

Open

Overview & Scrutiny Committee

Agenda

6pm
Thursday, 6th February 2014
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Overview & Scrutiny Committee

Members of Committee:

Chairman: Councillor H E Dyke
Vice-Chairman: Councillor T Ingham

Councillor G W Ballinger
Councillor N Gale
Councillor D C H McCann
Councillor J Phillips
Councillor C Rogers

Councillor C Brewer
Councillor V Higgs
Councillor T L Onslow
Councillor M Rayner
Councillor A M Sewell

Would Members please note that, to ensure continuity in scrutiny, substitutes should only be appointed for the Scrutiny Committee in exceptional circumstances.

Information for Members of the Public:

Part I of the Agenda includes items for discussion in public. You have the right to inspect copies of Minutes and reports on this Agenda as well as the background documents used in the preparation of these reports.

Part II of the Agenda (if applicable) deals with items of "Exempt Information" for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

Declaration of Interests by Members – interests of members in contracts and other matters

Declarations of Interest are a standard item on every Council and Committee agenda and each Member must provide a full record of their interests in the Public Register.

In addition, alongside the Register of Interest, the Members Code of Conduct ("the Code") requires the Declaration of Interests at meetings. Members have to decide first whether or not they have a disclosable interest in the matter under discussion.

Please see the Members' Code of Conduct as set out in Section 14 of this constitution for full details.

Disclosable Pecuniary Interest (DPI) / Other Disclosable Interest (ODI)

DPI's and ODI's are interests defined in the Code of Conduct that has been adopted by the District.

If you have a DPI (as defined in the Code) in a matter being considered at a meeting of the Council (as defined in the Code), the Council's Standing Orders require you to leave the room where the meeting is held, for the duration of any discussion or voting on that matter.

If you have an ODI (as defined in the Code) you will need to consider whether you need to leave the room during the consideration of the matter.

Co-opted Members

Scrutiny Committees may wish to appoint Co-Opted Members to sit on their meetings in order to add value to the scrutiny process. To appoint a Co-Opted Member, a Committee must first agree to appoint either a specific person or to approach a relevant organisation to request that they put forward a suitable representative (e.g. the local Police Authority). Co-Optees are non voting by default but Committees can decide to appoint voting rights to a Co-Optee. The Co-Option of the Member will last no longer than the remainder of the municipal year.

Scrutiny Committees can at any meeting agree to terminate the Co-Option of a Co-Opted Member with immediate effect. Where an organisation is appointed to put forward a Co-Opted Member, they are able to send a substitute in exceptional circumstances, provided that they notify Democratic Services in advance. Co-Opted Members must sign up to the Members Code of Conduct before attending their first meeting, failure to sign will mean that they are unable to participate. This also applies to substitute Co-Opted Members, who will need to allow sufficient time before a meeting in order to sign the Code of Conduct.

The following will apply:

- i) The total number of voting co-opted members on any Scrutiny Committee will not exceed 25% at any one time.
- ii) The total number of voting Co-opted Members on any Review Panel will not be limited.
- iii) Those Co-opted Members with voting rights will exercise their rights in accordance with the principles of decision making set out in the constitution.

For Further information:

If you have any queries about this Agenda or require any details of background papers, further documents or information, you should contact Louisa Bright, Committee and Member Services Officer, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF. Telephone: 01562 732763 or email louisa.bright@wyreforestdc.gov.uk

Wyre Forest District Council

Overview & Scrutiny Committee

Thursday, 6th February 2014

Council Chamber, Wyre Forest House, Finepoint Way, Kidderminster

Part 1 - Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	Appointment of Substitute Members To receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Solicitor of the Council, together with the name of the Councillor for whom he/she is acting.	
3.	Declarations of Interests by Members In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered. Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.	
4.	Minutes To confirm as a correct record the Minutes of the meeting held on the 9 th January 2014.	6
5.	New Leisure Centre Update To receive a report from the Cultural Services Manager which summarises the progress made on the new leisure centre.	9
6.	Chaddesley Corbett Neighbourhood Plan – Regulation 14 Consultation Response To consider a report from the Senior Forward Planning Officer which seeks approval of the District Council's response to the Draft Chaddesley Corbett Neighbourhood Plan consultation. To also consider the recommendations from the Local Development Framework Review Panel at its meeting on 27 th January 2014.	12
7.	How Are We Doing? Performance Update (Q3) To consider a report from the Business Improvement Officer which updates Members on the performance of the Council for Quarter 3 (from 1 st October 2013 to 31 st December 2013).	133

8.	Recommendations from Treasury Management Review Panel: Treasury Management Strategy 2014-15 To consider the recommendations from the Treasury Management Review Panel regarding the restated Prudential Indicators and Limits, the updated Treasury Management and Investment Policy and Strategy Statements, the Minimum Revenue Provision (MRP) Statement and the Authorised Limit Prudential Indicator.	150
9.	Feedback from Cabinet To note the content of the Cabinet action list, following consideration of the recommendations from the meeting on 21 st January 2014.	195
10.	Work Programme To review the work programme for the current municipal year with regard to the Sustainable Community Strategy Theme, Corporate Plan Priority, Annual Priorities and the Forward Plan.	196
11.	Press Involvement To consider any future items for scrutiny that might require publicity.	
12.	To consider any other business, details of which have been communicated to the Solicitor of the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.	
13.	Exclusion of the Press and Public To consider passing the following resolution: “That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.	

Part 2 - Not open to the Press and Public

14.	To consider any other business, details of which have been communicated to the Solicitor of the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.	
-----	--	--

WYRE FOREST DISTRICT COUNCIL

OVERVIEW & SCRUTINY COMMITTEE

COUNCIL CHAMBER, WYRE FOREST HOUSE, FINEPOINT WAY, KIDDERMINSTER

THURSDAY, 9TH JANUARY 2014 (6PM)

Present:

Councillors: H E Dyke (Chairman), T Ingham (Vice-Chairman), G W Ballinger, C Brewer, N Gale, V Higgs, D C H McCann, T L Onslow, J Phillips, M Rayner, C Rogers and A M Sewell.

Observers

Councillors: M J Hart and J A Shaw.

OS.75 Apologies for Absence

There were no apologies for absence.

OS.76 Appointment of Substitutes

No substitutes were appointed.

OS.77 Declarations of Interests by Members

No declarations of interest were made.

The Chairman announced that the Committee's response to Worcestershire County Council's (WCC) subsidised bus service consultation had been submitted, an acknowledgement of receipt and thanks to the Committee for submitting the response had been received from WCC.

OS.78 Minutes

Decision: The minutes of the meeting held on 19th December 2013 be confirmed as a correct record and signed by the Chairman, subject to the following:

OS.73 Worcestershire County Council Subsidised Bus Services Review 2013

- The safety of children walking to school and the duty of care Councils have towards safeguarding children.

Members felt the service user numbers should be made available to enable the consultees to make informed judgements about the services at risk.

Be amended to:

- The Council's duty of care in respect of safer routes to school.

Members felt the service user numbers should be made available to enable the consultees to make informed judgements about the services at risk, it was agreed this was a major flaw in the consultation material.

OS.79 New Leisure Centre Update

The Committee received a report from the Cultural Services Manager which summarised the progress made on the new leisure centre.

Councillor T L Onslow entered the meeting at this point, (6.04pm).

