

CHADDESLEY CORBETT
NEIGHBOURHOOD PLAN
BASIC CONDITION
STATEMENT

April 2014

Paragraph 8 of Schedule 4b 'Basic Conditions' Statement

Legal Requirements

The Submission Plan is Being Submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Chaddesley Corbett 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 by the local planning authority to 2026, the same as the relevant Local Plan and Core Strategy.

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 designated Chaddesley Corbett Neighbourhood area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area.

Basic Conditions

Have Appropriate Regard to National Policy

The Chaddesley Corbett Submission Neighbourhood 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 Chaddesley Corbett Neighbourhood Plan has been drafted with regard to the planning policies of Wyre Forest District Council, and the comprehensive evidence base that supports these policies in identifying needs for development within the wider area, as outlined below.

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 Chaddesley Corbett Neighbourhood Plan area is entirely within the green belt, as such development potential is severely limited. The Neighbourhood Plan promotes brownfield redevelopment, and re- use of viable buildings through its site allocations and general policies.

The Plan has regard to the twelve core planning principles identified in paragraph 17 of the Framework, as set out in the table 1 below:

Table 1

<i>NPPF Core Planning Principle</i>	<i>Regard that Chaddesley Corbett Neighbourhood Plan has to guidance</i>
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

<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>development is genuinely plan- led, the local community has led on shaping its policies and proposals through consultation and involvement in the Steering Group and working groups. The Plan empowers local people to shape their surroundings. The emerging vision, proposals and policies 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 (12 policies and two site allocations) to guide development control 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 Neighbourhood Plan offers the local community the opportunity to shape the future development of Chaddesley Corbett in a creative way, ensuring that the quality of place is enhanced. The Plan will help to ensure that new development is designed to meet local housing and economic development 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</p>	<p>This Neighbourhood Plan refines and amplifies District- wide policies and proposals set out in Wyre Forest District Council’s adopted Core Strategy, and related documents. It is important to note that development potential is limited within Chaddesley Corbett as the settlement is</p>

<p>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 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.</p>	<p>entirely within the green belt.</p> <p>The Neighbourhood Plan has regard to district- wide assessments of requirements for housing, employment and so on.</p> <p>In the case of housing, this is supplemented by the 2008 Local Needs statement for Chaddesley Corbett which identifies a requirement for 11 properties, 4 of which are in construction.</p> <p>This information is updated in a Housing Needs Survey published on December 16th 2013. This survey was completed to inform production of the Draft Neighbourhood Plan. The Survey found that there was a need and aspiration for a mixture of affordable housing, both for rent, shared ownership, and low- cost market housing. According to the Survey, these affordable properties should be aimed at young people and families and include starter homes, alongside some provision to enable older residents to downsize, freeing up existing larger units. Analysis of the housing register data identifies a need for up to 57 units, with eight of the households on the Register expressing a desire for shared ownership rather than rented housing. To meet the</p>
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	<p>need identified by the Register, the Survey conclusions suggests a level of 10- 20% shared ownership housing, on any affordable development, with the majority being for affordable rent. The Survey identifies a need for smaller units within the Parish to help with churn, downsizing and the provision of starter homes.</p> <p>The Submission Neighbourhood Plan includes a comprehensive set of policies and proposals to facilitate the development that will help to meet these needs.</p> <p>The Submission Neighbourhood Plan sets out a criteria- based policy (CC1) for identifying sites for development, through the development control process.</p> <p>The Submission Neighbourhood Plan also proposes allocation of a proportion of the former school site for residential use and the old grammar school for suitable community uses.</p> <p>In terms of economic development, the Submission Neighbourhood Plan sets out criteria- based policies for new Tourism development (CC3). The Plan supports the commercial re- use of agricultural and other</p>
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	<p>permanent structures previously used for business purposes (CC4), but restricts the redevelopment and re- use of semi-permanent and insubstantial buildings and structures (CC5). Policy CC6 supports the sensitive deployment of new communications technologies infrastructure such as broadband.</p> <p>Policy CC12 outlines transport policies that will support the village centre and its constituent businesses.</p>
<p>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.</p>	<p>The Submission Neighbourhood Plan sets out a comprehensive policy suite to enhance local character and distinctiveness and ensure that a good quality of design and amenity is secured in any redevelopment.</p> <p>Policy CC1 outlines the criteria for assessing sites for development. This includes criteria promoting good design, protecting residential amenity and landscape quality and restricting ribbon development.</p> <p>Policy CC4 restricts the redevelopment and re- use of semi- permanent and insubstantial buildings and structures, the haphazard and incremental development of which can have negative impacts on amenity, landscape and design quality.</p>

	<p>Policy CC6 promotes the implementation of new communications technologies such as broadband, subject to the related development being “sympathetically designed and when appropriate suitably camouflaged”.</p> <p>Policy CC7 promotes a Green Infrastructure approach to development and proposals which contribute towards the improvement of existing, or provision of new public open space, sport and recreation facilities.</p> <p>Policy CC8 sets out a number of landscape design principles that all new development will be required to demonstrate consideration of. This policy seeks to safeguard <i>inter alia</i> named open spaces, important views and significant trees.</p> <p>Policy CC9 contains a set of settlement design principles, protecting and enhancing local character and spaces whilst restricting non- inclusive design such as gated communities.</p> <p>Policy CC10 sets out design principles for individual buildings, which seek to be sensitive to, and enhance the settlement’s</p>
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	<p>character and built- form, and limit impacts on wider amenity.</p> <p>Policy CC12 sets out an approach to highways and traffic principles that supports rural character, scale and density of settlement with sensitively designed street furniture and signage.</p>
<p>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>	<p>The Submission Neighbourhood Plan takes regard of this guidance fully given the rural nature of the settlement. The settlement is also entirely within the Green Belt.</p> <p>Policies within the plan safeguard the built and landscape character of the settlement and its surroundings, and contain a comprehensive suite of guidance designed to promote thriving rural communities through economic development and appropriately located residential development. Policy CC1, in outlining criteria for new development promotes redevelopment of brownfield land.</p> <p>The area contains two conservation areas and a wealth of designated and non-designated heritage assets. The Submission Neighbourhood Plan contains policies designed to enhance and protect these.</p>

	<p>The neighbourhood- level nature of this plan ensures that the roles and character of Chaddesley Corbett can be taken account of fully in plan- making and decision- taking.</p>
<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 of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>The Submission neighbourhood plan sets out within its policies a comprehensive set of policies that support the transition to a low-carbon future.</p> <p>Policy CC1, in outlining the general criteria for assessing the suitability of potential development sites suggests that “Any proposed sites should demonstrate that they have satisfied all regulatory requirements to minimise potential impacts on water quality and to reduce flood risk. Development sites should be sited within Flood Zone 1 (“low probability”) and should not increase flooding issues downstream. “</p> <p>The Submission Neighbourhood Plan promotes the re- use of existing buildings for new uses, most strongly in policy CC4 “Re- use of Agricultural and Commercial Buildings” and also within site allocation CCSA 2.</p> <p>Policy CC7- for Open Space, Sport and Recreation promotes a Green Infrastructure</p>

