

# **Chaddesley Corbett Neighbourhood Plan**

## **Sustainability Appraisal Report**

**January 2014**



## **Non-Technical Summary**

### **Introduction**

This report provides Sustainability Appraisal (SA) information for the Chaddesley Corbett Draft Neighbourhood Plan. The assessment relates to the policies set out within the plan as it emerged and then provides a further update relating to changes included within the Draft Plan.

The process of SA ensures that the policies set out within the Chaddesley Corbett Neighbourhood Plan reflect the principles of sustainable development. It 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.

### **The Chaddesley Corbett Neighbourhood Plan**

Chaddesley Corbett Parish Council, in partnership with Wyre Forest District Council, were awarded a wave five frontrunner grant in March 2012 to support the preparation of a neighbourhood plan for the area. The Parish of Chaddesley Corbett was formally designated as a Neighbourhood Area by the District Council on 12<sup>th</sup> September 2012. The Parish Council have established a Steering Group to progress the Neighbourhood Plan and community consultation has taken place to inform the draft plan.

Once 'made' the Chaddesley Corbett Neighbourhood Plan will guide the future development of the Parish and planning applications will be determined in accordance with its content.

### **Sustainability Appraisal Work to Date**

Chaddesley Corbett Parish Council has commissioned Wyre Forest District Council to undertake a SA of the Neighbourhood Plan. The process began with the SA Scoping Report which was published for consultation in March 2013. This was revised following representations received. The revised SA Scoping Report should be read alongside this SA Report. This SA Report tests the policies and the sites considered for inclusion within the plan against the SA framework. Further SA may be needed if significant changes are made following consultation on the Draft Plan.

### **Appraisal Methodology**

The SA has focused on the planning elements of the draft Neighbourhood Plan, assessing the Plan's policies and the sites considered for allocation.

The preparation of the draft Neighbourhood Plan has been an iterative process, led by a clear idea and vision for the future of the village. This meant that alternative policy options were not generated as part of its development.

The likely sustainability effects tested through the appraisal have been informed by the baseline data and evidence gathered as part of the Chaddesley Corbett SA Scoping Report.

### **Results of the Assessment**

The policies were generally considered to have positive effects in terms of their sustainability. A number of negative effects were identified and the following recommendations were made:

- Amend policy CC1 to also allow development in accordance with policy SAL.DPL2 of the Wyre Forest District Site Allocations and Policies Local Plan.
- Amend policy CC1 to remove reference to a specific number of dwellings.
- Re-consider policy CC3 as it has a number of potential negative impacts which are difficult to mitigate.
- Amend CC5 to clarify that the Victorian school building needs to be retained.
- Amend policy CC10 to clarify that the former Grammar School must be retained.
- Amend CC11 to refer to parking associated with development on the site.
- Remove policy CC18 as car-parking is inappropriate within the Green Belt.

The Draft Plan has been amended to address these recommendations. No further SA work was required following the changes made as no new policies were inserted and changes to the wording were either not considered to be significant or were designed to address the recommendations set out above.

The majority of the sites assessed raised a number of potential negative effects. The only site which did not raise any negative effects was the former school site. The former school site is the only site which has been allocated within the Plan.

### **Next Steps**

The Plan will be made available for a consultation period lasting a minimum of six weeks. Following this, representations will be considered and the Plan will be amended if necessary. Any comments relating to the SA work will also be considered. It may be necessary to undertake further SA testing work before the Plan is submitted to the District Council for publication and examination.

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## **1.0 Introduction**

1.0.1 This report sets out the Sustainability Appraisal (SA) of the Chaddesley Corbett neighbourhood Plan. In accordance with the Strategic Environmental Assessment (SEA) Regulations, the report incorporates SEA criteria as part of the wider SA process. The SA process is designed to ensure that the principles of sustainable development are incorporated into planning policy at all levels. SA is a requirement of the EC Directive 2001/42/EC 'on the assessment of certain plans, policies and programmes on the environment'.

1.0.2 The Government introduced the National Planning Policy Framework (NPPF) in April 2012 with the intention of simplifying the planning process and making it more accessible as well as promoting localism and the sustainable development agenda. The NPPF sets out national planning policy and replaces the previous suite of Planning Policy Statements and Planning Policy Guidance Notes. Best practice guides are beginning to emerge but there is now a much greater emphasis on interpretation at the local level through Local Plans and Neighbourhood Plans.

1.0.3 Neighbourhood Plans do not require SA by law, however, the Chaddesley Corbett Neighbourhood Plan Steering Group have appointed Wyre Forest District Council to undertake an SA of the Neighbourhood Plan on their behalf to ensure that the plan adheres to the principles of sustainable development. The SA process will ensure that the economic, social and environmental aspects of sustainable development are fully considered throughout the plan's preparation.

## **1.1 The Chaddesley Corbett Neighbourhood Plan**

1.1.1 The Chaddesley Corbett Neighbourhood Plan is being developed for the entire Parish of Chaddesley Corbett, a rural area between the towns of Kidderminster and Bromsgrove. The Parish covers approximately 2.4ha and has a population of approximately 1,400 people.

1.1.2 The Neighbourhood Plan is being developed by a Steering Group, appointed by the Parish Council, which is made up of Parish Councillors and local residents as well as representatives from the local business community. Chaddesley Corbett Parish Council are undertaking neighbourhood planning to consider the following possibilities:

- New uses for elements of the old school site (following the opening of a new school), including acquisition of land to enable an extension to the existing burial ground which is almost full.
- Development of the former 'old Grammar School' to form a community centre, with a much needed public car park. This proposed 'community centre' could be used as an office and meeting room for the Parish Council, a library, Citizens Advice Bureau, information centre, etc – all staffed by volunteers.
- Identification of possible sites for future small developments of housing including affordable houses.
- Opportunities to sustain employment for local people by identifying measures to support local businesses.

- Provision of further green open spaces and recreational facilities for pursuits not currently supported in the Parish.

1.1.3 The Parish Council began were awarded a phase five frontrunners grant in March 2012. The Neighbourhood Area was designated on 12<sup>th</sup> September 2012. The Steering Group have held a number of consultation events including a public meeting in July 2012, a residents' and business survey during March 2013 and an exhibition of the plan proposals on 21<sup>st</sup> September 2013 with an opportunity to submit comments on the proposals by e-mail afterwards.