The Cultural Services Manager led Members through the report and the following points were highlighted:

- The project timetable was a draft document and subject to change.
- Discussions were ongoing with the St Francis Group regarding acquiring land on the Silverwoods site. Heads of Terms were in the process of being finalised.
- The application to Sport England for external funding was scheduled to be considered at their board meeting on 20th January 2014.
- Confirmation that intended funding had been secured from Worcestershire County Cricket for indoor nets / mats and enhanced lighting for the hall, had been received.
- The outline planning application for the Silverwoods site was now scheduled to be determined in April 2014.

A discussion ensued regarding the Sport England funding application and the financial implications for the Council. The Cultural Services Manager agreed to provide an update to Members on the outcome of the Sport England Board Meeting first stage application process on 20th January 2014.

Members also requested an update on the work being undertaken on the disposal of the Glades Leisure centre site, it was agreed that the Director of Economic Prosperity and Place be invited to the next Committee meeting. As way of background information, the Chairman asked the Committee and Member Services Officer to circulate the papers relating to the decisions made relating to the Eastern Gateway to Members of the Committee.

Agreed:

- **The update be noted.**
- **The Cultural Services Manager to update the Committee Members on the outcome of Sport England's Board Meeting on 20th January 2014.**
- **The Director of Economic Prosperity and Place be invited to the next Committee Meeting to provide an update on the work undertaken by the Economic Development Team in relation to the disposal of the Glades Leisure Centre site.**

- **The Committee and Member Services Officer to circulate papers relating to the Eastern Gateway to Committee Members.**

OS.80 Home Choice Plus Allocation Policy Review

The Committee considered a report from the Strategic Housing Services Manager which outlined the proposed changes to the Allocations Policy following amendments made to the legislation governing allocations in the Localism Act 2011.

The Strategic Housing Services Manager led Members through the report and attached appendices. Members discussed the proposed changes and requested the results of the consultation be brought back to a further meeting of the Committee prior to approval of the final policy.

Agreed: Recommend to Cabinet:

- **That approval be given to the Strategic Housing Services Team to consult on the proposed allocations policy changes.**
- **That the Home Choice Plus questionnaire as attached at Appendix 2 of the report to the Overview and Scrutiny Committee, is approved as the appropriate means to undertake the consultation.**
- **That the results of the consultation be brought back to a further meeting of the Overview and Scrutiny Committee prior to approval of the final policy.**

OS.81 Work Programme

The Chairman advised that an additional meeting of the Committee had been arranged for Thursday 30th January 2014 to consider the proposals to transfer Revenues, Benefits and Customer Services to Civica.

Agreed: The work programme be noted.

OS.82 Press Involvement

There were no future items for scrutiny that might require publicity.

There being no further business, the meeting ended at 7pm.



Overview and Scrutiny Committee

Briefing Paper

Report of: Kay Higman, Cultural Services Manager

Date: Thursday 6th February 2014

Open

New Leisure Centre Update

1. Summary

- 1.1 This regular report summarises the progress made on this project.

2. Background

- 2.1 Members will be aware of the background to this project as this was the subject of a detailed scrutiny review, members briefing and recent Cabinet report and decisions. The decision to go forward with a new leisure centre and rationalise current provision dates back to January 2012.

3. Key Issues

- 3.1 Discussions are now practically complete with the St Francis Group about acquiring land in their ownership on the Silverwoods development. The draft contract has now been received and is being finalised.
- 3.2 Discussions have taken place with Sport England regarding the application for external funding from the Strategic Facilities Fund. The application has been made for up to £2 million which would be used for additional facilities and to bridge the financial gap and reduce the Council's borrowing. Sport England is happy with the proposals for additional courts in the sports hall, 8 courts rather than 6 and the addition of the climbing wall. This would meet their desired sports development outcomes and application criteria and was based on the Facility Planning Model and the public consultation we carried out. We submitted an initial application and officers are continuing to progress with the full application. To secure a grant we must make sure that our project will deliver on the 4 outcomes that Sport England has set. These are impact (growth in participation), sustainability (strategic need and viable business plan for the long term), deliverability (can deliver the project in a specified period), and additionality (provide a good return on Sport England investment).
- 3.3 At an agreed date with Sport England the project will be submitted for a final funding decision which is likely to be around May this year.

3.4 Worcestershire County Cricket has stated that they are prioritising the new centre for investment in indoor nets/mats and enhanced lighting for the hall. The detail is currently being finalised.

3.5 An outline planning application for the Silverwoods site is currently being prepared and will be determined in April 2014.

4. Update on retail led generation of Eastern gateway

4.1 At the Scrutiny meeting in January it was agreed that an update be provided on the retail led regeneration of the Eastern gateway in Kidderminster.

4.2 The Council is still actively in productive discussion with a national retailer regarding a retail led regeneration of the Eastern gateway site which includes the Glades; in parallel the Council has also been working to assemble adjacent land and, to that end, has been in active pre-application discussions with regard to the relocation of the health centre and medical practice.

4.3 Discussions to bring a food retailer to the site have been protracted as the retail sector as a whole has been going through a period of significant re-adjustment in the current economic climate and in responding to changes in the way customers shop such as the increase in 'click and collect' shopping and this had led to some changes in site requirements in order to remain competitive.

4.4 Nevertheless, the Council has been proactive in our promotion of the Eastern Gateway site and has procured design and financial studies to demonstrate that a retailers requirements can be met on the site as well as highways and access studies to prove that an access could be provided off the ring road and that Bromsgrove St/Prospect Hill could be reconfigured to meet access and circulation requirements; we will continue to lead where it is reasonable for us to do so with the continued aim of securing this regeneration which will act as a counterbalance to the impact of Weavers' Wharf on the town centre.

5. Options

5.1 There are currently no options for this committee to debate at this stage.

6. Consultation

6.1 A consultation/communication plan is continually being updated and there will be press releases and key communication with the media, staff and the public as appropriate.

7. Related Decisions

7.1 The budget process is a related decision and the new leisure centre will provide a saving to the Council on current revenue budgets.

8. Relevant Council Policies/Strategies

8.1 Council's Corporate Plan.

9. Implications

9.1 Financial - the Sport England grant would reduce the Council's borrowing requirement significantly which will make the leisure centre more affordable and save the Council revenue. We are also continuing to explore alternative funding options and these will be reported back to a future Scrutiny meeting.

10. Equality Impact Needs Assessment

10.1 This has been carried out and reveals no significant impact.

11. Wards affected

11.1 All.

12. Appendices

12.1 Nil.

13. Background Papers

Nil.

Officer Contact Details:

Name: Kay Higman
Title: Cultural Services Manager
Telephone: 01562 732902
Email: kay.higman@wyreforestdc.gov.uk



Overview & Scrutiny Committee

Briefing Paper

Report of: Maria Dunn, Senior Forward Planning Officer
Date: Thursday, 6th February 2014
Open

Chaddesley Corbett Neighbourhood Plan – Regulation 14 Consultation Response

1. Summary

- 1.1 The purpose of this report is to seek approval of the District Council's response to the Draft Chaddesley Corbett Neighbourhood Plan consultation. The report also seeks delegated authority to publish the Neighbourhood Plan once the Parish Council formally submits it to the District Council and to appoint an examiner to conduct an examination of the plan.

2. Background

- 2.1 Members will be aware that Chaddesley Corbett Parish Council have been preparing a Neighbourhood Plan for the Parish. District Council officers have worked closely with the Parish Council's Neighbourhood Plan Steering Group during the plan's preparation. The plan has been made available by the Parish Council for formal consultation between 10th January and 24th February 2014. This stage of consultation is required by Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. This is the District Council's last opportunity to submit representations before the Plan is submitted to the authority for examination.
- 2.2 Prior to publicising the Plan, the District Council must be satisfied that it meets the Basic Conditions – these are the criteria set out within The Town and Country Planning Act 1990 which the Plan must satisfy in order to pass an Examination. They relate to conformity with national and local planning policies, sustainable development and EU obligations. It is important that the District Council raises any concerns in relation to the Plan meeting the Basic Conditions at this stage. It is also an opportunity to set out comments which will assist the Parish Council in refining the Plan before it is submitted.