	<p>approach and proposals that safeguard and enhance the natural environment, protect priority species and enhance habitats and sites of special biodiversity interest.</p> <p>Policy CC8- landscape design principles protects open spaces, mature trees and biodiversity. The policy outlines proposals for new landscaping and boundary treatments within developments, promoting the use of native hedgerow species.</p> <p>In Policy CC9 relating to settlement design principles, the Submission Neighbourhood Plan promotes the use of sustainable urban drainage systems and permeable surfaces in both domestic and commercial developments. This policy also controls the amount and luminosity of any street lighting within new developments to minimize light pollution.</p> <p>The Submission Neighbourhood Plan outlines an approach to the design of individual buildings in Policy CC10. This states that “The Parish Council promotes the use of natural materials from environmentally responsible sources, the use of energy saving materials, and materials of high quality, which have been reclaimed</p>
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	<p>salvaged or recycled... Light pollution should be minimised wherever possible and security lighting should be minimal, unobtrusive and energy efficient.”</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>Sit Allocations are for re- use of previously developed sites and conversion of an existing building.</p> <p>Policy CCS1 in relation to general development principles re- emphasises the primacy of the use of brownfield land in establishing a hierarchy of potential development sites in the area.</p> <p>Policies throughout the plan seek to safeguard open space, important trees and biodiversity, conserving and enhancing the natural environment.</p> <p>Policy CC12 outlines the approach to managing the highways impacts of new development, ensuring that highways, related infrastructure and street furniture are designed to be sensitive to the rural</p>

	environment within which Chaddesley Corbett sits.
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	Chaddesley Corbett is entirely located within the green belt. The two site allocations and Policy CCS 1 emphasise the effective use of brownfield land in preference to Greenfield development.
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>Policies in the Submission Neighbourhood Plan actively promote mixed- use development, particularly CC3 & CC4 in relation to tourism development and re- use of agricultural and commercial buildings helping to support agricultural diversification.</p> <p>Policy CC7- for Open Space, Sport and Recreation promotes a Green Infrastructure approach and proposals that safeguard and enhance the natural environment, protect priority species and enhance habitats and sites of special biodiversity interest.</p> <p>Policy CC8- landscape design principles protects open spaces, mature trees and biodiversity. The policy outlines proposals for new landscaping and boundary treatments within developments, promoting the use of native hedgerow species.</p>
Planning should conserve heritage assets in a manner appropriate to their significance, so	The Submission Neighbourhood Plan contains policies to safeguard and enhance

<p>that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>designated and non- designated assets and their settings.</p> <p>CC8 outlines policies to protect views. It also contains guidance on the protection and enhancement of significant open spaces and mature trees within the Conservation Area and wider settlement. Demolition of buildings that contribute to the character of the settlement will be resisted.</p> <p>Policy C11 outlines guidance in relation to Locally Listed heritage assets, and how proposals requiring planning consent are required to protect or enhance these.</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 Neighbourhood Plan's general development policies contained within CCS1, and site allocations seek to actively manage growth to make fullest possible use of existing transport infrastructure.</p> <p>Policy CC12 outlines the guidance in relation to Highways, Pavements and Traffic Principles that seek to mitigate the impact of any new development and ensure that the rural character and the peaceful and safe nature of the parish are maintained.</p>
<p>Planning should take account of and support</p>	<p>The Submission Neighbourhood Plan sets</p>

<p>local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p>	<p>policies for community infrastructure to meet local needs through site allocation CCSA2, and through the general approach outlined in Policy CC7 in relation to open space, sport and recreation and CC12 in relation to highways, pavements and traffic principles.</p>
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Have 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 has special regard to the desirability of preserving listed buildings and their settings, and features of architectural or historic interest within the Parish, 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 and the proposed preparation of a local list of non- designated heritage assets.

Have 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 two conservation areas, Chaddesley Corbett and Harvington, 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 and the proposed preparation of a local list of non- designated heritage assets.

Contribute to the Achievement of Sustainable Development

The Submission Neighbourhood 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.”

At 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 above 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 sets out how the policies and allocations in the Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2

<i>Sustainable Development Role</i>	<i>Neighbourhood Plan’s Contribution</i>
Economic	The Submission Neighbourhood Plan sets

	<p>out a comprehensive suite of policies, allocations and actions that support sustainable economic development.</p> <p>The Neighbourhood Plan sets out a criteria-based policy (CC1) for identifying sites for development, through the development control process.</p> <p>By promoting brownfield sites close to the village centre, new development should help to support existing local businesses such as shops, pubs etc.</p> <p>In terms of economic development, the Submission Neighbourhood Plan sets out criteria-based policies for new Tourism development (CC3). The Plan supports the commercial re-use of agricultural and other permanent structures previously used for business purposes (CC4), but restricts the redevelopment and re-use of semi-permanent and insubstantial buildings and structures (CC5). Policy CC6 supports the sensitive deployment of new communications technologies infrastructure such as broadband.</p> <p>Policies on Transport (CC12) seek to support the village centre and its constituent</p>
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	businesses.
Social	<p>The Neighbourhood Plan sets a strong framework that will help to support the achievement of a sustainable social development.</p> <p>One of the site allocations (CCSA2) is for sustainable re- use of a building within the village centre for a viable community use. The more general approach outlined in Policy CC7 in relation to open space, sport and recreation and CC12 in relation to highways, pavements and traffic principles, also seek to ensure that development is brought forward to ensure that the community benefits in the widest possible way from the policies of the plan.</p> <p>One site allocation seeks re- use of a brownfield site for housing provision (CCSA1) to meet local needs.</p> <p>Policy CC12 seeks to ensure that transport improvements maximise the viability of the village centre, its constituent businesses and services to ensure that these continue to be accessible to the local community.</p>

Environmental	<p>The Submission neighbourhood plan sets out a comprehensive set of policies that support the transition to a low- carbon future.</p> <p>Policy CC1, in outlining the general criteria for assessing the suitability of potential development sites suggests that “Any proposed site should demonstrate that they have satisfied all regulatory requirements to minimise potential impacts on water quality and to reduce flood risk. Development sites should be sited within Flood Zone 1 (“low probability”) and should not increase flooding issues downstream. “</p> <p>The Submission Neighbourhood Plan promotes the re- use of existing buildings for new uses, most strongly in policy CC4 “Re- use of Agricultural and Commercial Buildings” and also within site allocation CCSA 2.</p> <p>Policy CC7- for Open Space, Sport and Recreation promotes a Green Infrastructure approach and proposals that safeguard and enhance the natural environment, protect priority species and enhance habitats and sites of special biodiversity interest.</p>

