p>	<p>reasonable prospect of that service or facility being retained or restored. In considering this, regard will be had to the availability of other convenience retail facilities locally.</p> <p>Neighbourhood/Village Centres</p> <p>The following sites, as identified on the Policies Map, are designated as neighbourhood/village centres:</p> <p>Bewdley / Rural Areas</p> <p>Blakedown (Village Centre)</p> <p>Support will be given for new retail development in neighbourhood or village centres comprising the conversion or extension of existing facilities, provided that the floorspace proposed does not exceed 280sqm net.</p> <p>Outside of the neighbourhood or village designations, support will also be given for the development of new retail (A1) uses where they do not exceed 280sqm net and where:</p> <ol style="list-style-type: none"> i. it can be located on previously developed land. ii. it would not cause adverse impact to the local amenity.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</p>	
<p>Policy CB15 Supporting existing local employment.</p> <p>Existing sources of local employment will be protected.</p> <p>Redevelopment or change of use of existing employment premises will only be permitted when:</p> <ul style="list-style-type: none"> The employment premises have been empty for six months, or more, and 	<p>DS04 Rural Regeneration</p> <p>Sustaining Community Facilities and Services</p> <p>Developments that provide the rural community with essential facilities and services will be supported in principle. The network of local groups of shops and public houses will be safeguarded in order to support nearby settlements and reduce the need to travel.</p> <p>The Rural Economy</p>	<p>SAL.GPB3 Protecting and Enhancing Local Retail Services</p> <p>Neighbourhood/Village Centres</p> <p>The following sites, as identified on the Policies Map, are designated as neighbourhood/village centres:</p> <p>Bewdley / Rural Areas - Blakedown (Village Centre)</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p><i>during that time have been actively marketed without securing a viable alternative employment use; or</i></p> <ul style="list-style-type: none"> • <i>The site is no longer suitable for continued employment use due to poor access and long term incompatibility with surrounding land uses; or</i> • <i>The continued use of the buildings, or their redevelopment for an employment use, is not viable (in physical, operational or commercial terms) and this is supported by robust evidence, such as the marketing of the site and evidence that the site is unviable to be developed for employment use</i> 	<p>The rural economy will be supported by promoting development which contributes to traditional rural employment sectors as well as encouraging appropriate farm diversification schemes. This includes proposals such as the Grow with Wyre project that improve the sustainable tourism offer of the rural areas. Development proposals will not be permitted where they would be likely to have an adverse impact on the District's best and most versatile agricultural land. The provision of rural based workspace and live/work units will be permitted providing the proposals are small scale and that they are appropriate to the character of the area and do not have an adverse impact on the integrity of the Green Belt. Priority will be placed on the re-use or replacement of existing rural buildings.</p> <p>CP07 Delivering Community Wellbeing Existing and Improved Community Facilities</p> <p>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</p>	<p>SAL.UP1 Green Belt</p> <p>Green Belt</p> <p>Within the Green Belt, as designated on the Policies Map, development will not be permitted, except in very special circumstances, unless one of the following applies:</p> <ul style="list-style-type: none"> ii. Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it, or for other uses of land which preserve the openness of the Green Belt, and do not conflict with the purposes of including land within it. iii. The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. iv. The development involves the re-use or conversion of buildings in accordance with the policies for the re-use and adaptation of Rural Buildings (SAL.UP11).

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p> <p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p>	<p>v. The proposals involve the redevelopment of an identified Previously Developed Site in the Green Belt and, are in accordance with the site specific policies contained in Part B.</p> <p>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.</p> <p>SAL.UP11 Re-use and Adaptation of Rural Buildings</p> <p>Re-use and Adaptation of Rural Buildings</p> <p>When considering the re-use and adaptation of rural buildings for any new use, the following criteria will need to be met:</p> <p>i. The building(s) are permanent structures which are in keeping with their surroundings and they are of a size which makes them suitable for conversion without the need for additional extensions, substantial alterations or the addition of new buildings within the curtilage.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>Affordable housing provision Sustainable transport initiatives</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Health and community safety (includes emergency services) facilities and services</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p> <p>CP08 A Diverse Local Economy</p> <p>Up to 44 hectares of employment land will be brought forward in the period up to 2026 in line with Policy DS01: Development Locations.</p>	<p>ii. The building(s) can be converted without significant building works or complete reconstruction and the conversion works would have no significant detrimental effect on the fabric, character or setting of the building.</p> <p>iii. That the proposed development enhances and safeguards heritage assets.</p> <p>iv. That suitable access arrangements can be made, without the need for extensive new access roads.</p> <p>v. That there is no adverse impact on the countryside, landscape and wildlife or local amenities.</p> <p>vi. That appropriate drainage and flood risk mitigation, including safe access requirements, can be provided and are available for the lifetime of the development In addition to the above criteria, proposals must also have regard to the following policy considerations.</p> <p>1. Economic Development</p>

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	<p>Major new employment development will be located within the urban area of Kidderminster, particularly within the Stourport Road Employment Corridor (SREC). All future employment development within the urban areas will be on previously developed land and should be located in highly accessible locations. A portfolio of employment sites for a range of businesses (B1, B2 and B8)(26) will be provided in terms of location, size and quality. The development of small scale businesses and starter units will be particularly encouraged.</p> <p>Land and premises within the District’s existing employment areas (as allocated on the proposals map) will be reserved for uses which generate employment (B1, B2, B8 use classes). Applications for expansion, updating and intensification of employment uses on existing sites will be supported where they do not compromise the activities of the employment area or conflict with other policy objectives in the Local Development Framework.</p> <p>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</p>	<p>In assessing proposals for economic development, regard will be had to the local economic needs within the area.</p> <p>Other uses proposed for rural buildings which could also provide economic activity (e.g. leisure, sport and recreation) will be considered on their merits and assessed against the criteria in this policy.</p>

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	<p>have regard to national and regional policy as well as Policy DS04: Rural Regeneration.</p> <p>Development that would result in a loss of employment land will only be acceptable where it is demonstrated that:</p> <ol style="list-style-type: none"> 1. The site is identified in an up-to-date Employment Land Review as being suitable to be considered for alternative uses. 2. The continued use of the buildings, or their redevelopment for an employment use, is not viable (in physical, operational or commercial terms) and this is supported by robust evidence, such as the marketing of the site and evidence that the site is unviable to be developed for employment use. 3. The proposed new use would be compatible with neighbouring uses and would not prejudice the amenity, viability or future development of other businesses. 4. When considering alternative uses preference will be given to mixed-use development prior to any single-use development. 	