3. Key Issues

- 3.1 The draft response set out at Appendix 2 to this report is split into three sections covering: The Basic Conditions, Implementation of the Plan Policies and Technical Accuracy. There are a number of points raised under each section which are designed to guide the Parish Council in finalising the plan before submitting it for publication and examination.

- 3.2 The Draft Neighbourhood Plan is considered to be in general conformity with both the District Council's planning policies and the National Planning Policy Framework. The Parish of Chaddesley Corbett lies entirely within the West Midlands Green Belt and this is a significant constraint in preparing a Neighbourhood Plan because Neighbourhood Plans can not promote development which would be inappropriate within the Green Belt and can not amend a Green Belt boundary. However, the Neighbourhood Plan does include two site specific allocations, both of which relate to the former Chaddesley Corbett Endowed Primary School site. This is considered to be in general conformity with national and local policy because the allocations focus on the previously developed areas of the site.
- 3.3 A Parish Housing Needs Survey has been undertaken to inform the preparation of the Neighbourhood Plan. This has shown a significant increase in the need for affordable housing within the Parish. The Draft Neighbourhood Plan includes a policy to focus house building on affordable housing and homes which are suitable for first time buyers and small families as well as elderly people downsizing. Whilst the Housing Needs Survey supports this, some suggestions have been made to clarify the types of housing development which will be allowed within the Parish. It is also suggested that because of the increased need for affordable housing, the Parish work with the District Council to identify suitable sites where affordable housing could be developed under the provisions for rural exception sites as set out within policy SAL.DPL2 of the Site Allocations and Policies Local Plan. This is considered to be the only significant issue in terms of the conformity of the Plan with the existing planning policy framework.
- 3.4 The comments relating to the implementation of the plan policies are intended to make the policies clearer and less open to interpretation. They are not designed to change the meaning of the policies. The points of technical accuracy amend factual inaccuracies.
- 3.5 Following the close of the current consultation, the Parish Council will refine the Plan before submitting it to the District Council for publication and examination. As part of the District Council's duty to support neighbourhood planning, it must publish the neighbourhood plan in accordance with regulation 16 of The Neighbourhood Planning (General) Regulations 2012 and also arrange for the plan to be examined in accordance with Regulation 17 of the same regulations. The District Council is required to meet the costs of the publication and examination of the neighbourhood plan. The Government is currently providing funding to meet the costs of neighbourhood planning and as such, the District Council has already obtained £5,000 for the designation of the Chaddesley Corbett Neighbourhood Area and expects to be able to submit claims for an additional £5,000 once the plan is published, then a further £20,000 on receipt of a successful examiner's report (a report which states that the plan can proceed to referendum). Therefore, a total of £30,000 is available to meet the costs of supporting the neighbourhood plan. A large proportion of this funding will be required to meet the costs of the referendum.

- 3.6 It is anticipated that the Chaddesley Corbett Neighbourhood Plan will be submitted to the District Council in Spring 2014 with the publication process taking place shortly after this, an examination being held during Summer 2014 and a referendum in Autumn 2014. However, given that the neighbourhood planning process is relatively new and the length of time taken to examine plans has varied considerably, it is difficult to provide an accurate timetable at this stage in the process.

4. Options

- 4.1 Members may wish to:

- Recommend to Cabinet to submit the response set out at Appendix 2 to this report to Chaddesley Corbett Parish Council as the District Council's formal response to the Regulation 14 consultation;
- and give delegated authority to the Director of Economic Prosperity and Place to publish the Neighbourhood Plan upon its receipt and to appoint an examiner to undertake an examination of the Plan.

5. Consultation

- 5.1 The Parish Council are undertaking a six week consultation on the Draft Neighbourhood Plan. This represents the District Council's last chance to raise concerns in relation to the Plan before it is submitted for Examination.

6. Related Decisions

- 6.1 Designation of the Chaddesley Corbett neighbourhood Area – Planning Committee (September 2012).

7. Relevant Council Policies/Strategies

- 7.1 Adopted Core Strategy (December 2010).
7.2 Site Allocations and Policies Local Plan (July 2013).

8. Implications

- 8.1 Resources: The District Council is required to fund a publication period, an examination and a referendum for the Neighbourhood Plan once submitted. The costs will be met from existing Planning Policy budgets with funding being claims the Government's Neighbourhood Planning Grant with any additional funds coming from existing Planning Policy budgets.
- 8.2 Equalities: N/A
- 8.3 Partnership working: The District Council has worked closely with the Parish Council to advise on the preparation of the Plan.
- 8.4 Human Rights: N/A

8.5 E-Government: N/A

8.6 Transformation: N/A

9. Equality Impact Needs Assessment

9.1 Chaddesley Corbett Parish Council will need to consider whether it is necessary to undertake an Equality Impact Needs Assessment.

10. Wards affected

10.1 Blakedown and Chaddesley.

11. Appendices

11.1 Appendix 1: Chaddesley Corbett Draft Neighbourhood Plan to 2026.

11.2 Appendix 2: Proposed District Council Response to Chaddesley Corbett Draft Neighbourhood Plan to 2026.

12. Background Papers

The Neighbourhood Planning (General) Regulations 2012.

Officer Contact Details:

Name: Maria Dunn
Title: Senior Forward Planning Officer
Telephone: 01562 732551
Email: maria.dunn@wyreforestdc.gov.uk



CHADDESLEY CORBETT

DRAFT

NEIGHBOURHOOD PLAN to 2026



Table of Contents

Section	Page
Acknowledgements	5
Executive Summary	7
Part 1 Setting the Context	8
1.0 Introduction and Background	9
1.1 Chaddesley Corbett	9
1.2 A Neighbourhood Plan for Chaddesley Corbett	10
1.3 Purpose of Chaddesley Corbett Neighbourhood Plan	11
1.4 Sustainability Appraisal	12
1.5 Public Consultation	12
2.0 Planning Policy Context	14
2.1 National Planning Policy Framework	14
2.2 Worcestershire County Council	15
2.3 Wyre Forest District Council	17
Part 2 A Plan for Chaddesley Corbett	25
3.0 Key Issues for Chaddesley Corbett	26
4.0 Vision and Objectives	30
4.1 Vision Statement	30
4.2 Objectives	30
5.0 Neighbourhood Plan Policies	31
5.1 Housing and Built Environment	31
5.2 Business Agriculture and Commerce	36
5.3 Community and Leisure	40
5.4 History, Architecture and Conservation	49
5.5 Highways, Parking and Transport	63
5.6 Site Allocations	69
6.0 Next Steps	74

Appendices	75
I Summary of Actions for the Parish Council	76
II Listed Buildings and Archaeology	80
III Map 4 Protected Views	102
IV Bibliography	103
V Jargon Guide	105

Maps

Map 1 Extent of Chaddesley Corbett Parish	9
Map 2 Flood Risk Areas in Chaddesley Corbett Parish	28
Map 3 Important Green Spaces Surrounding the Conservation Area in Chaddesley Corbett	54
Map 4 Protected Views	102