1.1.4 The key stages in the neighbourhood planning process and the indicative timetable for the Chaddesley Corbett neighbourhood Plan are:

- Resident and Business Survey – February/March 2013
- Consultation on SA Scoping Report – March/April 2013
- Consultation on Draft Neighbourhood Plan Proposals – September 2013
- Formal Pre-Submission Consultation – January/February 2014
- Submission to Wyre Forest District Council and Publication Period – March/April/May 2014
- Examination – May/June 2014
- Referendum – August 2014
- Plan Made – September 2014

1.1.5 The plan has taken account of sustainability considerations throughout its development and has evolved through consultation with the local community.

## 1.2 Sustainability Appraisal Methodology

1.2.1 SA is a continuous process which can be broken down into the following key stages:

- **Stage 1:** Scoping, evidence gathering and establishing the SA framework.
- **Stage 2:** Developing and refining options and assessing the significant effects and establishing the mechanism for monitoring the significant effects of the neighbourhood plan
- **Stage 3:** Preparing the SA Report which sets out the appraisal process and findings.
- **Stage 4:** Consulting with stakeholders on the proposed neighbourhood plan and the SA Report.
- **Stage 5:** Monitoring the significant effects of implementing the neighbourhood plan once adopted.

1.2.2 The SA Scoping Report was made available for consultation between Friday 22<sup>nd</sup> March and Friday 3<sup>rd</sup> May 2013. It was then revised on the basis of comments received and the final version was published in August 2013. The SA Scoping Report sets out more information on the SA methodology and establishes the SA framework. This SA report assesses the plan proposals against that framework and makes assumptions about the

impact the plan will have on the baseline position. Recommendations are made to improve the overall sustainability of the individual proposals and the plan as a whole.

### 1.2.3 The SA Framework provides the basis for the assessment.

<b>SA Objective</b>	<b>Decision Making Criteria</b>	<b>Draft Indicator</b>
<b>Social</b>		
1. To provide decent housing for all (in particular first time buyers) of the right quality, type and affordability.	<ul style="list-style-type: none"> <li>• Will it provide affordable access to a range of housing tenures and types?</li> <li>• Does it provide opportunities for the construction of sustainable homes?</li> <li>• Does it seek to provide high quality, well-designed residential environments?</li> </ul>	<ul style="list-style-type: none"> <li>• % of housing completions by size.</li> <li>• % of housing completions by tenure.</li> <li>• Number of residential applications refused as a result of poor quality design.</li> </ul>
2. To improve accessibility to, and the standard of community facilities and services in Chaddesley Corbett.	<ul style="list-style-type: none"> <li>• Does it increase access to services within the Parish? (primary school, GP, Post Office, pub, village hall, convenience store)?</li> <li>• Does it provide new community facilities?</li> </ul>	<ul style="list-style-type: none"> <li>• Average distance residents live from local services.</li> <li>• Number of improved, extended or new local/community facilities.</li> </ul>
3. To protect and enhance community spirit and cohesion.	<ul style="list-style-type: none"> <li>• Does it develop opportunities for community involvement?</li> </ul>	<ul style="list-style-type: none"> <li>• Number of public events</li> </ul>
<b>Economic</b>		
4. To support sustainable employment opportunities and economic growth within the Parish.	<ul style="list-style-type: none"> <li>• Does it provide opportunities for new businesses within the Parish?</li> <li>• Does it support home-working within the Parish?</li> <li>• Does it help sustain the viability of existing businesses within the Parish?</li> <li>• Does it help to retain or grow employment opportunities?</li> </ul>	<ul style="list-style-type: none"> <li>• Number of new VAT registered businesses within the Parish.</li> <li>• Number of existing businesses expanding within the Parish.</li> <li>• % of economically active residents operating a business from home or working from home.</li> </ul>

<b>SA Objective</b>	<b>Decision Making Criteria</b>	<b>Draft Indicator</b>
5. To maintain and improve the vitality of Chaddesley Corbett Local Centre.	<ul style="list-style-type: none"> <li>Will it safeguard and improve shops, services and leisure facilities in Chaddesley Corbett?</li> </ul>	<ul style="list-style-type: none"> <li>Number of new services provided</li> <li>Number of services lost.</li> </ul>
<b>Environmental</b>		
6. To protect and enhance the Parish's biodiversity and wildlife.	<ul style="list-style-type: none"> <li>Will it protect and enhance Chaddesley Corbett's sites of ecological and nature conservation importance, and ensure they are resilient to climate change?</li> <li>Will it provide opportunities for local habitat and species conservation enhancements?</li> </ul>	<ul style="list-style-type: none"> <li>Extent of change in protected habitats (ha +/-).</li> </ul>
7. Protect and improve areas of existing landscape value and open space identified by local communities.	<ul style="list-style-type: none"> <li>Will it help to enhance existing green infrastructure?</li> <li>Will it provide new green infrastructure, including publicly accessible open space?</li> </ul>	<ul style="list-style-type: none"> <li>Number of landscape enhancement schemes and improved areas of open space.</li> <li>Hectares of new green infrastructure delivered.</li> </ul>
8. To conserve and enhance the historic environment, heritage assets and their settings.	<ul style="list-style-type: none"> <li>Will it ensure the continued protection and enhancement of Chaddesley Corbett's Conservation Areas, historic buildings, archaeological remains and their settings?</li> <li>Will it conserve the historic character of the landscape?</li> <li>Will it provide opportunities for enhancing the area's heritage assets through their sustainable use, repair or management of the heritage asset?</li> </ul>	<ul style="list-style-type: none"> <li>Number of additional buildings or sites identified for listing.</li> <li>Number of historic buildings lost.</li> <li>Number of locally listed heritage assets.</li> <li>Number of historic buildings repaired and brought back into use.</li> <li>Number of heritage assets identified as at risk.</li> </ul>
9. To protect and improve water quality and water resources (for ground and surface waters).	<ul style="list-style-type: none"> <li>Will it improve water efficiency?</li> <li>Will it provide SUDS?</li> </ul>	<ul style="list-style-type: none"> <li>Number of developments which incorporate SUDS.</li> <li>Number of developments achieving CSH level 3/4 for water efficiency to 2016 and level 5 afterwards.</li> </ul>
10. To ensure no increase in flood risk and provide flood risk betterment.	<ul style="list-style-type: none"> <li>Will it lead to development within flood zone 2 or 3.</li> <li>Will it further reduce flood risk?</li> </ul>	<ul style="list-style-type: none"> <li>No of new developments in flood zone 3 or 2.</li> <li>Number of developments which incorporate SUDS</li> </ul>