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	<p>CP10 Sustainable Tourism</p> <p>The strategy is to support the local tourism industry through:</p> <p>Supporting sustainable 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.</p> <p>New developments should incorporate sustainable transport links wherever possible, especially between attractions and town centres</p> <p>Identifying the strategic centre of Kidderminster as the primary area for new tourist accommodation development</p> <p>Supporting sustainable tourism opportunities within the market towns of Stourport-on-Severn and Bewdley and within the rural settlements provided that the development:</p> <ul style="list-style-type: none"> - Does not have a detrimental effect on the character of the area 	

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<ul style="list-style-type: none"> - Does not adversely affect the surrounding infrastructure - Benefits the local community and is proportionate to the size of settlement in which it is located - Where feasible, involves the re-use of existing buildings or is part of farm diversification - Is consistent with other policies in the plan - Encouraging developments, projects and initiatives that assist in promoting the waterways as a tourist attraction <p>CP12 Landscape Character</p> <p>Landscape Character</p> <p>New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.</p>	

<i>Churchill and Blakedown Neighbourhood Development Plan</i>	<i>Wyre Forest District Core Strategy 2010</i>	<i>Wyre Forest Site Allocations and Policies Local Plan 2013</i>
	<p>The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the development of supplementary guidance relating to landscape character.</p> <p>Where it is considered appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported subject to it meeting all other relevant criteria within the LDF.</p>	
<p><i>Policy CB16 New Local Employment Opportunities.</i></p> <p><i>The development of new local employment opportunities will be permitted within the Neighbourhood Plan area providing that they are in accordance with Policies in the</i></p>	<p>DS04 Rural Regeneration</p> <p>Sustaining Community Facilities and Services</p> <p>Developments that provide the rural community with essential facilities and services will be supported in principle. The network of local groups of shops and public houses will be safeguarded in</p>	<p>SAL.GPB3 Protecting and Enhancing Local Retail Services</p> <p>Neighbourhood/Village Centres</p> <p>The following sites, as identified on the Policies Map, are designated as neighbourhood/village centres:</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<p>Wyre Forest Core Strategy and the Wyre Forest Site Allocations and Policies Local Plan and they:</p> <ul style="list-style-type: none"> • Do not have a detrimental impact on surrounding residential or community amenity; • Do not lead to the loss of open space or green infrastructure; • Does not impact negatively on the surrounding environment, particularly the local SSSI; and • Are located close to existing highways and do not have an unacceptable impact on traffic. <p>Where permission is required, new employment development will be permitted in existing countryside settlements and farmsteads subject to the following criteria:</p> <ul style="list-style-type: none"> • The conversion of traditional agricultural buildings to other uses will be permitted providing: <ul style="list-style-type: none"> - there is no detrimental effect on the form, design, character and setting of the building; 	<p>order to support nearby settlements and reduce the need to travel.</p> <p>The Rural Economy</p> <p>The rural economy will be supported by promoting development which contributes to traditional rural employment sectors as well as encouraging appropriate farm diversification schemes. This includes proposals such as the Grow with Wyre project that improve the sustainable tourism offer of the rural areas. Development proposals will not be permitted where they would be likely to have an adverse impact on the District's best and most versatile agricultural land. The provision of rural based workspace and live/work units will be permitted providing the proposals are small scale and that they are appropriate to the character of the area and do not have an adverse impact on the integrity of the Green Belt. Priority will be placed on the re-use or replacement of existing rural buildings.</p> <p>CP07 Delivering Community Wellbeing</p> <p>Existing and Improved Community Facilities</p>	<p>Bewdley / Rural Areas - Blakedown (Village Centre)</p> <p>SAL.UP1 Green Belt</p> <p>Green Belt</p> <p>Within the Green Belt, as designated on the Policies Map, development will not be permitted,</p> <p>except in very special circumstances, unless one of the following applies:</p> <p>ii. Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it, or for other uses of land which preserve the openness of the Green Belt, and do not conflict with the purposes of including land within it.</p> <p>iii. The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<ul style="list-style-type: none"> - <i>the building is capable of conversion without significant extension;</i> - <i>the building is structurally sound and capable of conversion without the need for complete or substantial reconstruction;</i> - <i>the conversion would not have a detrimental impact on the appearance or character of the landscape;</i> - <i>The conversion would not be detrimental to the continued agricultural operation of the site as a whole.</i> - <i>the conversion would not attract significant additional traffic and congestion on access routes which are unsuitable or which would potentially be dangerous to residents, road users and horses</i> 	<p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p> <p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p>	<p>iv. The development involves the re-use or conversion of buildings in accordance with the policies for the re-use and adaptation of Rural Buildings (SAL.UP11).</p> <p>v. The proposals involve the redevelopment of an identified Previously Developed Site in the Green Belt and, are in accordance with the site specific policies contained in Part B.</p> <p>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.</p> <p>SAL.UP11 Re-use and Adaptation of Rural Buildings</p> <p>Re-use and Adaptation of Rural Buildings</p> <p>When considering the re-use and adaptation of rural buildings for any new use, the following criteria will need to be met:</p> <p>i. The building(s) are permanent structures which are in keeping with their surroundings and they are of a size which makes them</p>