	<p>Policy CC8- landscape design principles protects open spaces, mature trees and biodiversity. The policy outlines proposals for new landscaping and boundary treatments within developments, promoting the use of native hedgerow species.</p> <p>In Policy CC9 relating to settlement design principles, the Submission Neighbourhood Plan promotes the use of sustainable urban drainage systems and permeable surfaces in both domestic and commercial developments. This policy also controls the amount and luminosity of any street lighting within new developments to minimize light pollution.</p> <p>The Submission Neighbourhood Plan outlines an approach to the design of individual buildings in Policy CC10. This states that “The Parish Council promotes the use of natural materials from environmentally responsible sources, the use of energy saving materials, and materials of high quality, which have been reclaimed salvaged or recycled... Light pollution should be minimised wherever possible and security lighting should be minimal, unobtrusive and energy efficient.”</p>
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	<p>The Submission Neighbourhood Plan strongly supports the principle of re- using previously developed land.</p> <p>Site Allocations are for re- use of previously developed sites and conversion of an existing building.</p> <p>Policy CCS1 in relation to general development principles re- emphasises the primacy of the use of brownfield land in establishing a hierarchy of potential development sites in the area.</p> <p>Policies throughout the plan seek to safeguard open space, important trees and biodiversity, conserving and enhancing the natural environment.</p> <p>Policy CC12 outlines the approach to managing the highways impacts of new development, ensuring that highways-related infrastructure and street furniture are designed to be sensitive to the rural environment within.</p> <p>In terms of the historic environment, CC8 outlines policies to protect views. It also contains guidance on the protection and enhancement of significant open spaces and</p>
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	<p>mature trees within the Conservation Area and wider settlement. Demolition of buildings that contribute to the character of the settlement will be resisted.</p> <p>Policy C 11 outlines guidance in relation to Locally Listed heritage assets, and how proposals requiring planning consent are required to protect or enhance these.</p> <p>The Neighbourhood Plan's general development policies contained within CCS1, and site allocations seek to manage growth actively and make fullest possible use of existing transport infrastructure.</p> <p>Policy CC12 outlines the guidance in relation to Highways, Pavements and Traffic Principles that seek to mitigate the impact of any new development and ensure that the rural character and the peaceful and safe nature of the parish are maintained.</p>
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Be in General Conformity with Strategic Local Policy

The Submission Neighbourhood Plan is in general conformity with Strategic Local Policies, namely those contained within the Core Strategy Adopted in 2010, and Site Allocations and Policies Local Plan adopted in 2013.

Table 3 below sets out the relevant strategic policies from these documents and the way that the Neighbourhood Plan conforms to these.

Table 3

<i>Strategic Local Policy</i>	<i>Neighbourhood Plan Response</i>
<p>Core Strategy- Settlement Hierarchy Chaddesley Corbett is identified as a Rural Settlement where suitable development is considered to include:</p> <ul style="list-style-type: none"> ❑ housing to meet local need identified through rural exceptions sites in appropriate circumstances and ❑ small- scale rural employment 	<p>The Submission Neighbourhood Plan is in conformity with this strategic policy. Policies and site allocations reinforce this general approach promoting re-use of previously developed sites and buildings over new development.</p> <p>CCSA1 identifies a site for new housing in conformity with the principles of the Strategic Hierarchy.</p> <p>CC1 outlines criteria- based approaches to assessing the suitability of a site for development, which emphasise the use of brownfield land and a close relationship with the existing settlement pattern.</p> <p>CC3 and CC4 outline policies for tourism development and re- use of rural buildings for business purposes, the approaches of which conform fully to the Core Strategy's settlement hierarchy.</p>

<p>Core Strategy- Green Belt- Chaddesley Corbett is “washed over” by the Green Belt. Inappropriate development will not be permitted in the green belt unless very special circumstances can be demonstrated.</p>	<p>The approach of the Chaddesley Neighbourhood Plan is in full conformity with the Green Belt designation. Site allocations and policies promote re- use and redevelopment of brownfield sites, and infill within settlement boundaries, and restrict ribbon development.</p> <p>Policy CC5 restricts redevelopment of temporary or insubstantial buildings.</p>
<p>Core strategy- DS04- Rural Regeneration Providing Affordable Housing- New residential development within rural settlements will be to identify local needs only identified through parish surveys</p> <p>Sustaining Community Facilities and Services- developments that provide the rural community with essential facilities and services will be supported in principle.</p> <p>The Rural Economy- the rural economy will be supported by promoting development which contributes to traditional rural employment sectors as well as encouraging appropriate farm diversification schemes</p>	<p>The Submission Neighbourhood Plan sets out criteria and allocates as site to meet the affordable housing need should it arise, and is in conformity with this policy.</p> <p>The Submission Neighbourhood Plan allocates a site for community use, promoting re- use of an existing building. Other policies such as CC12 seek to support local facilities and services. The Plan is in general conformity with this element of the strategic policy.</p> <p>The Submission Neighbourhood Plan is in general conformity with this element of Strategic Local Policy. The Plan supports farm diversification and other forms of rural</p>

	<p>employment in policies CC3 and CC4 in relation to tourism and re- use of rural buildings for business uses.</p>
<p>Core Strategy Policy DS05: Phasing and Implementation</p> <p>To deliver 4,000 net additional dwellings across Wyre Forest District for the period covering 2006- 2026, a five year supply of deliverable sites will be maintained and monitored in accordance with the Annual Monitoring Report.</p> <p>The SHLAA identifies that rural areas could deliver 90 houses 2011- 16 and 160 houses 2016- 21.</p>	<p>By allocating a site for housing redevelopment and outlining criteria for other sites to come forward, the Submission Neighbourhood Plan is in general conformity with this policy.</p>
<p>Core Strategy Policy CPO1: Delivering Sustainable Development Standards</p> <p>Energy Efficiency and Renewable Energy All new development proposals within the District must demonstrate how they reduce their impact on the environment</p> <p>Addressing Climate Change The implementation of the Code for Sustainable Homes will be supported in line with the national timescale.</p>	<p>The Submission Neighbourhood Plan is in general conformity with this strategic policy and contains no contradictory or conflicting guidance with regard to sustainability of new buildings.</p> <p>The Submission Neighbourhood Plan outlines an approach to the design of individual buildings in Policy CC10. This states that “The Parish Council promotes the use of natural materials from environmentally responsible sources, the use</p>

<p>New residential development should include water efficiency measures</p>	<p>of energy saving materials, and materials of high quality, which have been reclaimed salvaged or recycled... Light pollution should be minimised wherever possible and security lighting should be minimal, unobtrusive and energy efficient.”</p>
<p>Core Strategy Policy CPO2: Water Management</p> <p>The SFRA will be used to inform the location of future development within the District. New developments will be required to incorporate appropriate Sustainable Drainage Measures (SUDs). For development in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required.</p>	<p>The Submission Neighbourhood Plan is in full conformity with this element of strategic policy.</p> <p>Policy CC1, in outlining the general criteria for assessing the suitability of potential development sites suggests that “Any proposed site should demonstrate that they have satisfied all regulatory requirements to minimise potential impacts on water quality and to reduce flood risk. Development sites should be sited within Flood Zone 1 (“low probability”) and should not increase flooding issues downstream. “</p> <p>In Policy CC9 relating to settlement design principles, the Submission Neighbourhood Plan promotes the use of sustainable urban drainage systems and permeable surfaces in both domestic and commercial developments.</p>
<p>Core Strategy Policy CPO3: Promoting Transport Choice and Accessibility</p>	<p>The Neighbourhood Plan is in general conformity with this strategic policy, whilst</p>