<b>SA Objective</b>	<b>Decision Making Criteria</b>	<b>Draft Indicator</b>
11.Promote the use of sustainable modes of transport and reduce reliance on the private car.	<ul style="list-style-type: none"> <li>Does it provide opportunities for sustainable transport?</li> </ul>	<ul style="list-style-type: none"> <li>Changes in bus services and routes.</li> <li>Length of new pedestrian or cycle paths delivered</li> </ul>
12. Ensure any re-use of brownfield land and existing redundant buildings is appropriate to the Green Belt	<ul style="list-style-type: none"> <li>Does the proposal represent suitable re-use of a brownfield site?</li> <li>Does the proposal represent a suitable re-use of a redundant building?</li> </ul>	<ul style="list-style-type: none"> <li>% of new development on brownfield land.</li> <li>% of redundant commercial buildings re-used for commercial purposes.</li> </ul>

1.2.4 Each of the options and sites will be considered against each of the objectives using the decision-making criteria. They will then be scored as follows:

++	Proposals likely to contribute significantly towards the SA objective.	Strongly positive
+	Proposals likely to contribute towards the SA objective.	Positive
0	Proposals likely to have no significant effect on the SA objective.	Neutral
X	Proposals likely to detract from meeting the SA objective.	Negative
XX	Proposals likely to detract significantly from meeting the SA objective.	Strongly negative
?	Effect of proposals on SA objective unknown.	Unknown

## **2.0 Policy Context**

2.0.1 The SEA Directive requires that the environmental report should include:

“an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans or programmes”

And

“the environmental protection objectives, established at international, community or member state level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.”

2.0.2 Wyre Forest District Council took into account a significant number of international, national, regional, county and local level plans, policies and programmes when preparing the Adopted Core Strategy and the Site Allocations and Policies Local Plan. The neighbourhood plan must be in general conformity with these District level planning policy documents. Therefore, it was not considered necessary to duplicate this information for the neighbourhood plan. Instead, the focus was on the NPPF and relevant local plans, policies and programmes. The overview of these documents is set out within the Chaddesley Corbett Neighbourhood Plan SA Scoping Report (August 2013). The key policy issues arising from these documents are summarised below.

## **2.1 Summary of Key Policy Issues**

2.1.1 The NPPF establishes sustainable development as being the central focus of the planning system. Sustainable development has three components which are all interdependent on each other:

- Environmental – the need to protect and enhance all aspects of the environment, including the natural, built and historic environment. European sites and species should be protected as should those supporting regional and local character. Biodiversity and landscape character should be protected and enhanced while environmental resources are used prudently. Waste should be minimised as should pollution to air and water. Against the background of climate change, plans should look to support the transition to a low carbon economy and help mitigate and adapt to future conditions.
- Social – the need to support and develop thriving communities with a high quality built environment that helps to meet the needs of current and future generations. This includes providing access to social and cultural services and supporting health and well-being.
- Economic – the need to build and enhance a resilient and competitive economy that can support growth and required infrastructure.

2.1.2 These key themes are dependant upon each other to different extents and tensions arise between them. The Chaddesley Corbett Neighbourhood Plan will need to promote the principles of sustainable development as well as being in general conformity with the content of the NPPF.

2.1.3 At the Local level, the most significant planning policies are set out within the Wyre Forest District Core Strategy and Site Allocations and Policies Local Plan. Together these documents set the strategic policy framework for the District. The most significant planning policy issue within Chaddesley Corbett is the Green Belt. The entire Parish of Chaddesley Corbett falls within the West Midlands Green Belt and therefore, development will be limited to that which is not considered inappropriate within the Green Belt. The strategic Green Belt policy is set out within the NPPF.

2.1.4 In addition to the Green Belt constraints, the Parish also has two Conservation Areas at Chaddesley Corbett and Harvington. Both of these Conservation Areas have Character Appraisals which describe their special characteristics. The information within these documents is important in guiding the future development of these areas.

### 3.0 Sustainability Context

3.0.1 The Directive requires that baseline information be set out for a range of factors. The SA Scoping Report and accompanying Baseline Data Report set out the baseline data for Chaddesley Corbett Parish. The data is summarised below by the factors set out within the SEA Directive.

#### 3.1 Summary of Sustainability Issues:

- **Biodiversity:** - The parish has a National Nature Reserve which is also a Site of Special Scientific Interest. In addition, the Parish has three Special Wildlife Sites.
- **Population** – The Parish has a population of approximately 1,400 people. Those aged 41-70 years and 81-99 years are over-represented within the Parish, and there is an under-representation of those aged 16 and under. Residents of the Parish are predominantly white with ethnic minorities significantly under-represented.
- **Human Health** – Levels of health within the Parish are generally higher than within the District as a whole.
- **Fauna and Flora** – The Parish has a number of Tree Preservation Orders covering individual trees and groups of trees.
- **Soil** – The Parish has a small area of Grade 1 agricultural land and a small area of grade 4 agricultural land. The remainder of the parish is grade 2 and 3 agricultural land.
- **Water** – There are some flooding issues within the Parish along the course of Barnett Brook. Two brooks within the Parish, Hadley/Elmley Brook and Hoo Brook have failed to reach the required ecological status and there is a need to bring their water quality up to good by 2027. There are a number of groundwater abstractions and associated Source protection Zones located within the Parish.
- **Air** – There are no Air Quality Monitoring Areas within the Parish, however, there is a main road passing through the Parish and there is often traffic congestion on the main road through Chaddesley Corbett village at peak times, these factors could reduce air quality.
- **Material Assets** – The Parish has a number of community facilities including a village hall, a community hall, allotments, a community orchard, school and nursery facilities, a medical centre, two churches, several public houses, a cricket club, a hotel, Harvington Hall visitor attraction, a garage, a florist, a village store incorporating tea rooms and a Post Office, a butchers, a hair and beauty salon and a garden centre. House prices within the Parish are considerably high than within the District as a whole, however, the proportion of the housing stock which is affordable is comparable to the District average.
- **Cultural Heritage** – There are a number of designated and non-designated heritage assets within the Parish, including 100 historic buildings. Farmsteads are an important contributor to the character of the parish.
- **Landscape** – The Parish lies within the West Midlands Green Belt and within the Mid-Severn Sandstone Plateau Natural Character Area. The key characteristics of the Natural Character Area which are relevant to Chaddesley Corbett parish are:
  - Rolling landform with open, arable cultivation dominating an often weak hedgerow pattern.

- Contrasting areas of smaller fields, and mixed field pattern with more distinctive hedgerow in the west.
- Parklands and estate conifer and deciduous woodlands.
- Patches of heathland.
- Narrow, steep-sided wooded dingles found throughout the area.