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	<p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Affordable housing provision Sustainable transport initiatives</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Health and community safety (includes emergency services) facilities and services</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p>	<p>suitable for conversion without the need for additional extensions, substantial alterations or the addition of new buildings within the curtilage.</p> <p>ii. The building(s) can be converted without significant building works or complete reconstruction and the conversion works would have no significant detrimental effect on the fabric, character or setting of the building.</p> <p>iii. That the proposed development enhances and safeguards heritage assets.</p> <p>iv. That suitable access arrangements can be made, without the need for extensive new access roads.</p> <p>v. That there is no adverse impact on the countryside, landscape and wildlife or local amenities.</p> <p>vi. That appropriate drainage and flood risk mitigation, including safe access requirements, can be provided and are available for the lifetime of the development In addition to the above criteria, proposals must also have regard to the following policy considerations.</p>

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	<p>CP10 Sustainable Tourism</p> <p>The strategy is to support the local tourism industry through:</p> <p>Supporting sustainable 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.</p> <p>New developments should incorporate sustainable transport links wherever possible, especially between attractions and town centres</p> <p>Identifying the strategic centre of Kidderminster as the primary area for new tourist accommodation development</p> <p>Supporting sustainable tourism opportunities within the market towns of Stourport-on-Severn and Bewdley and within the rural settlements provided that the development:</p> <ul style="list-style-type: none"> - Does not have a detrimental effect on the character of the area - Does not adversely affect the surrounding infrastructure 	<p>1. Economic Development</p> <p>In assessing proposals for economic development, regard will be had to the local economic needs within the area.</p> <p>Other uses proposed for rural buildings which could also provide economic activity (e.g. leisure, sport and recreation) will be considered on their merits and assessed against the criteria in this policy.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<ul style="list-style-type: none"> - Benefits the local community and is proportionate to the size of settlement in which it is located - Where feasible, involves the re-use of existing buildings or is part of farm diversification - Is consistent with other policies in the plan - Encouraging developments, projects and initiatives that assist in promoting the waterways as a tourist attraction <p>CP12 Landscape Character</p> <p>Landscape Character</p> <p>New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.</p> <p>The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining</p>	

<i>Churchill and Blakedown Neighbourhood Development Plan</i>	<i>Wyre Forest District Core Strategy 2010</i>	<i>Wyre Forest Site Allocations and Policies Local Plan 2013</i>
	<p>applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the development of supplementary guidance relating to landscape character.</p> <p>Where it is considered appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported subject to it meeting all other relevant criteria within the LDF.</p>	
<p><i>Policy CB17 Scale and Type of New Residential Development.</i></p> <p><i>Within the settlement boundary as defined in the Wyre Forest Site Allocations and Policies Local Plan, small-scale affordable / market housing development that meets local needs and is in keeping with the scale, demands and population profile will be permitted where:</i></p> <ul style="list-style-type: none"> <i>It would not lead to the loss of open space, shops or other local facilities;</i> 	<p>DS04 Rural Regeneration</p> <p>Providing Affordable Housing</p> <p>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.</p> <p>CP03: Promoting Transport Choice and Improving Accessibility</p>	<p>SAL.CC1 Sustainable Transport Infrastructure</p> <p>Making New Developments Accessible</p> <p>Developments should safeguard and enhance the existing Cycle Route Network, including providing new links where possible. All new developments must be designed to maximise accessibility to, and movement around, the development for cyclists.</p> <p>New developments should take into account movement around the site for all members of</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<ul style="list-style-type: none"> • <i>It has appropriate access;</i> • <i>It contributes to local open space and village amenity;</i> • <i>The location would not lead to a detrimental impact on the character of the parish in accordance with Policy CB5 (design policy);</i> • <i>The development would convert or re-use an existing building or previously developed land;</i> • <i>The development is in proportion with the surrounding area and does not adversely affect the neighbours enjoyment of their homes and gardens;</i> • <i>The location is within easy reach of existing facilities and services;</i> • <i>Adequate parking facilities are provided within the site; and</i> • <i>The development does not extend existing ribbon development</i> <p><i>Larger redevelopment opportunities will be subject to all the relevant policies within this Neighbourhood Development Plan and Wyre Forest policies.</i></p>	<p>Enhancing Accessibility</p> <p>Development proposals should have full regard to the traffic impact on the local highway network.</p> <p>Major development proposals or those that are likely to have a significant impact on the local transport network will be required to submit a Travel Plan to demonstrate that they have fully considered access by all modes of transport. The Travel Plan should set out targets and measures for addressing travel demand through a package of measures, maximising accessibility by sustainable transport modes, minimising traffic generation and mitigating the effects of additional traffic through a package of multi-modal measures.</p> <p>Delivering Transport Infrastructure</p> <p>Where appropriate, new developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking and cycling facilities within the District and the provision of an integrated public transport network across the District.</p> <p>Developers must take account of the proposals included within the Wyre Forest Transport</p>	<p>the community and should consider the use of shared surfaces with an emphasis on pedestrians over vehicles in a way that promotes highway safety.</p> <p>Proposals should include connected and legible layouts in order to improve sustainability.</p> <p>Highway Safety</p> <p>Proposals which would lead to the deterioration of highway safety will not be allowed.</p> <p>Adequate visibility must be available for vehicles turning into and out of the site.</p> <p>SAL.CC2 Parking</p> <p>Parking</p> <p>Proposals involving the development of car parks will be considered on a site-by-site basis.</p> <p>Any proposed reduction in the amount of car parking spaces as a result of development will need to be fully justified. The suitability of these areas for lorry parking will be considered should a suitable level of demand be demonstrated.</p>