Acknowledgements

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

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

Working Groups: Highways, Parking and Transport

Helen England
Bob Green
Ben Matthews
Keith Mercer
Carol Hislop

Business, Agriculture and Commerce

Mark Page
Debbie Newbould
Graham Whateley
Roni Pardoe
Sue Bowron

Community and Leisure

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

History, Architecture and Conservation

Sylvia Beardshaw
Sherida Breedon
Elizabeth Mountford
Rob Blakeway

Housing and Environment

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

Executive Summary

Chaddesley Corbett is a large rural Parish within Wyre Forest District. In 2012 the Parish Council made a decision to prepare a Neighbourhood Plan to guide future development in the Parish up to 2026. Neighbourhood Plans have to be in general conformity with national and local planning policies. This Draft Neighbourhood Plan has been prepared by a Steering Group and Working Groups of local residents and stakeholders, and takes into account the results of earlier public consultations. **The Draft Neighbourhood Plan is published for consultation for 6 weeks from 13 January 2014 to 5pm 24 February 2014.**

The Draft Neighbourhood Plan includes the following planning policies:

Housing and the Built Environment

CC1 - Criteria for Assessing the Suitability of Future Potential Development Sites

CC2 - Types of New Housing Development

Business, Agriculture and Commerce

CC3 - Tourism

CC4 - Re-use of Agricultural and Commercial Buildings

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

CC6 - New Communications Technologies

Community and Leisure

CC7 - Open Space

History, Architecture and Conservation

CC8 - Landscape Design Principles

CC9 - Settlement Design Principles

CC10 - Building Design Principles

CC11 - Local Heritage List

CC12 - Highways, Pavements and Traffic Principles

Site Allocations

CCSA1 - Former School Site

CCSA2 - Re-use of the Old Grammar School

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

Following this consultation, the Neighbourhood Plan will be amended and submitted to Wyre Forest District Council for further consultation. An independent examiner will be appointed to undertake an examination of the Plan before it is subjected to a local referendum. If there is a straight majority ("Yes" vote), the Plan can then be 'Made' by the District Council and will be used to help determine planning applications in the Parish.

Part 1 Setting the Context



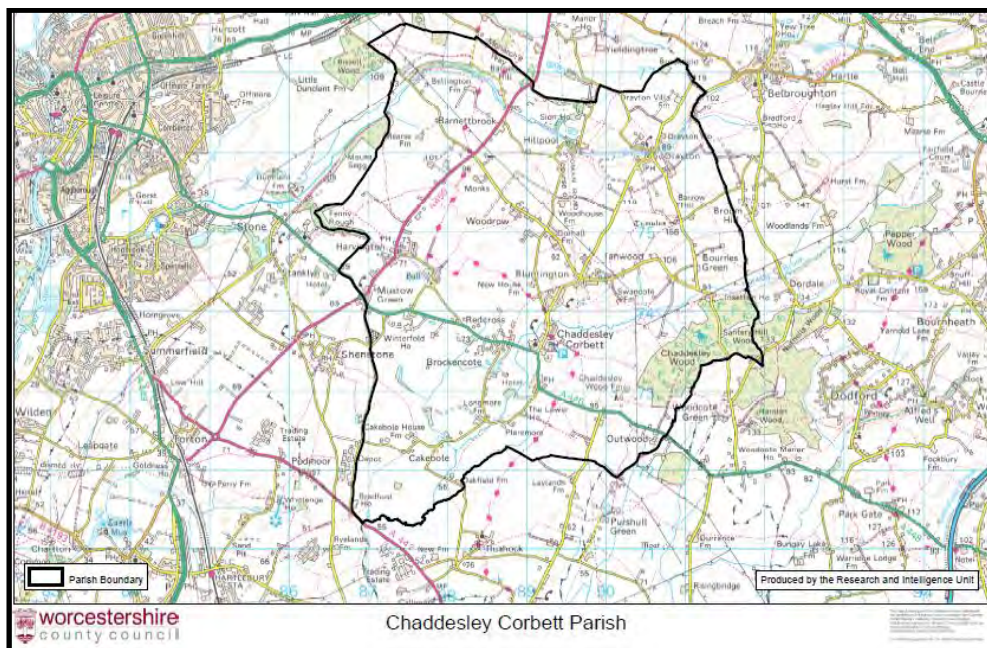
A View of the Rural Landscape, Chaddesley Corbett Parish

1.0 Introduction and Background

1.1 Chaddesley Corbett

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

Map 1 Extent of Chaddesley Corbett Parish



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

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

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

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

1.2 A Neighbourhood Plan for Chaddesley Corbett

- 1.2.1 This Draft Neighbourhood Plan builds on earlier work undertaken by the Parish Council in partnership with other organisations, to provide a planning framework and design context for the Parish. The Parish Council prepared a Parish Plan² in 2003, which set out various proposed actions for the maintenance and development of the Parish. A Parish Design Statement³ was prepared in 2008, and this described the distinctive character of the area through the landscape setting, shape of settlements and individual buildings, and sets out a number of design principles.
- 1.2.2 The Localism Act 2011 which came into force in April 2012 gave parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.2.3 Working in partnership with Wyre Forest District Council, Chaddesley Corbett Parish Council was successful in gaining neighbourhood planning “front runner” status and received funding under wave five of the programme in March 2012. In April 2012 Chaddesley Corbett Parish Council formally approved the preparation of a neighbourhood plan and a Steering Group was established to formulate the timetable, data collection and consultations. An application was made to Wyre Forest District Council for designation as a neighbourhood planning area and this application was approved by the District Council in September 2012, after a six week consultation.
- 1.2.4 To progress the neighbourhood plan a steering group and a number of working groups were set up comprising representatives from different local groups and organisations and parish councillors. The working groups each focussed on a given topic area to consider different planning issues which should be addressed in the neighbourhood plan. These were:

² A Plan for the Parish of Chaddesley Corbett, Community First, Chaddesley Corbett Parish Council, 2003

³ A Design Statement for the Parish of Chaddesley Corbett, Chaddesley Corbett Parish Council, 2008

- Housing and the Built Environment
 - Business, Agriculture and Commerce
 - Community and Leisure
 - History, Architecture and Conservation
 - Highways, Parking and Transport
- 1.2.5 The Steering Group and Working Groups have met on a regular basis, and have worked throughout the preparation of the plan to engage local residents in helping to formulate objectives and proposals.
- 1.2.6 Information about the neighbourhood plan and early consultation work included publication of annual reports and newsletters sent to each household and published on the Parish Council's website. A questionnaire survey was also sent to all households and businesses in the Parish in April 2013 and an informal Drop In event was held on 21st September 2013. The results of the questionnaire and drop in have informed the content of the Draft Neighbourhood Plan.
- 1.2.7 In addition a Draft Sustainability Appraisal Scoping Report for the Plan has been prepared and circulated to statutory consultees for consultation.

1.3 Purpose of Chaddesley Corbett Neighbourhood Plan

- 1.3.1 The purpose of this Draft Neighbourhood Plan is not to duplicate the planning framework developed by Wyre Forest District Council, but to:
- Refine and clarify how Wyre Forest District Council's planning policies should be applied to development proposals that affect the Parish of Chaddesley Corbett
 - Set out specific development objectives for certain defined areas within the Parish
 - Document a number of aspirations that are intended to help determine the suitability of possible future development proposals
 - Set out local design principles for new development
 - Set out a small number of policies that should be considered in relation to specific types of development that may be proposed in the Parish.
- 1.3.2 As an area wholly in the Green Belt, there is a presumption against inappropriate development, unless very special circumstances apply. This stance is supported strongly by the Parish Council and residents. However, it is inevitable that, from time to time, there may be a particular local need for new development, or an opportunity may arise to re-develop a brownfield site or make changes to the use or structure of an existing building for the benefit of the wider local community – very special circumstances.
- 1.3.3 This Draft Neighbourhood Plan sets out a planning framework for Chaddesley Corbett up to 2026, to help ensure that the distinctive character of the Parish is maintained and enhanced for future residents to enjoy.