<p>Enhancing Accessibility</p> <p>Development proposals should have full regard to the traffic impact on the local highway network</p> <p>Proposals for new development should fully consider their impact on air quality, particularly for areas within or adjacent to designated Air Quality Management (AQM) Areas.</p>	<p>acknowledging that the private car is likely to be the dominant transport mode in such a sparsely populated rural area for the foreseeable future. CC12 seeks to encourage trips by modes other than the car by re-establishing a safe and welcoming environment within the village centre.</p> <p>Policies and site allocations seek to locate development within settlement boundaries and on previously developed land, and restrict ribbon development. Taken together these policies and proposals will minimize the impact of new development on the existing highways network.</p> <p>There are no AQMs within the Neighbourhood Plan boundary, however, taken together, the policies and proposals are likely to have positive impacts on air quality through protection and enhancement of local open spaces, and landscaping of new developments particularly CC7 and CC8.</p>
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<p>Core Strategy Policy CPO4: Providing affordable housing</p> <p>Level of provision- An annual average of at least 60 units of affordable housing will be delivered in the District during the plan period until 2026</p> <p>Rural Affordable Housing- a proactive approach to the provision of affordable housing within the District's rural areas will be encouraged through working in conjunction with Parish Council's 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</p>	<p>Through allocating a specific site (CCSA1), outlining criteria for identification and assessment of further development sites (CC1), the Submission Neighbourhood Plan helps to facilitate this strategic policy at a local level, and its thus in general conformity with the higher- level guidance.</p>

<p>need. Applicants will be required to demonstrate clear evidence through a Parish Housing Needs Survey.</p>	
<p>Core Strategy Policy CPO5: Delivering mixed communities</p> <p>Meeting the needs of older people and those with mobility impairments- All new private sector dwellings constructed after 2013 should be built to lifetime homes standards in accordance with the national target, to accommodate flexible living arrangements for life episodes</p>	<p>The Submission Neighbourhood Strategy is in general conformity with this policy. Policy CC2 contains guidance on the mix of types of housing in any new development, including housing for older or mobility-impaired residents.</p>
<p>Core Strategy Policy CPO7: Delivering Community Wellbeing</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.</p> <p>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</p>	<p>The Submission Neighbourhood Plan is in general conformity with the thrust of this policy.</p> <p>CCSA2 allocates a site for community use.</p> <p>Other policies in the plan, notably with regard to local open spaces and highways issues seek to safeguard and support local community facilities.</p>

generally be promoted.	
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Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to a Sustainability Appraisal produced by Wyre Forest District Council. The Sustainability Appraisal process ensures that the policies set out within the Chaddesley Corbett Neighbourhood Plan reflect the principles of sustainable development. The process assesses the economic, social and environmental impacts of the plan using an established framework to identify potential negative effects and appropriate mitigation measures. The assessment incorporates the legal requirements of the SEA Directive.

A Sustainability Appraisal Scoping Report was published for consultation in March 2013. The Scoping report was revised following representations received. A Submission Sustainability Appraisal was published in October 2013, to accompany the publication of the Submission Chaddesley Corbett Neighbourhood Plan. A further iteration of Sustainable Appraisal may be required if there are significant changes to policies following consultation on the Submission Plan.

The Submission Sustainability Appraisal found that the policies were generally considered to have positive effects in terms of their sustainability. The appraisal found a number of negative effects, which led to changes to the relevant policies prior to publication.

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 Sustainability Appraisal has considered the differential impacts on communities as part of its assessment of the Social Sustainability of the Plan. 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. The allocation of sites for affordable housing, however, could have a differential impact in favour of individuals who can demonstrate a local connection to Chaddesley Corbett. The approach is clearly not at variance with the rights outlined in Article 1 of the First Protocol, however. If implemented, the proposal to allocate sites for affordable housing would have substantial public benefits through encouraging the social sustainability of the settlement. The proposals are also in line with local and national policy and statutory provisions with regard to affordable housing.

Appendix 1: Chaddesley Corbett Submission Neighbourhood Plan

General Conformity with National and Local Planning Policies

Chaddesley Corbett Neighbourhood Plan	National Planning Policy Framework	Wyre Forest District Core Strategy	Wyre Forest District Site Allocations and Local Plan
<p>CC1 – Criteria for Assessing the Suitability of Future Potential Development Sites</p>	<p>Core Planning Principles: Para 17 Planning should</p> <ul style="list-style-type: none"> - Take account of the different roles and character of different areas and protect the Green Belt - encourage the effective use of land by re-using land that has not been previously developed (brownfield land) <p>6. Delivering a wide choice of high quality homes Para 55 – To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>7. Requiring good design Para 57 – It is important to plan positively for the achievement of high quality and inclusive design</p>	<p>Settlement Hierarchy</p> <p>Chaddesley Corbett is identified as a Rural Settlement where suitable development is considered to include:</p> <ul style="list-style-type: none"> • housing to meet local need identified through rural exceptions sites in appropriate circumstances and • small scale rural employment. <p>Green Belt Chaddesley Corbett is “washed over” by the Green Belt. Inappropriate development will not be permitted in the Green Belt unless very special circumstances can be demonstrated.</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 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

	<p>for all development, including individual buildings, public and private spaces and wider development schemes. Para 58 – Planning policies should aim to ensure developments</p> <ul style="list-style-type: none"> - function well - establish a strong sense of place - respond to local character and history - create safe and accessible environments - are visually attractive. <p>9. Protecting green belt land Para 84 Construction of new buildings is inappropriate in the Green Belt. Exceptions include:</p> <ul style="list-style-type: none"> - limited infilling in villages, and limited affordable housing for local community needs - limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) <p>10. Meeting the challenge of</p>	<p>DS04 Rural Regeneration</p> <p>Providing Affordable Housing New residential development in the District's villages, rural settlements and other rural hamlets will be to meet local housing needs only, as established through parish surveys.</p> <p>CP02 Water Management 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</p>	<p>Order.</p> <p>1.Exception Sites Planning permission may be granted for schemes which are designed to meet an identified specific affordable or local housing need on small sites within or adjoining the villages and the rural settlements subject to the following criteria:</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. 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
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	<p>climate change, flooding and coastal change</p> <p>Para 100 - Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.</p>	<p>SUDs. For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required.</p> <p>New developments should:</p> <ol 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. 	<p>accessible to local services and facilities by sustainable modes of transport.</p> <p>SAL.CC7 Water Management</p> <p>Water Management 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> <ol style="list-style-type: none"> i. All SUDS schemes should be designed to take into account the effect of climate change. ii. SUDS must be sensitively designed and located to: <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
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		<p>CP04 Affordable Housing</p> <p>Rural Affordable Housing A proactive approach to the provision of affordable housing within the District's rural areas will be encouraged through working in conjunction with Parish Councils to identify appropriate sites for the sole provision of affordable housing through the site allocations process, within or immediately adjacent to the District's villages, rural settlements and other rural hamlets where a local need exists.</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</p>	<p>improve public amenities in the area; and</p> <ul style="list-style-type: none"> - Integrate with the layout/infrastructure of the development. <p>Local Flood Risk Management strategy 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 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.
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		<p>Parish Housing Needs Survey.</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.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> <p>b. It is for small-scale affordable housing, reserved for local needs in accordance</p>
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			<p>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>CC2 – Types of New Housing Development</p>	<p>6. Delivering a wide choice of high quality homes</p> <p>Para 50 – To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, lpas should:</p> <ul style="list-style-type: none"> - plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service 	<p>DS04 Rural Regeneration</p> <p>Providing Affordable Housing New residential development in the District's villages, rural settlements and other rural hamlets will be to meet local housing needs only, as established through parish surveys.</p> <p>CP04 Providing Affordable Housing</p> <p>Rural Affordable Housing A proactive approach to the provision of affordable</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 site to meet an identified local housing need. • The site is required to meet an established existing functional need for a rural worker's