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<p>Proposals for new housing on Rural Exception sites outside the settlement boundary, will be permitted in accordance with the National Planning Policy Framework and Wyre Forest Site Allocations DPD Policy SAL.DPL2 after consultation and agreement with the Parish Council.</p>	<p>Measures Package as set out in the current Worcestershire Local Transport Plan. In appropriate circumstances, new development will be required to contribute towards these schemes.</p> <p>CP04 Affordable Housing</p> <p>Rural Affordable Housing</p> <p>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.</p> <p>In exceptional circumstances, small scale affordable housing schemes will be permitted as exception schemes on unallocated sites, to meet identified local housing need. Applicants will be required to demonstrate clear evidence through a Parish Housing Needs Survey</p>	<p>Car parking should be designed to fully integrate within development proposals, where possible minimising the extent of surface car parking.</p> <p>All new developments within the District must demonstrate that they have met the required parking standards as set out in the Worcestershire County Highways Design Guide and the District Council's Design Quality Supplementary Planning Guidance. Car Parking Standards will be applied so as not to provide perverse incentives to out-of-centre developments.</p> <p>SAL.DPL2 Rural Housing</p> <p>Within the rural areas of the District, proposals for residential development will not be permitted unless one of the following exceptional circumstances applies:</p> <ul style="list-style-type: none"> • The site is identified by the relevant Town/Parish Council as an exceptions

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	<p>CP07: Delivering Community Wellbeing</p> <p>Existing and Improved Community Facilities</p> <p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p>	<p>site to meet an identified local housing need.</p> <ul style="list-style-type: none"> • The site is required to meet an established existing functional need for a rural worker’s dwelling. • It is for the replacement of a permanent existing lawful dwelling, • The site is subject to a Community Right to Build Order. <p>1.Exception Sites</p> <p>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:</p> <ul style="list-style-type: none"> i) The affordable housing must remain so in perpetuity ii) The number, size, type, mix and tenure of dwellings must not exceed the extent of identified local need.

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	<p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Affordable housing provision</p> <p>Sustainable transport initiatives</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p>	<p>iii) The site must be well related to the existing built up area of the settlement in which it is located.</p> <p>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.</p> <p>v) The site should be accessible to local services and facilities by sustainable modes of transport.</p> <p>SAL.UP1 Green Belt</p> <p>Within the Green Belt, as designated on the Policies Map, development will not be permitted, except in very special circumstances, unless one of the following applies:</p> <p>vi. The proposals are part of a Community Right to Build Order.</p> <p>The development is for housing in one of the following circumstances:</p>

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	<p>CP11: Quality Design and Local Distinctiveness</p> <p>New development should sensitively connect to the surrounding streets, spaces and communities.</p> <p>Where appropriate, proposals should incorporate strong links to nearby town centres and local centres.</p> <p>Design measures which help to improve sustainable transport including pedestrian, cycling and public transport links should be integral within scheme designs.</p> <p>The emphasis on the creation of successful places will start with a 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. Subsequent DPDs which allocate sites will take full account of the heritage assets within the landscapes and settlements.</p>	<p>b. It is for small-scale affordable housing, reserved for local needs in accordance with policy SAL.DPL2: Rural Housing.</p> <p>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.</p> <p>SAL.UP3 Providing a Green Infrastructure Network</p> <p>Providing a Green Infrastructure Network</p> <p>The existing green infrastructure network, as set out within the Green Infrastructure Strategy, and the open spaces identified within the Wyre Forest District Open Space, Sport and Recreation Assessment, will be safeguarded from development.</p> <p>Proposals should create new, or enhance and retain existing, open space or green/blue infrastructure. New development should incorporate open space in accordance with the quantity, quality and accessibility standards set</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
	<p>The positive management of the District's historic environment and heritage assets will be taken forward through the development of appropriate SPDs.</p> <p>Designs should combine active frontages and secure private areas and, where appropriate, the suitable integration of mixed uses complemented by attractive buildings and landscaping that is an integral part of the overall scheme design.</p> <p>It is essential that new buildings and spaces are fit for purpose and capable of future adaptation.</p> <p>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.</p> <p>'Design quality', reflecting a thorough understanding of site context, must be demonstrated as part of any proposal. The authority will require the submission of an accompanying Design and Access Statement that has regard to the</p>	<p>out within the most up-to-date open space, sport and recreation assessment.</p> <p>SAL.UP4 Open Space and Play Provision</p> <p>2. New Play Provision</p> <p>Proposals for new residential development must include adequate children's play space in accordance with the most up-to-date guidance on developer contributions. New development should meet the quantity, quality and accessibility standards for open space as established through the Wyre Forest District Open Space, Sport and Recreation Assessment (October 2008). Play areas should be designed to meet the Fields In Trust Planning and Design for Outdoor Sport and Play standard (formerly the National Playing Fields Association Six Acre Standard), including LEAPs and NEAPs as follows:</p> <p>i. On sites providing more than 75 and less than 200 new child bed spaces (including combinations of two or more adjacent sites), a Local Equipped Area for Play (LEAP).</p>

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	<p>latest Supplementary Planning Guidance or Document(s).</p> <p>Developers will be required to demonstrate how their proposals address community safety and crime prevention in Design and Access Statements.</p> <p>CP12: Landscape Character</p> <p>Landscape Character</p> <p>New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.</p> <p>The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the</p>	<p>ii. On sites of 200 or more child bed spaces (including combinations of two or more adjacent sites), a Neighbourhood Equipped Area for Play (NEAP).</p> <p>SAL.UP6 Safeguarding the Historic Environment</p> <p>1. Heritage Assets</p> <p>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:</p> <ul style="list-style-type: none"> - 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.