1.4 Sustainability Appraisal

- 1.4.1 Sustainability Appraisal (SA) of a plan is conducted in conformity with the 2001/42/EC Strategic Environmental Assessment (SEA) European Directive, which requires SEA of all government local plans and programmes likely to have significant environmental effects. However, while an SEA is concerned with environmental effects, the sustainability appraisal is an iterative process that considers the environmental, social and economic consequences of a plan and its policies, and seeks to identify ways of achieving a proper balance between these three considerations.
- 1.4.3 The Draft Neighbourhood Plan incorporates a number of proposed amendments identified through the sustainability appraisal process undertaken by Wyre Forest District Council. The Draft Sustainability Appraisal Report on Chaddesley Corbett Neighbourhood Plan is published for consultation alongside the Neighbourhood Plan.

1.5 Public Consultation



Neighbourhood Plan Drop In Event, 21st Sept 2013

- 1.5.1 This Draft Neighbourhood Plan is published for public consultation until 5pm Monday 24th February 2014. The responses received will be carefully considered, and where appropriate will be used to amend and finalise the Plan.

- 1.5.2 The amended Neighbourhood Plan will then be submitted to the District Council, before being subjected to an independent Examination. Further suggested amendments may then be recommended by the Examiner.
- 1.5.3 The finalised version of the Neighbourhood Plan will then be subjected to a local Referendum, and if there is a majority of support within the Parish, the Plan should be “made” by the District Council and used as the principal document to determine planning applications, alongside the District’s own and national planning policies.
- 1.5.4 This Draft Neighbourhood Plan and all background and supporting documents are available for viewing and downloading from the Parish Council website www.chaddesleyplan.org.uk . Hard copies of the Plan are available in St Cassian’s Church from 9am to 6pm each day, and Kidderminster Library during normal opening hours. The Parish Council has also arranged for an Exhibition in the foyer of the Civic Centre from Monday 3 February 2014 to Friday 7 February 2014, and this will be manned from 1.30pm to 3.00pm each day. Copies of the summary leaflet have been posted to all households and businesses in the Parish and the leaflet is also available for downloading from the Parish Council’s website.
- 1.5.5 The Plan, summary leaflet and background documents are also available on the Wyre Forest Council website at www.wyreforestdc.gov.uk/neighbourhoodplanning .
- 1.5.6 It would assist the Parish Council greatly if you would use the accompanying Representation Form, but written responses and emails are also welcome.
- 1.5.7 Please return any completed forms and written responses by **5pm on Monday 24 February 2014** to:

Clerk to the Parish Council
Urloxhey House
Elmbridge
Nr Droitwich
Worcestershire
WR9 0NQ

Or email:

clerk@chaddesleyparishcouncil.org.uk

2.0 Planning Policy Context

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



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

2.1 National Planning Policy Framework (NPPF)⁴

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

Para 183 of NPPF advises that:

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

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

Para 184:

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

⁴ National Planning Policy Framework

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

Para185:

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

2.2 Worcestershire County Council

2.2.1 Worcestershire Green Infrastructure Strategy, Draft Document, May 2013⁵

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

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

2.2.2 Landscape Character Assessment Supplementary Guidance, Worcestershire County Council, October 2011⁶

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

⁵

http://www.worcestershire.gov.uk/cms/planning/planning_policy_strategy/planning_green_infrastructure.aspx

⁶ <http://www.worcestershire.gov.uk/cms/pdf/Landscape%20Character%20Assessment%20Nov%202011.pdf>

prepared and adopted by Worcestershire County Council and endorsed by Wyre Forest District Council.

Chaddesley Corbett (and most of Wyre Forest) falls within the Mid-Severn sandstone plateau National Character Area, as defined by Natural England⁷ and the County Council LCA identifies two landscape types prevalent in Chaddesley Corbett. These are Principal Timbered Farmland and Estate Farmlands.

Principal Timbered Farmland - Key Characteristics

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

Estate Farmlands - Key characteristics

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



⁷ <http://www.naturalengland.org.uk/publications/nca/default.aspx>

Agenda Item No. 6 Appendix 1

Rural landscape setting of Chaddesley Corbett Parish

2.3 Wyre Forest District Council

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

2.3.1 Wyre Forest District Council Core Strategy 2006 – 2026, Adopted December 2010⁸

The Adopted Core Strategy provides the overarching planning framework for Wyre Forest District. It sets out the strategy and vision that will influence planning and related initiatives up to 2026 and provides the development strategy which will guide the future decisions on where to locate new homes, businesses and leisure facilities.

Key planning policy areas of significance to Chaddesley Corbett Neighbourhood Plan include the following:

Settlement Hierarchy

Chaddesley Corbett is identified as a Rural Settlement where suitable development is considered to include:

- housing to meet local need identified through rural exceptions sites in appropriate circumstances, and
- small scale rural employment.

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.

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

Policy DS04: Rural Regeneration

Providing Affordable Housing

New residential development in the District's villages, rural settlements and other rural hamlets will be to meet local housing needs only, as established through parish surveys.

Sustaining Community Facilities and Services

Developments that provide the rural community with essential facilities and services will be supported in principle.

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

⁸ <http://www.wyreforestdc.gov.uk/cms/Files/CS%20Adopted%20documentWeb.pdf>

diversification schemes.

Policy DS05: Phasing and Implementation

Housing

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

The SHLAA identifies that Rural Areas could deliver 90 houses 2011 – 16 and 160 houses 2016-21.

Policy CP01: Delivering Sustainable Development Standards

Energy Efficiency and Renewable Energy

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

Addressing Climate Change

The implementation of the Code for Sustainable Homes will be supported in line with the national timescale.

New residential development should include water efficiency measures to a minimum level of 105 litres per person per day (equivalent to Code for Sustainable Homes Level 3/4 for Water Consumption). More stringent targets for water efficiency standards in new developments will be investigated through the Site Allocations and Policies DPD guided by the Water Cycle Strategy. (Note -This policy may be superseded by less stringent national requirements as a result of changes set out in the current consultation on Housing Standards.)

Policy CP02: Water Management

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

Policy CP03: Promoting Transport Choice And Accessibility

Enhancing Accessibility

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

Taking Account of Air Quality

Proposals for new development should fully consider their impact on air quality, particularly for areas within or adjacent to designated Air Quality Management Areas.

Policy CP04: Providing Affordable Housing

Level of Provision

An annual average of at least 60 units of affordable housing will be delivered in the

District during the plan period until 2026.

Rural Affordable Housing

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

In exceptional circumstances, small scale affordable housing schemes will be permitted as exception schemes on unallocated sites, to meet identified local housing need. Applicants will be required to demonstrate clear evidence through a Parish Housing Needs Survey.

Policy CP05: Delivering Mixed Communities

Meeting the Needs of Older People and those with Mobility Impairments

All new private sector dwellings constructed after 2013 should be built to Lifetime Homes standards in accordance with the national target, to accommodate flexible living arrangements for life episodes.

Policy CP07: Delivering Community Wellbeing

Existing and Improved Community Facilities

The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered.

Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.

Providing Community Infrastructure

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

Policy CP08: A Diverse Local Economy

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

Policy CP10: Sustainable Tourism

The strategy is to support the local tourism industry.