## 4.0 Plan Proposals – Draft Plan

4.0.1 The Neighbourhood Plan presents a number of policies which have been developed from initial proposals which were themselves based on responses to a questionnaire survey targeted towards Parish residents and businesses based within the Parish and their employees. This SA Report assesses the initial policies set out within the emerging Draft Neighbourhood Plan, against the SA Framework. The initial policies can be summarised as:

- CC1 – Criteria for assessing the suitability of future potential development sites – this policy sets out a number of criteria which future potential development sites must meet.
- CC2 – Types of New Housing Development – this policy identifies specific types of housing development which have been identified as being suitable for the Parish.
- CC3 – Residential Development on Farmsteads – this policy makes provision for limited residential development required to support the generational succession of farming businesses.
- CC4 – New Sustainable Homes – this policy requires all new homes within the Parish to be built to Code Level 4 of the Code for Sustainable Homes.
- CC5 – Former School Site – this policy allocates an element of the former school site for residential development.
- CC6 – Tourism – this policy guides tourism related development within the Parish.
- CC7 – Re-Use of Agricultural and Commercial Buildings – this policy guides the re-use of permanent and substantial agricultural buildings within the Parish.
- CC8 – Re-development of Semi-permanent and Insubstantial Buildings and Structures – this policy guides the redevelopment of semi-permanent and insubstantial buildings within the Parish.
- CC9 – New Communication Technologies – this policy seeks to facilitate improvements to broadband provision and other communication networks within the Parish.
- CC10 – Re-use and Redevelopment of the Old Grammar School – this policy sets out the uses which are considered to be appropriate in the old grammar school building.
- CC11 – Redevelopment of the Former School Site – this policy allocates land at the rear of the former primary school for an extension to the parish burial ground, a village car park and a children’s play area.
- CC12 – Open Space, Sport and Recreation – This policy seeks to enhance open space, sport and recreational provision within the Parish and enhance the Green Infrastructure network.
- CC13 – Landscape Design Principles – this policy sets out a number of landscape design principles which all new developments must demonstrate that they have taken account of.
- CC14 – Settlement Design Principles – This policy sets out a number of settlement design principles which all new developments must demonstrate that they have taken account of.
- CC15 – Building Design Principles - This policy sets out a number of settlement design principles which all new developments must demonstrate that they have taken account of.

- CC16 – Local Heritage List – this policy seeks to protect buildings and structures on the Local Heritage List which will be developed with the District Council.
- CC17 – Highways, Pavements and Traffic Principles - This policy sets out a number of highways, pavements and traffic design principles which all new developments must demonstrate that they have taken account of.
- CC18 – New Car Park – this policy allocates some of the land at the rear of the former primary school for use as a car-park.

## 5.0 Summary of Sustainability Assessment and Recommendations – Draft Plan

5.0.1 The proposals set out within the emerging consultation draft of the Chaddesley Corbett Neighbourhood Plan have been tested against the SA Framework. A series of recommendations have been made based on this assessment and these have informed the development of the Draft Neighbourhood Plan. This SA Report forms part of the evidence base for the Neighbourhood Plan and is available for consultation alongside the Draft Neighbourhood Plan.

## 5.1 Summary of Sustainability Appraisal Testing – Draft Plan

### *Policies*

5.1.1 The tables at Appendix 1 test the sustainability of the policies within the first draft of the plan against the SA framework. The findings are summarised below.

<b>Policy</b>	<b>Positive Effects</b>	<b>Negative Effects</b>
CC1	New housing will increase the population and support services and maintain a sense of community by meeting local needs. The policy seeks to locate development away from areas of flood risk and includes a clause to protect water quality. The policy requires development to be in a settlement and prioritises the use of brownfield land.	Could overly restrict the provision of housing.
CC2	The policy ensures that new housing will meet local needs, including affordable housing and that new housing will support local services and facilities.	N/A
CC3	The policy would provide additional housing and could help to retain younger people within the community. It could support local businesses, including farming.	The policy could result in isolated dwellings which have a detrimental impact on the historic environment, landscape character and the Green Belt. The policy is likely to lead to greenfield development and isolated dwellings which increase dependence on the private car.
CC4	Implementing the Code for Sustainable Homes could improve water efficiency and reduce flood risk.	The policy could result in housing being unviable.
CC5	Will provide a mix of housing to meet local needs. Will support village services and enhance community spirit. Site is near a bus stop and is previously developed.	Policy is not clear that the former Victorian school building should be retained.
CC6	Could enhance local service provision and improve the vitality of Chaddesley Corbett Local Centre. Could increase local employment opportunities. The policy requires proposals to demonstrate that they do not have a detrimental	N/A



<b>Policy</b>	<b>Positive Effects</b>	<b>Negative Effects</b>
	impact on landscape character or water quality. Supports the re-use of existing buildings and previously developed land. Could lead to an increase in public transport.	
CC7	Supports farm diversification and will help to safeguard the landscape. Supports the re-use of existing buildings.	N/A
CC8	Supports employment within the Parish and safeguards the landscape character. Promotes land uses which are not inappropriate in the Green Belt.	N/A
CC9	Improving communication technologies may make the area more attractive to businesses. The policy includes appropriate design safeguards.	N/A
CC10	Proposal seeks to provide community facilities within Chaddesley Corbett village which could reduce reliance on the private car. The proposal re-uses a brownfield site.	The policy should clarify that the building should be retained and converted.
CC11	Policy seeks to provide additional community facilities within Chaddesley Corbett village which could reduce reliance on the private car.	Providing a car-park for general needs could increase private car use. Car-parking is inappropriate within the Green Belt.
CC12	The policy seeks to increase the provision of open space, sport and recreation facilities which could increase community cohesion and reduce car use. The policy's green infrastructure approach should deliver biodiversity, water quality and landscape benefits.	N/A
CC13	The policy seeks to retain native species and hedgerows which will have benefits for biodiversity and the landscape.	N/A
CC14	The policy will have positive benefits for landscape, historic character and water quality and flood risk.	N/A
CC15	The policy will have a positive effect on the historic environment.	N/A
CC16	The policy will have a positive effect on the historic environment.	N/A
CC17	N/A	Policy could increase car use by providing additional parking.
CC18	Will improve access to Chaddesley Corbett village and could have a positive effect on businesses located there.	Likely to have a detrimental impact on the setting of a grade I Listed Building.  Likely to increase car use and the use is inappropriate within the Green Belt.

## Possible Housing Sites

5.1.2 The tables at Appendix 2 test the sustainability of the sites suggested for residential development through the questionnaire responses. Some of the sites suggested were assessed by the District Council as part of the Strategic Housing Land Availability Assessment and the SA for the Site Allocations and Policies Local Plan. At that time the sites were appraised in the context of development location within the wider District. They were also appraised on the assumption that the whole site would be brought forward for development. In terms of appraising the sites for inclusion within the Neighbourhood Plan, the testing will assume that development would be small scale, (less than 10 dwellings). It will also be carried out in the context of the neighbourhood plan and the need to provide small scale housing within the Parish, rather than the context of the Site Allocations and Policies Local Plan which focussed larger scale growth within the District on brownfield sites within Kidderminster and Stourport-on-Severn.