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	<p>development of supplementary guidance relating to landscape character.</p> <p>Where it is considered appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported subject to it meeting all other relevant criteria within the LDF.</p> <p>Caravan, Mobile Home and Chalet Developments</p> <p>Applications for further mobile home, caravan and chalet developments within the District's rural areas will be resisted due to the collective impact which the existing sites have on the landscape.</p> <p>Severn Valley Regional Heritage Park</p> <p>The establishment of a Severn Valley Regional Heritage Park to link the historic towns and landscape from Stourport-on-Severn to Ironbridge will be supported and promoted during the plan period.</p>	<ul style="list-style-type: none"> - Archaeological remains and non-designated historic structures recorded on the County - Historic Environment Record. - Historic parks and gardens. <p>When considering a development proposal which may affect a Heritage Asset, or when preparing a Heritage Statement, applicants should have regard to the following points:</p> <ul style="list-style-type: none"> i. To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area. ii. Any harm or loss of significance will require clear and convincing justification. iii. The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset. iv. Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged. v. That repairs, alterations, extensions and conversions of heritage assets take into account

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		<p>the materials, styles and techniques to be used and the period in which the asset was built.</p> <p>vi. The installations of fixtures and fittings should not have a detrimental impact on a heritage asset, should be inconspicuously sited and proportioned and be designed sympathetically.</p> <p>vii. In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised, does not detrimentally affect the asset or its setting.</p> <p>2. Conservation Areas</p> <p>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. Development should not adversely affect views into, within, or out of the Conservation Area.</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<p>Proposals for the demolition of a building or structure in a Conservation Area will only be permitted where it has been clearly demonstrated that:</p> <ul style="list-style-type: none"> i. It has no significance in itself or by association, and no value to the significance of the Conservation Area. ii. Its demolition or replacement would benefit the character or appearance of the Conservation Area. iii. Proposals include detailed and appropriate proposals for redevelopment, together with clear evidence redevelopment will proceed. Proposals that affect shop fronts within a Conservation Area should have regard to the Council's Shop Front Design Guidance. <p>SAL.UP7 Quality Design and Local Distinctiveness</p> <p>Quality Design and Local Distinctiveness</p> <p>All development proposals must demonstrate through their accompanying Design and Access</p>

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		<p>Statements that they are of the highest design quality. All proposals for new development must demonstrate that they:</p> <ul style="list-style-type: none"> i. Incorporate, and where appropriate and practicable, front onto existing valued natural features and buildings, water features, transport infrastructure and landmarks and draw on the contribution of the historic environment to local character and distinctiveness. ii. Concentrate the most active uses or entrances on main thoroughfares and focal points. iii. Maximise the use of corner plots and the street frontage and have appropriate regard to the common building line, historic street pattern and skyline. iv. Where applicable, avoid being prejudicial to the comprehensive development of larger areas. v. Fully consider biodiversity gain as an integral part of the development.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<ul style="list-style-type: none"> vi. Maximise opportunities to contribute to local distinctiveness. vii. Maximise natural surveillance and incorporate the principles of Secured by Design and have considered the incorporation of fire safety measures. viii. Have an appropriate building footprint for the locality and do not represent over-development of the site. ix. Integrate well within the existing streetscene. x. Incorporate existing trees, or where it has been demonstrated through a tree survey that retention is not possible, provide replacements. xi. Have regard to the traditional design and materials of the locality and avoid inappropriate features and detail. xii. Deliver well-designed parking solutions which provide secure parking with adequate natural surveillance without resulting in cars dominating a development.

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<p>xiii. Site open space and play provision to take advantage of natural surveillance.</p> <p>xiv. Provide public art where appropriate.</p> <p>xv. Demonstrate consistency with the provisions of the Design Quality SPG and its constituent parts including the residential, neighbourhood plans, town centre and parish design guides and the associated companion guide for Stourport-on-Severn.</p> <p>Further detailed guidance at the site specific level is provided within Part B of this document.</p> <p>Development briefs will be progressed for specific sites as appropriate and the Adopted Design Quality SPG and companion guides and masterplan and design studies will also be taken into account when considering proposals.</p> <p>iii. Not detract or confuse the users of highways, navigable waterways and railways.</p> <p>iv. Not obstruct a highway, either directly or through maintenance requirements.</p> <p>2. Heritage Assets</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<p>Proposals for advertisements within or adjacent to Heritage Assets must:</p> <ul style="list-style-type: none"> i. Conserve the significance of a building, monument, site, place, area or landscape, including its setting. ii. Avoid the use of internally illuminated signage, or comprise individually illuminated letters. iii. Avoid the use of non-traditional materials such as PVC, perspex and illuminated box fascias. iv. Reflect the traditional signage of the area. v. Be in scale and proportion with the building on which they are displayed. <p>SAL.UP11 Re-use and Adaptation of Rural Buildings</p> <p>Re-use and Adaptation of Rural Buildings</p> <p>When considering the re-use and adaptation of rural buildings for any new use, the following criteria will need to be met:</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
		<p>i. The building(s) are permanent structures which are in keeping with their surroundings and they are of a size which makes them suitable for conversion without the need for additional extensions, substantial alterations or the addition of new buildings within the curtilage.</p> <p>ii. The building(s) can be converted without significant building works or complete reconstruction and the conversion works would have no significant detrimental effect on the fabric, character or setting of the building.</p> <p>iii. That the proposed development enhances and safeguards heritage assets.</p> <p>iv. That suitable access arrangements can be made, without the need for extensive new access roads.</p> <p>v. That there is no adverse impact on the countryside, landscape and wildlife or local amenities.</p> <p>vi. That appropriate drainage and flood risk mitigation, including safe access requirements, can be provided and are available for the</p>