Policy CP11: Quality Design and Local Distinctiveness

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

scheme designs.

Policy CP12: Landscape Character

Landscape Character

New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located.

Policy CP13: Providing a Green Infrastructure Network

Developing a Green Infrastructure Network

The existing green infrastructure network within the District, as set out within the recently completed Green Infrastructure Strategy, will be safeguarded. New development will be required to contribute positively towards the District's green infrastructure network.

Provision of Open Space in New Developments

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

Policy CP14: Providing Opportunities For Local Biodiversity And Geodiversity

Existing Biodiversity Sites

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

2.3.2 Wyre Forest Site Allocations and Policies Local Plan 2006-26, Adopted July 2013⁹

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

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

Distribution of Development

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

Policy SAL.DPL1 Sites for Residential Development

Residential development outside of the locations identified will not be permitted unless in

⁹ <http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/planning-policy/site-allocations-and-policies.aspx>

accordance with policy SAL.DPL2: Rural Housing, or relevant Rural Development and Green Belt policies.

Policy SAL.DPL2 Rural Housing

Within the rural areas of the District, proposals for residential development will not be permitted unless one of the following exceptional circumstances applies:

- 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.

1.Exception Sites

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

- i) The affordable housing must remain so in perpetuity
- ii) The number, size, type, mix and tenure of dwellings must not exceed the extent of identified local need.
- iii) The site must be well related to the existing built up area of the settlement in which it is located.
- iv) The scale of the scheme should be appropriate to the size and character of the settlement and must not damage the character of the settlement or the landscape.
- v) The site should be accessible to local services and facilities by sustainable modes of transport.

2. Rural Workers' Dwellings

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

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

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

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

Policy SAL.DPL11 Community Facilities

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

- i. that it would not be economically viable to retain the site/buildings for a community use and that it has been effectively marketed for a minimum 12 month period; and
- ii. that the community facility could not be provided by an alternative occupier or the local community;

OR

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

Policy SAL.DPL12 Educational Sites

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

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

And

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

Policy SAL.GPB3 Protecting and Enhancing Local Retail Services

Neighbourhood/Village Centres

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

Bewdley / Rural Areas - Chaddesley Corbett (Village Centre)

Policy SAL.CC1 Sustainable Transport Infrastructure

Policy SAL.CC6 Renewable Energy

Policy SAL.CC7 Water Management

Policy SAL.UP1 Green Belt

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.

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.

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

Policy SAL.UP3 Providing a Green Infrastructure Network

Policy SAL.UP4 Open Space and Play Provision

Policy SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity

Policy SAL.UP6 Safeguarding the Historic Environment

1. Heritage Assets

Any development proposal affecting the District's heritage assets, including their setting, should demonstrate how these assets will be protected, conserved and, where appropriate, enhanced. The District's heritage assets include:

- Conservation Areas, Listed Buildings and Scheduled Monuments.
- Building and Structures on the Local Heritage List.
- Landscape features including ancient woodlands and veteran trees, field patterns, watercourses, and hedgerows of visual, historic or nature conservation value.
- Archaeological remains and non-designated historic structures recorded on the County Historic Environment Record.
- Historic parks and gardens.

2. Conservation Areas

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

Chaddesley Corbett (Rural Settlement) and Harvington are identified as 2 of 17 Conservation Areas in the District. Conservation Areas are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". They recognise the importance of conserving the wider townscape and its setting, rather than just individual listed buildings and structures, or groups of such buildings.

Archaeological Sites

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

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

Policy SAL.UP7 Quality Design and Local Distinctiveness

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

Policy SAL.UP10 Advertisements

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

Policy SAL.UP14 Agricultural Land Quality

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

Part 2 A Plan for Chaddesley Corbett



Chaddesley Corbett Village Centre

3.0 Key Issues for Chaddesley Corbett

The Steering Group has identified a number of key issues which have shaped and influenced the Chaddesley Corbett Draft Neighbourhood Plan. These issues are:

- **A strong sense of local community**

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

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

The Scoping Report for the Sustainability Appraisal¹⁰ indicates that the Parish has a concentration of older residents with younger age groups underrepresented.

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

The Parish has a larger proportion of detached houses when compared to the District as a whole and a lower proportion of semi-detached properties and flats⁹. Also, house prices are high and this could make it difficult for first time buyers within the Parish to access the property market.

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

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

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

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

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

Chaddesley Corbett has no play facility for children at the present time. This deficiency is recognised in the District Council's Sport and Recreation Assessment, which advises

¹⁰Chaddesley Corbett Neighbourhood Plan Sustainability Appraisal Scoping Report Revised Baseline Data, Wyre Forest District Council, Chaddesley Corbett Parish Council, August 2013

that: *“it should be ensured that all villages have at least one type of informal open space where play can be promoted”* (p151)¹¹.

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

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

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

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

The Parish has an exceptionally high quality natural environment, with a number of designated sites which are already given protection. These include Chaddesley Woods NNR (National Nature Reserve) and SSSI (Site of Special Scientific Interest), three Special Wildlife Sites at Mearse Farm Heath, Hoo and Barnet Brook, and Hadley, Elmley and Hockley Brooks. There are also a number of Tree Preservation Orders (TPOs)¹².

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

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

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

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

- **Flooding and Water Quality**

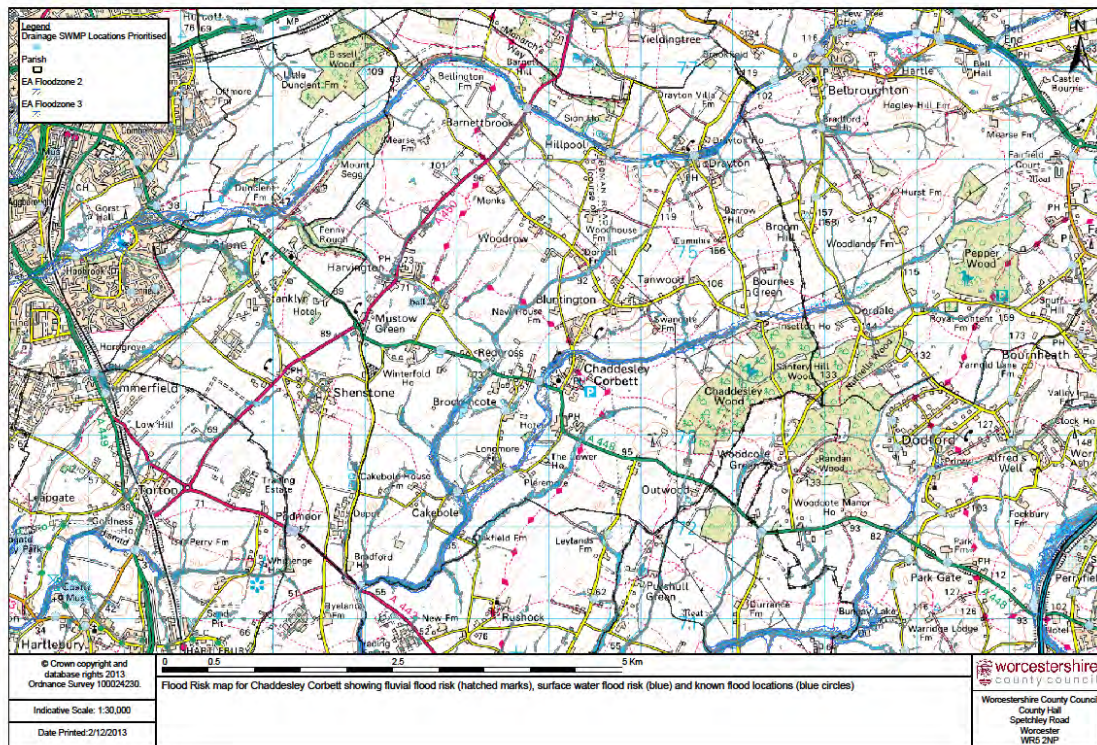
The main source of flooding in Chaddesley Corbett comes from the overrunning of watercourses in the area, in conjunction with surface water run-off from roads and agricultural land, and limited capacity of the highways drainage network. There is potential for flooding of roads (including the A448) and a few properties during heavy rainfall. When roads in the area become impassable the village becomes isolated. Drayton Pool has a raised earth dam which poses a potential inundation risk for downstream properties¹³.