Site	Positive Effects	Negative Effects
H109: Old School Site	Will provide housing in a location well-placed for access to local services and facilities and public transport. Will bring an existing building back into use.  Offers the potential to safeguard biodiversity, provide flood risk benefits and safeguard the original Victorian school building.	N/A
Top Left of Briar Hill/End of Malvern View	Will provide housing in a location well-placed for access to local services and facilities and public transport.	Loss of greenfield land in the Green Belt. Potential negative effect on biodiversity. Loss of farmland and associated landscape impact. Potential for a negative effect on the setting of Newhouse Farm. Could increase run-off and surface water flooding.
Adjacent Surgery	Will provide housing in a location well-placed for access to local services and facilities and public transport.	Loss of greenfield land in the Green Belt. Potential negative effect on biodiversity. Loss of farmland and associated landscape impact. Detrimental impact on the setting of the Conservation Area. Could increase run-off and surface water flooding. Part of the site is within the floodplain.
H067: Rhubarb Field	Will provide housing in a location well-placed for access to local services and facilities and public transport.	Loss of greenfield land in the Green Belt. Potential negative effect on biodiversity. Loss of farmland and associated landscape impact. Detrimental impact on the setting of the Conservation Area. Could increase run-off and surface water flooding. Part of the site is within the floodplain.
Behind Swan	Will provide housing in a location	Loss of greenfield land in the Green

<b>Site</b>	<b>Positive Effects</b>	<b>Negative Effects</b>
	well-placed for access to local services and facilities and public transport.	Belt. Potential negative effect on biodiversity. Loss of farmland and associated landscape impact. Detrimental impact on the setting of the Conservation Area. Could increase run-off and surface water flooding.
H164 and H22: Orchard/ Allotments	Will provide housing in a location well-placed for access to local services and facilities and public transport.	Loss of greenfield land in the Green Belt. Loss of allotment land and community recreation space. Potential negative effect on biodiversity. Loss of farmland and associated landscape impact. Detrimental impact on the setting of the Conservation Area. Could increase run-off and surface water flooding.
H120: Fold Lane	Will provide housing in a location well-placed for access to local services and facilities and public transport.	Loss of greenfield land in the Green Belt. Potential negative effect on biodiversity. Loss of farmland and associated landscape impact. Detrimental impact on the setting of the Conservation Area. Could increase run-off and surface water flooding.
Near New School	Will provide housing in a location well-placed for access to local services and facilities and public transport	Loss of greenfield land in the Green Belt. Potential negative effect on biodiversity. Loss of farmland and associated landscape impact. Could increase run-off and surface water flooding.
Re-Develop Harkaway House	Well placed for access to local services and facilities and public transport.  Would provide an opportunity to enhance the townscape.  Site is brownfield and redevelopment offers the potential to include SUDS and water efficiency measures.	Unlikely to increase overall dwelling numbers and existing residents could be displaced.  The building is of historic significance and is important within the Conservation Area.

5.1.3 The only site which does not highlight any potential negative effects is the old school site. This site has been allocated within the Draft Plan and the policy testing information above considers the specific proposals for the site and makes recommendations. No other sites have been allocated within the draft plan.

## **5.2 Summary of Sustainability Appraisal Recommendations – Draft Plan:**

- Amend policy CC1 to also allow development in accordance with policy SAL.DPL2 of the Wyre Forest District Site Allocations and Policies Local Plan.
- Amend policy CC1 to remove reference to a specific number of dwellings.
- Re-consider policy CC3 as it has a number of potential negative impacts which are difficult to mitigate.
- Amend CC5 to clarify that the Victorian school building needs to be retained.
- Amend policy CC10 to clarify that the former Grammar School must be retained.
- Amend CC11 to refer to parking associated with development on the site.
- Remove policy CC18 as car-parking is inappropriate within the Green Belt.

## **6.0 Consultation Draft – Sustainability Appraisal Update**

6.0.1 Following the SA and additional background work, a number of changes were made to the plan. These changes were mainly in response to the SA and other comments from the District Council and the Parish Council's planning consultants. The main changes include the amalgamation of the policies relating to the old school site into a single site allocation policy. Additionally, policies relating to residential developments on farmsteads and new sustainable homes have been deleted. No new policies have been inserted into the plan and many of the changes were made in response to the findings of the Sustainability Appraisal; therefore it was not considered necessary to undertake further SA at this time.

6.0.2 The main policies now included within the plan are as follows:

- CC1 – Criteria for assessing the suitability of future potential development sites – this policy sets out a number of criteria which future potential development sites must meet.
- CC2 – Types of New Housing Development – this policy identifies specific types of housing development which have been identified as being suitable for the Parish.
- CC3 – Tourism - this policy guides tourism related development within the Parish
- CC4 – Re-Use of Agricultural and Commercial Buildings – this policy guides the re-use of permanent and substantial agricultural buildings within the Parish.
- CC5 – Re-development of Semi-permanent and Insubstantial Buildings and Structures – this policy guides the redevelopment of semi-permanent and insubstantial buildings within the Parish.
- CC6 – New Communication Technologies – this policy seeks to facilitate improvements to broadband provision and other communication networks within the Parish.
- CC7 – Open Space – This policy seeks to enhance open space, sport and recreational provision within the Parish and enhance the Green Infrastructure network.
- CC8 – Landscape Design Principles – this policy sets out a number of landscape design principles which all new developments must demonstrate that they have taken account of.
- CC9 – Settlement Design Principles – This policy sets out a number of settlement design principles which all new developments must demonstrate that they have taken account of.
- CC10 – Building Design Principles - This policy sets out a number of settlement design principles which all new developments must demonstrate that they have taken account of.
- CC11 – Local Heritage List – this policy seeks to protect buildings and structures on the Local Heritage List which will be developed with the District Council.
- CC12 – Highways, Pavements and Traffic Principles - This policy sets out a number of highways, pavements and traffic design principles which all new developments must demonstrate that they have taken account of.
- CCSA1 – Former School Site
- CCSA2 – Re-use of Old Grammar School

## **7.0 Next Steps and Monitoring**

7.0.1 This SA Report will be made available alongside the Chaddesley Corbett Draft Neighbourhood Plan. Following the close of consultation, all representations received in response to the SA Report will be considered and any necessary alteration will be made. Representations received in response to the Draft Neighbourhood Plan will be considered by the Steering Group and the Parish Council. Should significant changes be made to the plan, further SA will be undertaken.