<p>Churchill and Blakedown Neighbourhood Development Plan</p>	<p>Wyre Forest District Core Strategy 2010</p>	<p>Wyre Forest Site Allocations and Policies Local Plan 2013</p>
		<p>lifetime of the development In addition to the above criteria, proposals must also have regard to the following policy considerations.</p> <p>1. Economic Development</p> <p>In assessing proposals for economic development, regard will be had to the local economic needs within the area.</p> <p>Other uses proposed for rural buildings which could also provide economic activity (e.g. leisure, sport and recreation) will be considered on their merits and assessed against the criteria in this policy.</p>
<p>Policy CB18 Ensuring an appropriate range of tenures, types and sizes of houses</p> <p>All proposals for new housing development will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling in the parish. As the Parish has a preponderance of 4+ bedroom detached dwellings, significantly above the national average, preference will be given to applications for</p>	<p>DS04 Rural Regeneration</p> <p>Providing Affordable Housing</p> <p>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.</p> <p>CP03: Promoting Transport Choice and Improving Accessibility</p>	<p>SAL.CC1 Sustainable Transport Infrastructure</p> <p>Making New Developments Accessible</p> <p>Developments should safeguard and enhance the existing Cycle Route Network, including providing new links where possible. All new developments must be designed to maximise accessibility to, and movement around, the development for cyclists.</p> <p>New developments should take into account movement around the site for all members of</p>

Churchill and Blakedown Neighbourhood Development Plan	Wyre Forest District Core Strategy 2010	Wyre Forest Site Allocations and Policies Local Plan 2013
<ul style="list-style-type: none"> • <i>smaller houses of 2 or 3 bedrooms, for affordable rental / shared ownership housing</i> <p><i>and</i></p> <ul style="list-style-type: none"> • <i>private market bungalows to meet local needs of mature residents wishing to downsize from larger homes.</i> <p><i>On sites of three or more dwellings, a mix of tenure, types and sizes must be provided. Proposals that could cumulatively lead, over time, to an over provision of one tenure, type or size of dwelling will not be permitted.</i></p> <p><i>Sites including affordable housing, should where possible integrate both affordable housing and market housing across a site. Development that leads to high densities and concentrations of types and tenures of homes in separate groups on a site will not be permitted.</i></p>	<p>Enhancing Accessibility</p> <p>Development proposals should have full regard to the traffic impact on the local highway network.</p> <p>Major development proposals or those that are likely to have a significant impact on the local transport network will be required to submit a Travel Plan to demonstrate that they have fully considered access by all modes of transport. The Travel Plan should set out targets and measures for addressing travel demand through a package of measures, maximising accessibility by sustainable transport modes, minimising traffic generation and mitigating the effects of additional traffic through a package of multi-modal measures.</p> <p>Delivering Transport Infrastructure</p> <p>Where appropriate, new developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking and cycling facilities within the District and the provision of an integrated public transport network across the District.</p> <p>Developers must take account of the proposals included within the Wyre Forest Transport</p>	<p>the community and should consider the use of shared surfaces with an emphasis on pedestrians over vehicles in a way that promotes highway safety.</p> <p>Proposals should include connected and legible layouts in order to improve sustainability.</p> <p>Highway Safety</p> <p>Proposals which would lead to the deterioration of highway safety will not be allowed.</p> <p>Adequate visibility must be available for vehicles turning into and out of the site.</p> <p>SAL.CC2 Parking</p> <p>Parking</p> <p>Proposals involving the development of car parks will be considered on a site-by-site basis.</p> <p>Any proposed reduction in the amount of car parking spaces as a result of development will need to be fully justified. The suitability of these areas for lorry parking will be considered should a suitable level of demand be demonstrated.</p>

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	<p>Measures Package as set out in the current Worcestershire Local Transport Plan. In appropriate circumstances, new development will be required to contribute towards these schemes.</p> <p>CP04 Affordable Housing</p> <p>Rural Affordable Housing</p> <p>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.</p> <p>In exceptional circumstances, small scale affordable housing schemes will be permitted as exception schemes on unallocated sites, to meet identified local housing need. Applicants will be required to demonstrate clear evidence through a Parish Housing Needs Survey</p>	<p>Car parking should be designed to fully integrate within development proposals, where possible minimising the extent of surface car parking.</p> <p>All new developments within the District must demonstrate that they have met the required parking standards as set out in the Worcestershire County Highways Design Guide and the District Council's Design Quality Supplementary Planning Guidance. Car Parking Standards will be applied so as not to provide perverse incentives to out-of-centre developments.</p> <p>SAL.DPL2 Rural Housing</p> <p>Within the rural areas of the District, proposals for residential development will not be permitted unless one of the following exceptional circumstances applies:</p> <ul style="list-style-type: none"> • The site is identified by the relevant Town/Parish Council as an exceptions

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	<p>CP07: Delivering Community Wellbeing</p> <p>Existing and Improved Community Facilities</p> <p>The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, Sustainable location. Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.</p> <p>Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure</p>	<p>site to meet an identified local housing need.</p> <ul style="list-style-type: none"> • The site is required to meet an established existing functional need for a rural worker’s dwelling. • It is for the replacement of a permanent existing lawful dwelling, • The site is subject to a Community Right to Build Order. <p>1.Exception Sites</p> <p>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:</p> <ul style="list-style-type: none"> i) The affordable housing must remain so in perpetuity ii) The number, size, type, mix and tenure of dwellings must not exceed the extent of identified local need.