¹¹ Wyre Forest Open Space, Sport and Recreation Assessment, Wyre Forest District Council Oct 2008

¹² Chaddesley Corbett Neighbourhood Plan Sustainability Appraisal Scoping Report Revised Baseline Data, Wyre Forest District Council, Chaddesley Corbett Parish Council, August 2013

¹³ Public Multi Agency Flood Plan for Wyre Forest District Council, North Worcestershire Water Management, 2013 <http://www.wyreforestdc.gov.uk/cms/default.aspx?page=12064>

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



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

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

The area covered by the Neighbourhood Development Plan drains into the Hoo Brook and Hadley/Elmley Brook Water Framework Directive (WFD) water catchments. Neither of these water bodies has reached the required good ecological status¹⁴.

It is important that the location and design of any new development proposals take account of these issues.

- **Accessibility and Transport**

¹⁴ Environment Agency response to Chaddesley Corbett Neighbourhood Plan Sustainability Appraisal Scoping Report Revised Baseline Data, Wyre Forest District Council, Chaddesley Corbett Parish Council, August 2013

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

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

4.0 Vision and Objectives

4.1 Vision Statement

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

4.2 Objectives

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

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

5.0 Neighbourhood Plan Policies

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

Each topic also includes proposed complementary actions to be undertaken by the Parish Council, to support the planning policies. These proposed actions will be used to help prioritise activity by the Parish Council over the lifetime of the Neighbourhood Plan.

5.1 Housing and Built Environment



Houses in Chaddesley Corbett Village

- 5.1.1 Chaddesley Corbett has a distinctive rural character. Although the Parish is washed over by the green belt, it is accepted that some small scale, appropriately designed development within existing settlements may be appropriate to meet local needs.
- 5.1.2 A local housing needs survey undertaken in 2008 indicated that up to 11 properties should be built to meet local needs and the first four of these are currently under construction at The Green, off Briar Hill¹⁵.

¹⁵ Chaddesley Corbett Affordable Housing (Background Document)
<http://www.chaddesleyplan.org.uk/working%20group%20report%20on%20affordable%20housing%207%20July%202008.pdf>

5.1.3 Housing Needs Survey Winter 2013¹⁶

Overview

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

Summary

The key points emerging from the Survey include:

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

Conclusion

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

This situation does not constitute a case for seeking to develop numbers of new, smaller properties; such a move would be counter to Green Belt planning policies, and also the views of residents clearly expressed in the 2013 Neighbourhood Plan

¹⁶ Chaddesley Corbett Parish Housing Needs Survey, Analysis of Results, Chaddesley Corbett Parish Council, Research & Intelligence Unit, Worcestershire County Council, December 2013

Survey. However, the findings of the Rural Housing Needs Survey do support the view in the Draft Neighbourhood Plan that, if any development opportunities should arise, then the accommodation to be built should be one or a combination of the following smaller types:

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

5.1.4 Census information summarised in the Sustainability Appraisal Scoping Report¹⁷ identifies a high proportion of larger, more expensive detached houses in the Parish than the District average.

5.1.5 Comments received from local residents in the Consultation Survey¹⁸ and at the Drop In event in September 2013 included concerns that housing should be for local people, first time buyers, young families, older people and those with disabilities. New development should be near the village, but away from roads and traffic noise, make use of brownfield sites and be of modern design.

5.1.6 In the Adopted Core Strategy¹⁹, Chaddesley Corbett is identified as a Rural Settlement where sustainable development such as housing to meet local needs and, in appropriate circumstances, small-scale rural employment may be acceptable. Policy DS04 requires that new residential development in rural settlements will be to meet local housing needs and only established through parish surveys. Rural based workspace will be permitted where it is small in scale, is appropriate to local character and it does not have an adverse impact on the greenbelt.

Policy CC1 - Criteria for Assessing the Suitability of Future Potential Development Sites.

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

- 1. Any proposed site should be a brownfield site unless it is in conformity with Policy SAL.DPL2 of Wyre Forest District Council Site Allocations and Policies Local Plan.**
- 2. The proposed site should be no larger than a small infill site;**

¹⁷ Chaddesley Corbett Neighbourhood Plan Sustainability Appraisal Scoping Report Revised Baseline Data, Wyre Forest District Council, Chaddesley Corbett Parish Council, August 2013

¹⁸ Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

¹⁹ Wyre Forest District Council, Adopted Core Strategy (December 2010)
<http://www.wyreforestdc.gov.uk/cms/Files/CS%20Adopted%20documentWeb.pdf>

- development proposals should be in proportion with the surrounding area.
3. The proposed site should be within or adjacent to an existing settlement, and not an isolated site.
 4. Any development on the proposed site should not extend existing ribbon development.
 5. The scale of any proposed development should not:
 - a. adversely affect the neighbours' enjoyment of their homes and gardens;
 - b. have a detrimental impact on the openness of the countryside;
 - c. increase significantly the scale or size of population of the surrounding area or adjacent settlement and its impact on local services.
 6. 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.

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

Wyre Forest District Core Strategy policies:

DS04 Rural Regeneration
CP02 Water Management
CP04 Affordable Housing

Wyre Forest District Site Allocations and Policies Local Plan policies:

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

Policy CC2 - Types of New Housing Development

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

1. Affordable housing for rental or shared ownership only by those with a local connection (as defined in Wyre Forest District Council's Local Connection Policy)²⁰
2. Properties for first time buyers or small families
3. Properties designed to be suitable for the elderly (Lifetime Homes standard), which are located close to key facilities.

All proposals for new housing will be required to be supported by a Local Needs Survey.

Wyre Forest District Core Strategy policies:

DS04 Rural Regeneration

CP04 Providing Affordable Housing

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.DPL2 Rural Housing

SAL.UP1 Green Belt

²⁰ <http://www.wyreforestdc.gov.uk/cms/housing/idoc.ashx?docid=dda39f5e-a245-47f0-a10c-4d674c15edcb&version=-1>.

5.2 Business, Agriculture and Commerce



Rural Businesses (Drayton Mills)

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

adjacent Tea Rooms. In Lower Chaddesley Corbett there is the Fox Inn, a petrol station and shop, a large garden centre and the new school.