	<p>families and people wishing to build their own homes</p> <ul style="list-style-type: none"> - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand and - where they have identified that affordable housing is needed, set policies for meeting this need on site <p>Para 54 – In rural areas lpas should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.</p>	<p>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>dwelling.</p> <ul style="list-style-type: none"> • 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. 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
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			<p>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> <p>b. It is for small-scale affordable housing, reserved for local needs in accordance with policy SAL.DPL2: Rural</p>
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			<p>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>CC3 - Tourism</p>	<p>Core planning principles</p> <p>Para 17 – planning should pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.</p> <p>3. Supporting a prosperous rural economy</p> <p>Para 28 – Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable</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 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</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 - Chaddesley Corbett (Village Centre)</p> <p>SAL.UP1 Green Belt</p>

	<p>new development.</p> <p>Neighbourhood plans should:</p> <ul style="list-style-type: none"> - support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings - promote the development and diversification of agricultural and other land-based rural businesses - support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside and - promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. 	<p>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>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
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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</p>	<p>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</p>
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		<p>generally be promoted. Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure: Affordable housing provision Sustainable transport initiatives</p>	<p>be met:</p> <ol style="list-style-type: none"> 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. 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. iii. That the proposed development enhances and safeguards heritage assets. iv. That suitable access arrangements can be made, without the need for extensive new access roads. v. That there is no adverse
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		<p>Highways infrastructure and local utility infrastructure Education and learning, including schools and libraries Sports, recreation, youth facilities, play space and amenity space Health and community safety (includes emergency services) facilities and services Community and shared use facilities Cultural facilities Public art, public realm, heritage and environmental improvements Biodiversity, geodiversity and green infrastructure</p> <p>CP10 Sustainable Tourism</p> <p>The strategy is to support the local tourism industry through: Supporting sustainable proposals that improve the quality and diversity of</p>	<p>impact on the countryside, landscape and wildlife or local amenities. 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 In assessing proposals for economic development, regard will be had to the local economic needs within the area. 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>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	
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		<p>character of the area</p> <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 New development must protect and where possible enhance the unique character of the landscape including the individual</p>	
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		<p>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</p>	
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		<p>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>CC4 – Re-Use of Agricultural and Commercial Buildings</p>	<p>Core planning principles</p> <p>Para 17 – planning should pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.</p> <p>3. Supporting a prosperous rural economy</p> <p>Para 28 – Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a</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</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 - Chaddesley Corbett (Village Centre)</p> <p>SAL.UP1 Green Belt</p> <p>Green Belt</p>

	<p>positive approach to sustainable new development.</p> <p>Neighbourhood plans should:</p> <ul style="list-style-type: none"> - support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings - promote the development and diversification of agricultural and other land-based rural businesses - support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside and - promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. 	<p>impact on the District's best and most versatile agricultural land.</p> <p>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>CP10 Sustainable Tourism</p> <p>The strategy is to support the local tourism industry through: Supporting sustainable proposals that improve the quality and diversity of existing tourist facilities, attractions, accommodation and infrastructure, subject to the proposals not causing</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>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> <p>iv. The development involves the re-use or conversion of buildings in accordance with</p>
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		<p>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>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>
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		<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 	<ul style="list-style-type: none"> 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. 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. iii. That the proposed development enhances and safeguards heritage assets. iv. That suitable access arrangements can be made, without the need for extensive new access roads. v. That there is no adverse impact on the countryside,
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			<p>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> <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>CC5 – Re-development of Semi-Permanent and Insubstantial Buildings and Structures</p>	<p>Core planning principles</p> <p>Planning should</p> <ul style="list-style-type: none"> - 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 <p>9. Protecting Green Belt land</p> <p>Para 87 – As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.</p> <p>89. A lpa should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include:</p> <ul style="list-style-type: none"> - buildings for agriculture and forestry - provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it 	<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.</p> <p>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</p>	<p>SAL.GPB3 Protecting and Enhancing Local Retail Services</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 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>Support will be given for new retail development in neighbourhood or village centres comprising the conversion or extension of existing facilities,</p>
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	<p>preserves the openness of the Green Belt and does not conflict with the purposes of including land within it</p> <ul style="list-style-type: none"> - the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building - the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. 	<p>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>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. New developments should incorporate sustainable transport links wherever possible, especially between attractions and town centres</p>	<p>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> <ul 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. <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
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		<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 - 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 	<p>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> <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</p>
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		<ul style="list-style-type: none"> - Encouraging developments, projects and initiatives that assist in promoting the waterways as a tourist attraction 	<p>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> <ul style="list-style-type: none"> 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. ii. The building(s) can be
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			<p>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</p>
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			<p>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>CC6 – New Communications Technologies</p>	<p>Core planning principles</p> <p>Para 17 – planning should</p> <ul style="list-style-type: none"> - proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs <p>5. Supporting high quality</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</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> <p>i. There is clear evidence of need for the development.</p>

	<p>communications infrastructure</p> <p>Para 42 – advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communication networks also plays a vital role in enhancing the provision of local community facilities and services.</p> <p>Para 43 – lpas should support the expansion of electronic communications networks, including telecommunications and high speed broadband.</p>	<p>the Grow with Wyre project that improve the sustainable tourism offer of the rural areas.</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>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.</p> <p>iii. There are no satisfactory alternative available sites.</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. 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>
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		<p>supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted. Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</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</p>	
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		<p>of social infrastructure: Highways infrastructure and local utility infrastructure Education and learning, including schools and libraries Sports, recreation, youth facilities, play space and amenity space Community and shared use facilities Cultural facilities Public art, public realm, heritage and environmental improvements Biodiversity, geodiversity and green infrastructure</p> <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</p>	
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		<p>and infrastructure, subject to the proposals not causing adverse impacts on the surrounding environment and infrastructure. 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	
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		<p>infrastructure</p> <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>CC7 – Open Space, Sport and Recreation</p>	<p>Core planning principles</p> <p>Para 17 – planning should</p> <ul style="list-style-type: none"> - contribute to conserving and enhancing the natural environment and reducing pollution - promote mixed use developments, and 	<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</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,</p>