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	<p>New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions</p> <p>As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:</p> <p>Affordable housing provision</p> <p>Sustainable transport initiatives</p> <p>Highways infrastructure and local utility infrastructure</p> <p>Education and learning, including schools and libraries</p> <p>Sports, recreation, youth facilities, play space and amenity space</p> <p>Community and shared use facilities</p> <p>Cultural facilities</p> <p>Public art, public realm, heritage and environmental improvements</p> <p>Biodiversity, geodiversity and green infrastructure</p>	<p>iii) The site must be well related to the existing built up area of the settlement in which it is located.</p> <p>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.</p> <p>v) The site should be accessible to local services and facilities by sustainable modes of transport.</p> <p>SAL.UP1 Green Belt</p> <p>Within the Green Belt, as designated on the Policies Map, development will not be permitted, except in very special circumstances, unless one of the following applies:</p> <p>vi. The proposals are part of a Community Right to Build Order.</p> <p>The development is for housing in one of the following circumstances:</p>

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	<p>CP11: Quality Design and Local Distinctiveness</p> <p>New development should sensitively connect to the surrounding streets, spaces and communities.</p> <p>Where appropriate, proposals should incorporate strong links to nearby town centres and local centres.</p> <p>Design measures which help to improve sustainable transport including pedestrian, cycling and public transport links should be integral within scheme designs.</p> <p>The emphasis on the creation of successful places will start with a 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. Subsequent DPDs which allocate sites will take full account of the heritage assets within the landscapes and settlements.</p>	<p>b. It is for small-scale affordable housing, reserved for local needs in accordance with policy SAL.DPL2: Rural Housing.</p> <p>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.</p> <p>SAL.UP3 Providing a Green Infrastructure Network</p> <p>Providing a Green Infrastructure Network</p> <p>The existing green infrastructure network, as set out within the Green Infrastructure Strategy, and the open spaces identified within the Wyre Forest District Open Space, Sport and Recreation Assessment, will be safeguarded from development.</p> <p>Proposals should create new, or enhance and retain existing, open space or green/blue infrastructure. New development should incorporate open space in accordance with the quantity, quality and accessibility standards set</p>

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	<p>The positive management of the District's historic environment and heritage assets will be taken forward through the development of appropriate SPDs.</p> <p>Designs should combine active frontages and secure private areas and, where appropriate, the suitable integration of mixed uses complemented by attractive buildings and landscaping that is an integral part of the overall scheme design.</p> <p>It is essential that new buildings and spaces are fit for purpose and capable of future adaptation.</p> <p>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.</p> <p>'Design quality', reflecting a thorough understanding of site context, must be demonstrated as part of any proposal. The authority will require the submission of an accompanying Design and Access Statement that has regard to the</p>	<p>out within the most up-to-date open space, sport and recreation assessment.</p> <p>SAL.UP4 Open Space and Play Provision</p> <p>2. New Play Provision</p> <p>Proposals for new residential development must include adequate children's play space in accordance with the most up-to-date guidance on developer contributions. New development should meet the quantity, quality and accessibility standards for open space as established through the Wyre Forest District Open Space, Sport and Recreation Assessment (October 2008). Play areas should be designed to meet the Fields In Trust Planning and Design for Outdoor Sport and Play standard (formerly the National Playing Fields Association Six Acre Standard), including LEAPs and NEAPs as follows:</p> <p>i. On sites providing more than 75 and less than 200 new child bed spaces (including combinations of two or more adjacent sites), a Local Equipped Area for Play (LEAP).</p>

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	<p>latest Supplementary Planning Guidance or Document(s).</p> <p>Developers will be required to demonstrate how their proposals address community safety and crime prevention in Design and Access Statements.</p> <p>CP12: Landscape Character</p> <p>Landscape Character</p> <p>New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.</p> <p>The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the</p>	<p>ii. On sites of 200 or more child bed spaces (including combinations of two or more adjacent sites), a Neighbourhood Equipped Area for Play (NEAP).</p> <p>SAL.UP6 Safeguarding the Historic Environment</p> <p>1. Heritage Assets</p> <p>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:</p> <ul style="list-style-type: none"> - 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.

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	<p>development of supplementary guidance relating to landscape character.</p> <p>Where it is considered appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported subject to it meeting all other relevant criteria within the LDF.</p> <p>Caravan, Mobile Home and Chalet Developments</p> <p>Applications for further mobile home, caravan and chalet developments within the District's rural areas will be resisted due to the collective impact which the existing sites have on the landscape.</p> <p>Severn Valley Regional Heritage Park</p> <p>The establishment of a Severn Valley Regional Heritage Park to link the historic towns and landscape from Stourport-on-Severn to Ironbridge will be supported and promoted during the plan period.</p>	<ul style="list-style-type: none"> - Archaeological remains and non-designated historic structures recorded on the County - Historic Environment Record. - Historic parks and gardens. <p>When considering a development proposal which may affect a Heritage Asset, or when preparing a Heritage Statement, applicants should have regard to the following points:</p> <ul style="list-style-type: none"> i. To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area. ii. Any harm or loss of significance will require clear and convincing justification. iii. The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset. iv. Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged. v. That repairs, alterations, extensions and conversions of heritage assets take into account

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		<p>the materials, styles and techniques to be used and the period in which the asset was built.</p> <p>vi. The installations of fixtures and fittings should not have a detrimental impact on a heritage asset, should be inconspicuously sited and proportioned and be designed sympathetically.</p> <p>vii. In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised, does not detrimentally affect the asset or its setting.</p> <p>2. Conservation Areas</p> <p>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. Development should not adversely affect views into, within, or out of the Conservation Area.</p>