7.0.2 Once the plan is 'made' by the District Council, the District Council will monitor as many of the indicators set out within the SA framework as possible. Data collected will be made available through the District Council's Annual Monitoring Report. It should be noted that data for some of the indicators included is not currently available. Where possible, alternative indicators will be used.

**Appendix 1 – Policy Testing Tables – Draft Plan**

SA Objective	CC1 – Criteria for Assessing the Suitability of Future Potential Development Sites	CC2 – Types of New Housing Development	CC3 – Residential Developments on Farmsteads	CC4 – New Sustainable Homes
1	<p>XX</p> <p>Concern that policy will overly restrict supply of housing by limiting to brownfield sites.</p> <p>Suggest including a clause that allows development which is in accordance with SAL.DPL2 of the Wyre Forest District Site Allocations and Policies Local Plan.</p> <p>Limiting developments to 3 or 4 dwellings could result in the sub-division of sites and poor quality development.</p>	<p>++</p> <p>Ensures that new housing provided will meet local needs including affordable housing.</p>	<p>++</p> <p>Would provide additional housing.</p>	<p>XX</p> <p>Could limit housing delivery by increasing costs beyond what is economically viable.</p>
2	<p>++</p> <p>New housing will increase population and support services.</p>	<p>N/A</p>	<p>XX</p> <p>Will result in single dwellings isolated from settlements and facilities.</p>	<p>N/A</p>
3	<p>++</p> <p>Ensuring housing meets local needs will help to retain a strong sense of community.</p>	<p>++</p> <p>Ensuring housing meets local needs will help to retain a strong sense of community.</p>	<p>+</p> <p>Could help to retain younger people within the community.</p>	<p>N/A</p>
4	<p>N/A</p>	<p>N/A</p>	<p>+</p> <p>Could assist with the</p>	<p>N/A</p>

SA Objective	CC1 – Criteria for Assessing the Suitability of Future Potential Development Sites	CC2 – Types of New Housing Development	CC3 – Residential Developments on Farmsteads	CC4 – New Sustainable Homes
			continuation of farming businesses.	
5	++ New housing will increase population and support services.	N/A	+ Could support local services by increasing the population.	N/A
6	N/A	N/A	X Could have a detrimental impact by allowing development in sensitive areas.	N/A
7	N/A	N/A	X Could have a detrimental impact on landscape character by allowing development in sensitive areas outside of the settlements.	N/A
8	N/A	N/A	X Could have a detrimental impact on the historic environment by allowing development in sensitive areas.	N/A
9	++ Policy includes a clause to protect water quality.	N/A	N/A	+ The Code for Sustainable Homes promotes higher levels of water efficiency than those required under building regulations.
10	++	N/A	N/A	+



<b>SA Objective</b>	<b>CC1 – Criteria for Assessing the Suitability of Future Potential Development Sites</b>	<b>CC2 – Types of New Housing Development</b>	<b>CC3 – Residential Developments on Farmsteads</b>	<b>CC4 – New Sustainable Homes</b>
	Policy seeks to locate new development in flood zone 1.			Code for Sustainable Homes includes requirements in relating to flood-risk and surface water run-off.
11	+ Policy requires development to be within or adjacent to a settlement.	N/A	XX Would lead to isolated dwellings outside of the settlements likely to be dependant on private cars.	N/A
12	++ Policy strongly promotes the redevelopment of brownfield land.	N/A	XX Would lead to development of greenfield sites in the Green Belt.	N/A

<b>SA Objective</b>	<b>CC5 – Former School Site</b>	<b>CC6 - Tourism</b>	<b>CC7 – Re-Use of agricultural and Commercial Buildings</b>	<b>CC8 – Re-development of Semi-permanent and Insubstantial Buildings and Structures</b>
1	++ Will provide a mix of housing to meet local needs.	N/A	N/A	N/A
2	++ Village centre location will ensure that services and facilities are accessible.	+ Could enhance local service provision.	N/A	N/A
3	++	N/A	N/A	N/A

<b>SA Objective</b>	<b>CC5 – Former School Site</b>	<b>CC6 - Tourism</b>	<b>CC7 – Re-Use of agricultural and Commercial Buildings</b>	<b>CC8 – Re-development of Semi-permanent and Insubstantial Buildings and Structures</b>
	Providing housing for a local need will assist with maintaining community spirit.			
4	N/A	+ Could lead to an increase in local employment opportunities.	++ Supports businesses including farm diversification.	++ Supports employment opportunities within the Parish.
5	++ Within the Chaddesley Corbett Local Centre.	+ Could improve the vitality of Chaddesley Corbett Local Centre.	N/A	N/A
6	N/A	N/A	N/A	N/A
7	N/A	+ The policy requires that development does not have a detrimental impact on landscape character.	++ Will help to safeguard the landscape.	+ Safeguards the landscape character of the area by preventing the replacement of temporary buildings with permanent ones.
8	X Policy is not clear that the Victorian school building should be retained.	+ The policy supports the re-use of existing buildings.	N/A	N/A
9	N/A	+ The policy requires that development does not adversely affect water supply.	N/A	N/A
10	N/A	N/A	N/A	N/A
11	++ Site is located close to a bus stop.	+ Could lead to an improvement in public	N/A	N/A

<b>SA Objective</b>	<b>CC5 – Former School Site</b>	<b>CC6 - Tourism</b>	<b>CC7 – Re-Use of agricultural and Commercial Buildings</b>	<b>CC8 – Re-development of Semi-permanent and Insubstantial Buildings and Structures</b>
		transport through increased demand.		
12	++ Re-uses a brownfield site.	+ The policy supports the re-use of existing buildings.	+ Supports the re-use of existing buildings.	++ Promotes land uses which are not inappropriate in the Green Belt.