	<p>encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)</p> <ul style="list-style-type: none"> - take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs <p>8. Promoting healthy communities</p> <p>Para 69 – planning policies should aim to achieve places which promote</p> <ul style="list-style-type: none"> - safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and 	<p>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</p>	<p>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.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</p>
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	<p>continual use of public areas</p> <p>Para 73 – Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to health and wellbeing of communities.</p> <p>11. Conserving and enhancing the natural environment</p> <p>Para 117 – To minimise impacts on biodiversity and geodiversity, planning policies should:</p> <ul style="list-style-type: none"> - promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets 	<p>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: Sports, recreation, youth facilities, play space and amenity space Community and shared use facilities Cultural facilities Public art, public realm, heritage and environmental improvements Biodiversity, geodiversity and green infrastructure</p>	<p>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> <ol style="list-style-type: none"> 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).
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		<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. 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. The following features have been identified as key green</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.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</p>
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		<p>infrastructure assets and essential to the District's local distinctiveness: The Rivers Severn and Stour and the associated wetlands; The Staffordshire and Worcestershire Canal; The District's heathlands and acid grasslands; 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 All new development will be expected to provide open space where technically feasible. Where private garden space is not provided for each dwelling, communal</p>	<p>indigenous biodiversity and in particular those species and habitats identified in the Worcestershire Biodiversity Action Plan.</p>
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		<p>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,</p>	
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		<p>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</p>	
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		<p>these watercourses should maintain and enhance their biodiversity value.</p> <p>Trees and Woodlands In order to provide opportunities for increased biodiversity, existing trees and woodlands which have Tree Preservation Orders (TPOs) will be conserved and enhanced and, on appropriate development sites, new trees and woodlands will be planted in keeping with the landscape character of the area.</p> <p>Geodiversity New development must strive to enhance and not have a detrimental impact on the geodiversity of the District.</p>	
<p>CC8 - Landscape Design Principles</p>	<p>Core Planning Principles</p> <p>Para 17 planning should:</p> <ul style="list-style-type: none"> - always seek to secure high 	<p>CP07: Delivering Community Wellbeing</p> <p>Existing and Improved</p>	<p>SAL.UP3 Providing a Green Infrastructure Network</p> <p>Providing a Green</p>

	<p>quality design and a good standard of amenity for all existing and future occupants of land and buildings</p> <ul style="list-style-type: none"> - take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting rural communities within it - contribute to conserving and enhancing the natural environment and reducing pollution - 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>7. Requiring good design</p>	<p>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</p>	<p>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</p>
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	<p>Para 56 – Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p> <p>Para 58 – Neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit - respond to local character and history, and reflect the identity of local surroundings 	<p>safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.</p> <p>Providing Community Infrastructure New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure: Sports, recreation, youth facilities, play space and amenity space Community and shared use facilities Cultural facilities Public art, public realm, heritage and environmental improvements</p>	<p>Biodiversity and Geodiversity</p> <p>1. Priority Species and Habitats All new developments should take steps to enhance biodiversity both within and outside of designated areas. Development should, wherever possible and feasible, retain, enhance and manage and, if appropriate, reintroduce the District's indigenous biodiversity 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 Any development proposal affecting the District's heritage assets, including</p>
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	<p>and materials, whilst not preventing or discouraging appropriate innovation</p> <ul style="list-style-type: none"> - are visually attractive as a result of good architecture and appropriate landscaping <p>Para 60 - Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is proper to seek to promote or reinforce local distinctiveness.</p> <p>Para 61 – planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment</p> <p>11. Conserving and enhancing the natural environment</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</p>	<p>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</p>
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	<p>Para 109 – The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> - protecting and enhancing valued landscapes, geological conservation interests and soils - minimising impacts on biodiversity and providing net gains in biodiversity where possible <p>Para 118 – opportunities to incorporate biodiversity in and around developments should be encouraged.</p> <p>12. Conserving and enhancing the historic environment</p> <p>Para 132 – when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation Significance can be harmed or lost through alteration or</p>	<p>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</p>	<p>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
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	<p>destruction of the heritage assets or development within its setting.</p> <p>Para 137 – Lpas should look for opportunities for new development with Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.</p>	<p>overall scheme design.</p> <p>It is essential that new buildings and spaces are fit for purpose and capable of future adaptation. Buildings and spaces will themselves need to be well-designed to complement the layout through the appropriate use of scale, mass, proportions and materials coherently brought together as part of a bespoke architectural approach.</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>intoaccount 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 When development is proposed in, or adjacent to, a Conservation Area, proposals should accord with the existing (or</p>
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		<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 New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced. The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural</p>	<p>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. 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
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		<p>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</p>	<p>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
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		<p>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 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 The existing green infrastructure network within the District, as set out within the emerging Green Infrastructure Strategy, will be safeguarded. New development will be</p>	<p>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 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>
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		<p>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; The Staffordshire and Worcestershire Canal; The District's heathlands and acid grasslands; The Wyre Forest and associated areas of high landscape and biodiversity</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 constituent parts including the residential,</p>
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		<p>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>neighbourhood plans, town centre and parish design guides and the associated companion guide for Stourport-on-Severn. 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>
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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</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,</p>	
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		<p>on appropriate development sites, new trees and woodlands will be planted in keeping with the landscape character of the area.</p> <p>Geodiversity New development must strive to enhance and not have a detrimental impact on the geodiversity of the District.</p>	
<p>CC9 – Settlement Design Principles</p>	<p>Core Planning Principles</p> <p>Para 17 planning should:</p> <ul style="list-style-type: none"> - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings - take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting rural communities 	<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</p>	<p>SAL.CC7 Water Management</p> <p>Water Management 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. ii. SUDS must be sensitively