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		<p>Proposals for the demolition of a building or structure in a Conservation Area will only be permitted where it has been clearly demonstrated that:</p> <ul style="list-style-type: none"> i. It has no significance in itself or by association, and no value to the significance of the Conservation Area. ii. Its demolition or replacement would benefit the character or appearance of the Conservation Area. iii. Proposals include detailed and appropriate proposals for redevelopment, together with clear evidence redevelopment will proceed. Proposals that affect shop fronts within a Conservation Area should have regard to the Council's Shop Front Design Guidance. <p>SAL.UP7 Quality Design and Local Distinctiveness</p> <p>Quality Design and Local Distinctiveness</p> <p>All development proposals must demonstrate through their accompanying Design and Access</p>

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		<p>Statements that they are of the highest design quality. All proposals for new development must demonstrate that they:</p> <ul style="list-style-type: none"> i. Incorporate, and where appropriate and practicable, front onto existing valued natural features and buildings, water features, transport infrastructure and landmarks and draw on the contribution of the historic environment to local character and distinctiveness. ii. Concentrate the most active uses or entrances on main thoroughfares and focal points. iii. Maximise the use of corner plots and the street frontage and have appropriate regard to the common building line, historic street pattern and skyline. iv. Where applicable, avoid being prejudicial to the comprehensive development of larger areas. v. Fully consider biodiversity gain as an integral part of the development.

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		<ul style="list-style-type: none"> vi. Maximise opportunities to contribute to local distinctiveness. vii. Maximise natural surveillance and incorporate the principles of Secured by Design and have considered the incorporation of fire safety measures. viii. Have an appropriate building footprint for the locality and do not represent over-development of the site. ix. Integrate well within the existing streetscene. x. Incorporate existing trees, or where it has been demonstrated through a tree survey that retention is not possible, provide replacements. xi. Have regard to the traditional design and materials of the locality and avoid inappropriate features and detail. xii. Deliver well-designed parking solutions which provide secure parking with adequate natural surveillance without resulting in cars dominating a development.

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		<p>xiii. Site open space and play provision to take advantage of natural surveillance.</p> <p>xiv. Provide public art where appropriate.</p> <p>xv. Demonstrate consistency with the provisions of the Design Quality SPG and its constituent parts including the residential, neighbourhood plans, town centre and parish design guides and the associated companion guide for Stourport-on-Severn.</p> <p>Further detailed guidance at the site specific level is provided within Part B of this document.</p> <p>Development briefs will be progressed for specific sites as appropriate and the Adopted Design Quality SPG and companion guides and masterplan and design studies will also be taken into account when considering proposals.</p> <p>iii. Not detract or confuse the users of highways, navigable waterways and railways.</p> <p>iv. Not obstruct a highway, either directly or through maintenance requirements.</p> <p>2. Heritage Assets</p>

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		<p>Proposals for advertisements within or adjacent to Heritage Assets must:</p> <ul style="list-style-type: none"> i. Conserve the significance of a building, monument, site, place, area or landscape, including its setting. ii. Avoid the use of internally illuminated signage, or comprise individually illuminated letters. iii. Avoid the use of non-traditional materials such as PVC, perspex and illuminated box fascias. iv. Reflect the traditional signage of the area. v. Be in scale and proportion with the building on which they are displayed. <p>SAL.UP11 Re-use and Adaptation of Rural Buildings</p> <p>Re-use and Adaptation of Rural Buildings</p> <p>When considering the re-use and adaptation of rural buildings for any new use, the following criteria will need to be met:</p>

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		<p>i. The building(s) are permanent structures which are in keeping with their surroundings and they are of a size which makes them suitable for conversion without the need for additional extensions, substantial alterations or the addition of new buildings within the curtilage.</p> <p>ii. The building(s) can be converted without significant building works or complete reconstruction and the conversion works would have no significant detrimental effect on the fabric, character or setting of the building.</p> <p>iii. That the proposed development enhances and safeguards heritage assets.</p> <p>iv. That suitable access arrangements can be made, without the need for extensive new access roads.</p> <p>v. That there is no adverse impact on the countryside, landscape and wildlife or local amenities.</p> <p>vi. That appropriate drainage and flood risk mitigation, including safe access requirements, can be provided and are available for the</p>

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		<p>lifetime of the development In addition to the above criteria, proposals must also have regard to the following policy considerations.</p> <p>1. Economic Development</p> <p>In assessing proposals for economic development, regard will be had to the local economic needs within the area.</p> <p>Other uses proposed for rural buildings which could also provide economic activity (e.g. leisure, sport and recreation) will be considered on their merits and assessed against the criteria in this policy.</p>

F. COMPATIBLE WITH EU OBLIGATIONS

To meet the ‘basic conditions’ which are specified by law, a Neighbourhood Development Plan must be compatible with EU obligations.

Environmental Impact and Habitat Regulations

As at 9th February 2015, Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.

The Neighbourhood Plan has been subjected to a Strategic Environmental Assessment (SEA) screening which has been prepared by Wyre Forest District Council. It takes into account the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and/or a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). Consultation has taken place with Natural England, Historic England and the Environment Agency who concluded that a full SEA was not required.

Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 also sets out the following basic condition:

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (either alone or in combination with other plans or projects).

There are no European sites within, or in close proximity to, the area covered by the neighbourhood plan. Consequently it is considered that The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Human Rights

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.” The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

G. PRESCRIBED CONDITIONS ARE MET AND PRESCRIBED MATTERS HAVE BEEN COMPLIED WITH

There are no other prescribed matters.

3.0 CONCLUSION

It is considered that the Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 have been met by the Churchill and Blakedown Neighbourhood Development Plan.

**Prepared on behalf of Churchill and Blakedown Parish Council and the Churchill and Blakedown Neighbourhood Plan Steering Group by
Kirkwells Town Planning Consultants www.kirkwells.co.uk**