<b>SA Objective</b>	<b>CC9 – New Communication Technologies</b>	<b>CC10 – Re-use and Redevelopment of the Old Grammar School</b>	<b>CC11 – Re-development of the Former School Site</b>	<b>CC12 – Open Space, Sport and Recreation</b>
1	N/A	N/A	N/A	N/A
2	N/A	++ This proposal seeks to secure the old Grammar School for community use.	++ This policy seeks to increase the range of community facilities on offer within the village and Parish.	++ The policy seeks to increase the provision of open space, sport and recreation facilities.
3	N/A	++ Improved community facilities will increase community cohesion.	++ Improved community facilities will increase community cohesion.	++ Increased open space, sport and recreation facilities will provide increased opportunities to socialise.
4	+ Improving telecommunications in the Parish will make it more attractive to business.	N/A	N/A	N/A
5	N/A	++	++	N/A

SA Objective	CC9 – New Communication Technologies	CC10 – Re-use and Redevelopment of the Old Grammar School	CC11 – Re-development of the Former School Site	CC12 – Open Space, Sport and Recreation
		Policy seeks to improve community facilities within the village of Chaddesley Corbett.	Policy seeks to improve community facilities within the village of Chaddesley Corbett.	
6	N/A	N/A	N/A	+ The policy supports a green infrastructure approach meaning the open spaces should deliver a range of benefits including biodiversity value.
7	+ The policy requires that development is sympathetically designed and appropriately camouflaged.	N/A	N/A	++ Policy seek to safeguard and enhance open space facilities and a green infrastructure approach should also secure landscape benefits.
8	N/A	X The policy refers to re-use and redevelopment. It should be amended to clarify that the building should be retained.	N/A	N/A
9	N/A	N/A	N/A	+ A Green infrastructure approach to open space can deliver water quality benefits.
10	N/A	N/A	N/A	+ A green infrastructure approach to open space can deliver flood risk benefits.
11	N/A	++ Improving community	X Providing a car-park is likely	+ Providing a better range of

<b>SA Objective</b>	<b>CC9 – New Communication Technologies</b>	<b>CC10 – Re-use and Redevelopment of the Old Grammar School</b>	<b>CC11 – Re-development of the Former School Site</b>	<b>CC12 – Open Space, Sport and Recreation</b>
		facilities within the village will reduce reliance on the private car.	to encourage car use.	open space, sport and recreation facilities within the Parish will reduce reliance on the private car.
12	N/A	++ Reuses an existing building within the Green Belt.	X Car-parking within the Green Belt should only be to meet the needs of development which is not inappropriate in the Green Belt. Suggest amending policy to refer to car-parking associated with development permitted on the site.	N/A

<b>SA Objective</b>	<b>CC13 – Landscape Design Principles</b>	<b>CC14 – Settlement Design Principles</b>	<b>CC15 – Building Design Principles</b>	<b>CC16 – Local Heritage List</b>
1	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A
3	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A
5	N/A	N/A	N/A	N/A
6	+ The policy seeks to retain mature trees and hedgerows as well as encourage the planting of native species in landscaping schemes which	N/A	N/A	N/A

<b>SA Objective</b>	<b>CC13 – Landscape Design Principles</b>	<b>CC14 – Settlement Design Principles</b>	<b>CC15 – Building Design Principles</b>	<b>CC16 – Local Heritage List</b>
	will support biodiversity.			
7	++ The policy seeks to safeguard important landscape features and views.	++ Policy seeks to retain open space around settlements.	N/A	N/A
8	+ Policy seeks to safeguard the landscape character, including the setting of heritage assets.	+ Principles generally seek to retain the character of the Parish.	++ Policy seeks to ensure that new design reflects its generally historic setting.	++ The policy seeks to retain those buildings which will be included on the Local heritage List.
9	N/A	+ Principles include reference to SUDS which can have positive benefits for water quality.	N/A	N/A
10	N/A	+ Principles include reference to SUDS which will help to manage flood risk.	N/A	N/A
11	N/A	N/A	N/A	N/A
12	N/A	N/A	N/A	N/A

<b>SA Objective</b>	<b>CC17 - Highways, Pavements and Traffic Principles</b>	<b>CC18 – New Car Park</b>
1	N/A	N/A
2	N/A	+ Would improve access to the facilities within Chaddesley Corbett village by providing parking.

SA Objective	CC17 - Highways, Pavements and Traffic Principles	CC18 – New Car Park
3	N/A	N/A
4	N/A	N/A
5	N/A	+ Would improve access to the facilities within Chaddesley Corbett village by providing parking.
6	N/A	N/A
7	N/A	N/A
8	N/A	X Could have a detrimental impact on the openness of the Conservation Area and short distance views towards St. Cassian's Church.
9	N/A	N/A
10	N/A	N/A
11	X Could increase car use by supporting car-parking.	XX Providing parking will increase the likelihood of people choosing the private car over walking, cycling or public transport.
12	N/A	XX Car-parking is an inappropriate use in the Green Belt.

## Appendix 2 – Site Testing Tables

SA Objective	H109: Old School Site	Top Left of Briar Hill/End of Malvern View	Adjacent Surgery	H067: Rhubarb Field	Behind Swan
1	++	++	++	++	++
2	++ Site is located within the main village in the Parish and has access to a range of day-to-day services and facilities as well as being on a bus route providing access to higher order services.	+ Located within 15 minutes walk of the village centre giving access to a range of day-to-day services and facilities as well as being on a bus route providing access to higher order services.	+ Located within less than 5 minutes walk of the village centre giving access to a range of day-to-day services and facilities as well as being on a bus route providing access to higher order services.	+ Located within 5 minutes walk of the village centre giving access to a range of day-to-day services and facilities as well as being on a bus route providing access to higher order services.	++ Site is located within the main village in the Parish and has access to a range of day-to-day services and facilities as well as being on a bus route providing access to higher order services.
3	0	0	0	0	0
4	0	0	0	0	0
5	++ Will bring a currently un-used site within the village centre back into use.	+ Could provide additional households and population to support local services and facilities.	+ Could provide additional households and population to support local services and facilities.	+ Could provide additional households and population to support local services and facilities.	+ Could provide additional households and population to support local services and facilities.
6	+? Development would need to be restricted to the existing built footprint in order to ensure that there was no risk to biodiversity. Any redevelopment should require biodiversity	X? Loss of greenfield land could have a detrimental impact on biodiversity. Recommend biodiversity survey on site before allocation.	X? Loss of greenfield land could have a detrimental impact on biodiversity. Recommend biodiversity survey on site before allocation.	X? Loss of greenfield land could have a detrimental impact on biodiversity. Recommend biodiversity survey on site before allocation.	X? Loss of greenfield land could have a detrimental impact on biodiversity. Recommend biodiversity survey on site before allocation.