	<p>within it</p> <ul style="list-style-type: none"> - contribute to conserving and enhancing the natural environment and reducing pollution - 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>7. Requiring good design</p> <p>Para 56 – Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p> <p>Para 58 – Neighbourhood plans should develop robust and comprehensive policies that set out the quality of development</p>	<p>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</p>	<p>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
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	<p>that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit - respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation - are visually attractive as a result of good architecture and appropriate landscaping <p>Para 60 - Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through</p>	<p>within the District</p> <p>Developer Contributions As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure: Sports, recreation, youth facilities, play space and amenity space Community and shared use facilities Cultural facilities Public art, public realm, heritage and environmental improvements 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</p>	<p>pollution of surface or groundwater, or 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.UP3 Providing a Green Infrastructure Network</p> <p>Providing a Green Infrastructure Network The existing green infrastructure network, as set out within the Green Infrastructure Strategy, and the open spaces identified within the Wyre</p>
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	<p>unsubstantiated requirements to conform to certain development forms or styles. It is proper to seek to promote or reinforce local distinctiveness.</p> <p>Para 61 – planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment</p> <p>10. Meeting the challenge of climate change, flooding and coastal change</p> <p>Para 100 - Local plans should use opportunities offered by new development to reduce the causes and impacts of flooding.</p> <p>11. Conserving and enhancing the natural environment</p> <p>Para 125 – by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial</p>	<p>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</p>	<p>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>1. Priority Species and Habitats</p> <p>All new developments should</p>
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	<p>light on local amenity, intrinsically dark landscapes and nature conservation.</p> <p>12. Conserving and enhancing the historic environment</p> <p>Para 132 – when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation Significance can be harmed or lost through alteration or destruction of the heritage assets or development within its setting.</p> <p>Para 137 – Lpas should look for opportunities for new development with Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or</p>	<p>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. 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>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</p>
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	<p>better reveal the significance of the asset should be treated favourably.</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</p>	<p>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</p>
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		<p>enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced. The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the development of supplementary guidance relating to landscape character.</p> <p>Where it is considered appropriate to the landscape</p>	<p>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 intoaccount the materials, styles and techniques to be used and the period in which the asset was built.
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		<p>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</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>
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		<p>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. 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</p>	<p>Development should not adversely affect views into, within, or out of the Conservation Area. 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.
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		<p>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</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> <ol 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
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		<p>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</p>	<p>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> <p>x. Incorporate existing trees, or where it has been</p>
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		<p>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>The biodiversity value of the</p>	<p>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</p>
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		<p>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 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 New development must strive to enhance and not have a detrimental impact on the geodiversity of the District.</p>	<p>Stourport-on-Severn. 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>
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<p>CC10 – Building Design Principles</p>	<p>Core Planning Principles</p> <p>Para 17 planning should:</p> <ul style="list-style-type: none"> - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings - take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting rural communities within it - contribute to conserving and enhancing the natural environment and reducing pollution - 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 	<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. 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</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

	<p>generations</p> <p>7. Requiring good design</p> <p>Para 56 – Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p> <p>Para 58 – Neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> - establish a strong sense of place, using streetscapes and 	<p>systems on larger sites, particularly on industrial sites or sites of new community infrastructure. Free-standing renewable energy developments will be supported, subject to them meeting the requirements of all other policies within the LDF.</p> <p>Addressing Climate Change 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</p>	<p>operational.</p> <p>iii. The development does not lead to any unacceptable adverse effect on the amenity of 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.UP3 Providing a Green Infrastructure Network</p>
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	<p>buildings to create attractive and comfortable places to live, work and visit</p> <ul style="list-style-type: none"> - respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation - are visually attractive as a result of good architecture and appropriate landscaping <p>Para 60 - Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is proper to seek to promote or reinforce local distinctiveness.</p> <p>Para 61 – planning policies and decisions should address the connections between people and places and the integration of new</p>	<p>(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 major developments must include a Sustainability Statement which has regard to the contents of the West</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</p>
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	<p>development into the natural, built and historic environment</p> <p>10. Meeting the challenge of climate change, flooding and coastal change</p> <p>Para 100 - Local plans should use opportunities offered by new development to reduce the causes and impacts of flooding.</p> <p>11. Conserving and enhancing the natural environment</p> <p>Para 123 – Planning policies and decisions should aim to:</p> <ul style="list-style-type: none"> - avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development - mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development <p>Para 125 – by encouraging good</p>	<p>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</p>	<p>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> <p>SAL.UP6 Safeguarding the Historic Environment</p> <p>SAL.UP6 Safeguarding the Historic Environment</p> <p>1. Heritage Assets</p>
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	<p>design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p> <p>12. Conserving and enhancing the historic environment</p> <p>Para 132 – when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation ... Significance can be harmed or lost through alteration or destruction of the heritage assets or development within its setting.</p> <p>Para 137 – Lpas should look for opportunities for new development with Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance.</p>	<p>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</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
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	<p>Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.</p>	<p>within the District</p> <p>Developer Contributions As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure: Sports, recreation, youth facilities, play space and amenity space Community and shared use facilities Cultural facilities Public art, public realm, heritage and environmental improvements 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</p>	<p>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.
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		<p>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</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 When development is proposed in, or adjacent to, a</p>
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		<p>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>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
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		<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</p>	<p>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> <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</p>
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		<p>enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced. The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the development of supplementary guidance relating to landscape character.</p> <p>Where it is considered appropriate to the landscape</p>	<p>environment to local character and distinctiveness.</p> <ol style="list-style-type: none"> 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. 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
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		<p>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</p>	<p>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</p>
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		<p>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. 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</p>	<p>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. Further detailed guidance at the site specific level is provided within Part B of this document. 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>
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		<p>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> <ul style="list-style-type: none">The Rivers Severn and Stour and the associated wetlands;The Staffordshire and Worcestershire Canal;The District's heathlands and acid grasslands;The Wyre Forest and associated areas of high landscape and biodiversity value. <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</p>	
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		<p>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</p>	
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		<p>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>The biodiversity value of the</p>	
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		<p>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 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 New development must strive to enhance and not have a detrimental impact on the geodiversity of the District.</p>	
CC11 - Local Heritage List	Core Planning Principles	DS04: Rural Regeneration	SAL.UP6 Safeguarding the

	<p>Para 17 planning should:</p> <ul style="list-style-type: none"> - 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>12. Conserving and enhancing the historic environment</p> <p>Para 135 – the effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p> <p>Para 137 – Lpas should look for opportunities for new development with Conservation</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</p>	<p>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
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	<p>Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.</p> <p>Para 139 – Non designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.</p>	<p>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>Developer Contributions As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure: Sports, recreation, youth facilities, play space and amenity space Community and shared use facilities Cultural facilities Public art, public realm, heritage and environmental improvements Biodiversity, geodiversity and green infrastructure</p> <p>CP11: Quality Design and Local Distinctiveness</p>	<ul style="list-style-type: none"> - 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> <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
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		<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,</p>	<p>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, does not detrimentally affect the asset or its setting.</p>
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		<p>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>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. 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
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			<p>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>CC12 – Highways, Pavements and Traffic Principles</p>	<p>Core Planning Principles</p> <p>Para 17 – planning should:</p> <ul style="list-style-type: none"> - 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>3. Supporting a prosperous rural economy</p> <p>Para 28 – Neighbourhood plans should:</p> <ul style="list-style-type: none"> - promote the retention and 	<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</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. New developments should take into account movement</p>

	<p>development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship</p> <p>4. Promoting sustainable transport</p> <p>Para 29 – the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.</p> <p>Para 30 – Encouragement should be given to solutions which support reductions in greenhouse gas emission and reduce congestion.</p> <p>7. Requiring good design</p> <p>Para 57 – It is important to plan positively for the achievement of</p>	<p>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>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>
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	<p>high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p> <p>Para 67 – Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment.</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</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. Car parking should be designed to fully integrate within development proposals, where possible minimising the extent of surface car parking. 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>
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		<p>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 New development proposals must contribute towards the retention and formation of sustainable communities within the District</p>	<p>SAL.UP6 Safeguarding the Historic Environment</p> <p>1. Heritage Assets Any development proposal affecting the District's heritage assets, including their setting, should demonstrate how these assets will be protected, conserved and, where appropriate, enhanced. The District's heritage assets include:</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
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		<p>Developer Contributions As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure: Affordable housing provision Sustainable transport initiatives Highways infrastructure and local utility infrastructure Education and learning, including schools and libraries Sports, recreation, youth facilities, play space and amenity space Community and shared use facilities Cultural facilities Public art, public realm, heritage and environmental improvements Biodiversity, geodiversity and green infrastructure</p> <p>CP11: Quality Design and Local Distinctiveness</p>	<p>historic structures recorded on the County</p> <ul style="list-style-type: none"> - 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> <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
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		<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</p>	<p>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 intoaccount 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</p>
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		<p>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</p>	<p>the asset or its setting.</p> <p>2. Conservation Areas When development is proposed in, or adjacent to, a Conservation Area, proposals should accord with the existing (or draft) Conservation Area Character Appraisal and seek to enhance or better reveal the significance of the area. Development should not adversely affect views into, within, or out of the Conservation Area. 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
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		<p>future adaptation. Buildings and spaces will themselves need to be well-designed to complement the layout through the appropriate use of scale, mass, proportions and materials coherently brought together as part of a bespoke architectural approach.</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</p>	<p>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> <p>i. Incorporate, and where appropriate and practicable, front onto existing valued</p>
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		<p>Access Statements.</p> <p>CP12: Landscape Character</p> <p>Landscape Character New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. 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>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</p>
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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</p>	<p>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> <p>xiii. Site open space and play provision to take advantage</p>
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		<p>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>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>Policy SAL.UP10</p> <p>Advertisements</p>
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			<p>1. Local Character, Amenity and Safety Proposals for advertisements must:</p> <ul style="list-style-type: none">i. Not, individually or cumulatively detract from the appearance and character of the area in which they are displayed and/or the building on which they are displayed.ii. Safeguard and enhance the legibility, safety and security of the pedestrian environment.iii. Not detract or confuse the users of highways, navigable waterways and railways.iv. Not obstruct a highway, either directly or through maintenance requirements. <p>2. Heritage Assets 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.
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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>CCSA1 – Former School Site</p>	<p>Core Planning Principles</p> <p>Para 17 - planning should:</p> <ul style="list-style-type: none"> - encourage the re-use of existing resources, including conversion of existing buildings, and encourage the use of renewable resources - 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 	<p>DS04 Rural Regeneration 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 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</p>

	<p>generations</p> <ul style="list-style-type: none"> - take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs <p>3. Supporting a prosperous rural economy</p> <p>Para 28 – neighbourhood plans should:</p> <ul style="list-style-type: none"> - promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship <p>6. Delivering a wide choice of high quality homes</p> <p>Para 55 – To promote sustainable development in rural areas, housing should be located where it will enhance or</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</p>	<p>development for cyclists. New developments should take into account movement around the site for all members of the community and should consider the use of shared surfaces with an emphasis on pedestrians over vehicles in a way that promotes highway safety. Proposals should include connected and legible layouts in order to improve sustainability.</p> <p>Highway Safety</p> <p>Proposals which would lead to the deterioration of highway safety will not be allowed. 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-</p>
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	<p>maintain the vitality of rural communities.</p> <p>Para 58 – Neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> - will function well and add to the overall quality of the area - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks <p>7. Requiring good design</p> <p>Para 58 – Neighbourhood plans should develop robust and comprehensive policies that set</p>	<p>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>CP04 Providing Affordable Housing</p> <p>Rural Affordable Housing</p>	<p>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. Car parking should be designed to fully integrate within development proposals, where possible minimising the extent of surface car parking. 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-</p>
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	<p>out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> - respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation - are visually attractive as a result of good architecture and appropriate landscaping <p>8. Promoting healthy communities</p> <p>Para 69 – planning policies should aim to achieve places which promote</p> <ul style="list-style-type: none"> - safe and accessible developments, containing clear and legible pedestrian routes, and high quality 	<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>CP07: Delivering Community Wellbeing</p>	<p>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 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 Planning permission may be</p>
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	<p>public space, which encourage the active and continual use of public areas</p> <p>Para 73 – Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to health and wellbeing of communities.</p> <p>9. Protecting green belt land</p> <p>Para 84 Construction of new buildings is inappropriate in the Green Belt. Exceptions include:</p> <ul style="list-style-type: none"> - limited infilling in villages, and limited affordable housing for local community needs - limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) 	<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</p>	<p>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. 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.
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		<p>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 New development proposals must contribute towards the retention and formation of sustainable communities within the District</p> <p>Developer Contributions As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure: Affordable housing provision Sustainable transport initiatives Highways infrastructure and local utility infrastructure Education and learning, including schools and</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: 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: 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</p>
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		<p>libraries Sports, recreation, youth facilities, play space and amenity space Community and shared use facilities Cultural facilities Public art, public realm, heritage and environmental improvements 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</p>	<p>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>
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		<p>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</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>
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		<p>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</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> <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</p>

		<p>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 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</p>	<p>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>
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		<p>development, such that landscape character is strengthened and enhanced. The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the development of supplementary guidance relating to landscape character.</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</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 intoaccount 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
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		<p>community will be supported subject to it meeting all other relevant criteria within the LDF.</p>	<p>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,</p>
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			<p>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. 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</p>
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			<p>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.iii. Maximise the use of corner plots and the street frontage and have appropriate regard
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			<p>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> <p>x. Incorporate existing trees, or where it has been demonstrated through a tree survey that retention is not</p>
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			<p>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. Further detailed guidance at</p>
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			<p>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>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> <ul style="list-style-type: none"> i. The building(s) are permanent structures which are in keeping with their
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			<p>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</p>
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			<p>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> <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>
CCSA2 - Re-use of the Old Grammar School	Core Planning Principles	DS04 Rural Regeneration Providing Affordable	SAL.UP1 Green Belt

	<p>Para 17 - planning should:</p> <ul style="list-style-type: none"> - encourage the re-use of existing resources, including conversion of existing buildings, and encourage the use of renewable resources - 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 - take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs <p>3. Supporting a prosperous rural economy</p> <p>Para 28 – neighbourhood plans should:</p> <ul style="list-style-type: none"> - promote the retention and development of local services and community facilities in villages, such as local shops, 	<p>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>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</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> <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.UP6 Safeguarding the Historic Environment</p>
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	<p>meeting places, sports venues, cultural buildings, public houses and places of worship</p> <p>12. Conserving and enhancing the historic environment</p> <p>Para 131 – in determining planning applications, lpas should take account of:</p> <ul style="list-style-type: none"> - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and - The desirability of new development making a positive contribution to local character and distinctiveness 	<p>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</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
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		<p>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>CP11: Quality Design and Local Distinctiveness</p> <p>New development should sensitively connect to the</p>	<p>Record.</p> <ul style="list-style-type: none"> - 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> <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
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		<p>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</p>	<p>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, does not detrimentally affect the asset or its setting.</p> <p>2. Conservation Areas</p>
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		<p>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-</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> <ol 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
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		<p>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>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.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,</p>
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			<p>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</p>
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			<p>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>

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