SA Objective	H109: Old School Site	Top Left of Briar Hill/End of Malvern View	Adjacent Surgery	H067: Rhubarb Field	Behind Swan
	improvements.				
7	+? Potential to enhance existing green infrastructure by providing some open space as part of the wider site.	X Loss of open farmland would have a detrimental impact on the landscape.	X Loss of open land would have a detrimental impact on the landscape.	X Loss of open farmland would have a detrimental impact on the landscape.	X Loss of open farmland would have a detrimental impact on the landscape.
8	+? Potential to safeguard the original Victorian part of the school building as part of a redevelopment scheme.	X? Potential for negative effect on the setting of Newhouse Farm.	XX Detrimental impact on the setting of the Conservation Area. The Conservation Area Appraisal refers to the importance of this site.	XX Detrimental impact on the setting of the Conservation Area.	X Potential for detrimental impact on the setting of the Conservation Area. Site identified as fields and enclosed land on the historic landscape character assessment – potential detrimental impact.
9	+? Redevelopment should incorporate SUDS and water efficiency measures.	X? Development of a greenfield site could increase run-off. Recommend that any policy allocating this site for development requires no net increase in run-off, as well as SUDS and water efficiency measures.	X? Development of a greenfield site could increase run-off. Recommend that any policy allocating this site for development requires no net increase in run-off, as well as SUDS and water efficiency measures.	X? Development of a greenfield site could increase run-off. Recommend that any policy allocating this site for development requires no net increase in run-off, as well as SUDS and water efficiency measures.	X? Development of a greenfield site could increase run-off. Recommend that any policy allocating this site for development requires no net increase in run-off, as well as SUDS and water efficiency measures.
10	+? Potential to reduce run-	X? Development of a	XX Part of the site lies	XX Part of the site lies	X? Development of a

<b>SA Objective</b>	<b>H109: Old School Site</b>	<b>Top Left of Briar Hill/End of Malvern View</b>	<b>Adjacent Surgery</b>	<b>H067: Rhubarb Field</b>	<b>Behind Swan</b>
	off from the site as part of a redevelopment incorporating SUDS.	greenfield site could increase run-off. Recommend that any policy allocating this site for development requires no net increase in run-off, as well as SUDS and water efficiency measures.	within the flood plain. Any development would need to be sited outside of this area and include mitigation measures to ensure no increase in flood risk.	within the flood plain. Any development would need to be sited outside of this area and include mitigation measures to ensure no increase in flood risk.	greenfield site could increase run-off. Recommend that any policy allocating this site for development requires no net increase in run-off, as well as SUDS and water efficiency measures.
11	+ Site is located on a bus route and is within walking distance of a range of key facilities.	+ Site is within walking distance of a bus route and a range of key facilities.	+ Site is within walking distance of a bus route and a range of key facilities.	+ Site is within walking distance of a bus route and a range of key facilities.	+ Site is within walking distance of a bus route and a range of key facilities.
12	++ The site has an element of brownfield land where development should be focussed.	XX Loss of greenfield land within the Green Belt.	XX Loss of greenfield land within the Green Belt.	XX Loss of greenfield land within the Green Belt.	XX Loss of greenfield land within the Green Belt.

<b>SA Objective</b>	<b>H164 and H22: Orchard/ Allotments</b>	<b>H120: Fold Lane</b>	<b>Near New School</b>	<b>Re-develop Harkaway House</b>
1	++	++	++	X Unlikely to increase overall dwelling numbers on the site. Existing residents could be displaced.
2	++ Site is located within the main	++ Site is located within the main	+ Located within 15 minutes	++ Site is located within the main

<b>SA Objective</b>	<b>H164 and H22: Orchard/ Allotments</b>	<b>H120: Fold Lane</b>	<b>Near New School</b>	<b>Re-develop Harkaway House</b>
	village in the Parish and has access to a range of day-to-day services and facilities as well as being on a bus route providing access to higher order services.	village in the Parish and has access to a range of day-to-day services and facilities as well as being on a bus route providing access to higher order services.	walk of the village centre giving access to a range of day-to-day services and facilities as well as being on a bus route providing access to higher order services.	village in the Parish and has access to a range of day-to-day services and facilities as well as being on a bus route providing access to higher order services.
3	0	0	0	0
4	0	0	0	0
5	+ Could provide additional households and population to support local services and facilities.	+ Could provide additional households and population to support local services and facilities.	+ Could provide additional households and population to support local services and facilities.	0
6	X? Loss of greenfield allotment/orchard land could have a detrimental impact on biodiversity. Recommend biodiversity survey on site before allocation.	X? Loss of greenfield land could have a detrimental impact on biodiversity. Recommend biodiversity survey on site before allocation.	X? Loss of greenfield land could have a detrimental impact on biodiversity. Recommend biodiversity survey on site before allocation.	0
7	X Loss of greenfield allotment/orchard land would have a detrimental impact on the landscape. Part of the site is allocated as allotment land and is safeguarded through the Wyre Forest District Local Plan. Compensatory allotment provision would be required.	X Loss of open farmland would have a detrimental impact on the landscape.	X Loss of open farmland would have a detrimental impact on the landscape.	+ Would provide an opportunity to improve the townscape.
8	X Potential detrimental impact	X Loss of open farmland within	0	XX Building is located within the

<b>SA Objective</b>	<b>H164 and H22: Orchard/ Allotments</b>	<b>H120: Fold Lane</b>	<b>Near New School</b>	<b>Re-develop Harkaway House</b>
	on the setting of the Conservation Area.	the Conservation Area would have a detrimental impact.		Conservation Area and is of historical significance. The loss of this building would have a detrimental impact on the character of the Conservation Area.
9	X? Development of a greenfield site could increase run-off. Recommend that any policy allocating this site for development requires no net increase in run-off, as well as SUDS and water efficiency measures.	X? Development of a greenfield site could increase run-off. Recommend that any policy allocating this site for development requires no net increase in run-off, as well as SUDS and water efficiency measures.	X? Development of a greenfield site could increase run-off. Recommend that any policy allocating this site for development requires no net increase in run-off, as well as SUDS and water efficiency measures.	+? Redevelopment should incorporate SUDS and water efficiency measures.
10	X? Development of a greenfield site could increase run-off. Recommend that any policy allocating this site for development requires no net increase in run-off, as well as SUDS and water efficiency measures.	X? Development of a greenfield site could increase run-off. Recommend that any policy allocating this site for development requires no net increase in run-off, as well as SUDS and water efficiency measures.	X? Development of a greenfield site could increase run-off. Recommend that any policy allocating this site for development requires no net increase in run-off, as well as SUDS and water efficiency measures.	+? Potential to reduce run-off from the site as part of a redevelopment incorporating SUDS.
11	+ Site is within walking distance of a bus route and a range of key facilities.	+ Site is within walking distance of a bus route and a range of key facilities.	+ Site is within walking distance of a bus route and a range of key facilities.	+ Site is located on a bus route and is within walking distance of a range of key facilities.
12	XX Loss of greenfield land within the Green Belt.	XX Loss of greenfield land within the Green Belt.	XX Loss of greenfield land within the Green Belt.	++ Brownfield site.