- 5.2.5 Old industrial units in Drayton are still used by the blacksmith and a cricket bat manufacturer, and Drayton Mills is currently occupied by a furniture shop and piano retailer. There is also a motor bike repair and sales unit on this site. The garage at Mustow Green, Harvington is a major distributor of cars and along the main A450 there is a boarding kennel/cattery and a farm shop outlet.
- 5.2.6 In terms of tourism, the Parish of Chaddesley Corbett has much to offer with local shops, pubs, restaurants, and a country house hotel, 60 miles of rural public footpaths, an historic wood, and many listed and historic buildings. The Parish Council recognises that there is a need to encourage more visitors to the Parish to support these local services and employment opportunities.
- 5.2.7 Small scale development which supports existing businesses and encourages investment in future employment opportunities will be supported in the Parish, subject to the following policies:

Policy CC3 - Tourism

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

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

Wyre Forest District Core Strategy policies:

DS04 Rural Regeneration
CP07: Delivering Community Wellbeing
CP10 Sustainable Tourism
CP12: Landscape Character

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.GPB3 Protecting and Enhancing Local Retail Services
SAL.UP1 Green Belt
SAL.UP11 Re-use and Adaptation of Rural Buildings

Policy CC4 - Re-Use of Agricultural and Commercial Buildings

In order to support farm diversification and the sustainable growth and expansion of businesses, existing agricultural and commercial buildings where they are of permanent and substantial construction, should be retained for similar uses wherever possible.

Wyre Forest District Core Strategy policies:

DS04 Rural Regeneration
CP10 Sustainable Tourism

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.GPB3 Protecting and Enhancing Local Retail Services
SAL.UP1 Green Belt
SAL.UP11 Re-use and Adaptation of Rural Buildings

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

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

Wyre Forest District Core Strategy policies:

DS04 Rural Regeneration
CP10 Sustainable Tourism

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.GPB3 Protecting and Enhancing Local Retail Services
SAL.UP1 Green Belt
SAL.UP11 Re-use and Adaptation of Rural Buildings

- 5.2.8 Comments received from local residents in the Consultation Survey²¹ and at the Drop In event in September 2013 included concerns that there was a need for faster broadband, better car parking and improved public toilet facilities. There was support for businesses which give employment to local people and for farm diversification, and concern that barn conversions should not lead to more new barns being built. There were also concerns about the impact of increased visitor numbers in terms of traffic and the impact of businesses making the Parish untidy by advertising.

Policy CC6 - New Communication Technologies

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

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

Wyre Forest District Core Strategy policies:

DS04 Rural Regeneration

CP07 Delivering Community Wellbeing

CP10 Sustainable Tourism

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.CC5 Telecommunications

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

Actions

Action 1 – Farmers’ Market

The Parish Council recognises the important role of visitors to the Parish in terms of supporting local businesses such as shops, pubs, visitor attractions and overnight accommodation. The Parish Council will work to support local initiatives

²¹ Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

such as a regular farmers' market or similar public events.

5.3 Community and Leisure



Allotments, Chaddesley Corbett

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

- 5.3.4 The recently established Community Orchard is much appreciated and is an important feature of the Parish. It provides easy access to open space with benched seating. The recently planted varieties of Worcestershire fruit trees continue to thrive. Alongside the Community Orchard there are over 30 individual allotment plots which are popular and well used. This is an established and important facility for the Parish.
- 5.3.5 The Parish also has an extensive network of rural footpaths. Chaddesley Woods can be accessed by footpaths from a number of locations in the Parish. This important landscape feature is appreciated by both residents and visitors alike. Apart from the orchard and an area on The Green, there is no additional open space which is easily accessible for community use.
- 5.3.6 The Old Grammar School is an important historic building. The results of the consultation survey²² undertaken in April 2013 showed strong support for the preservation of the building for the benefit of the community, with 98% of respondents supporting the redevelopment of this building for community activity.
- 5.3.7 The Parish Council owns and administers a small burial ground, which is adjacent to the churchyard of St Cassian's church and the old school site. The burial ground was purchased in the 1950s when St Cassian's churchyard was full and subsequently closed. The existing burial ground is almost full.
- 5.3.8 Comments from the Consultation Survey²³ and the Drop In consultation event in September 2013 included the following concerns and suggestions:
- there are not enough children to require a children's play area;
 - there is a need but play areas should be sited near where children live;
 - a play area could be provided on the old school site;
 - the school could be used for community events;
 - better use could be made of the community orchard; and
 - better use could be made of the old school site.

Open Space

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

²² Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

²³ Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

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

Natural and semi-natural open space

- 5.3.11 A key feature of natural open space is Chaddesley Woods. These are owned by Natural England and managed by the Worcestershire Wildlife Trust. A body of volunteers support the work of two Parish based wardens. The public gain access through a series of footpaths which extend across the Parish. Chaddesley Woods National Nature Reserve is a designated site of national importance and the Chaddesley Woods/Feckenham area is classified as of SSSI. The woods represent a fine example of lowland English Oakwood which includes species such as ash, hazel, holly and rowan. Significantly the woods house a variety of wildflowers including Herb Paris, which is an indication of ancient woodland. Additionally the recent felling of conifers and the planting of deciduous trees has resulted in an increase of insects, butterflies and moths.
- 5.3.12 There is evidence of medieval fishponds in Chaddesley Village either side of the A448 road between Bromsgrove and Kidderminster, which extend behind the Village Street on the western side. Other examples are to be found at Harvington Hall within the Conservation Area. These interesting examples testify to the longevity of settlements in the Parish and provide important stretches of green space (see Historic Environment Records at Worcestershire County Council²⁴ for further information.)
- 5.3.13 Of particular note are areas of land that separate settlements such as the fields between Stewards Cottage and Hemming Way and the beginning of the Conservation Area. Hockley Brook is an important green route across the Parish passing to the east of the Village under Hockley Bridge. These areas provide a natural route and habitat for a variety of birds and small mammals.
- 5.3.14 An important characteristic at the entrance of the Village from the Kidderminster direction includes the area of land adjacent to the A448, the green triangle which houses a mature chestnut tree and the orchard next to St Cassian's church. These green features provide an important link with the Conservation Area as well as the rural environment. In the Chaddesley Corbett Conservation Area Character Appraisal²⁵ these areas are highlighted and mapped as designated 'important space.' As well as contributing to the visual aspect of the Parish some of these locations provide an opportunity for the planting of wild flowers to support insects and birds.

²⁴ <http://www.worcestershire.gov.uk/cms/archive-and-archaeology/search-our-records/historic-environment-record.aspx>

²⁵ Character Appraisal for Chaddesley Corbett Conservation Area, Wyre Forest District Council, Sept 2005
<http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/conservation-areas-and-listed/what-is-a-conservation-area/conservation-areas-in-wyre-for/chaddesley-corbett-ca.aspx>

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

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

Amenity Green Space

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

Allotments

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

Provision for Children and Young People

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

Outdoor Sport Facilities

- 5.3.22 There are no outdoor facilities owned or managed by the Parish or District Council in the area. The well-supported local Sports Club is managed by committee and operates on land leased from the Educational Trust. Access is available through membership and the club has thriving sections for cricket, football and rugby. The club aspires to continue to recruit children, young people and adults and to respond to the needs of the community. The Neighbourhood Plan survey²⁶ identified a number of additional sports facilities that would be popular in the Parish, with tennis being most frequently highlighted, together with a need to make better provision for children and young people. The outdoor facilities at the new primary school are currently not available to the community.

Indoor sports facilities

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

Cemeteries and Churchyards

- 5.3.24 There is an established churchyard at St Cassian's in the village. It houses gravestones dating back to the 18th Century. A number of the tombs are listed. There is currently some space available for burials. The churchyard is maintained by a rota of volunteers on behalf of the Church authorities. It is in good condition and is an important feature of the Parish. A well-used public footpath runs through the churchyard and links the village of Chaddesley and the Village Hall at Brockencote.
- 5.3.25 The Burial Ground which adjoins St Cassian's churchyard is owned and managed by the Parish Council. It is neat and well kept. The Parish Council would like to extend the space available for burial and efforts to acquire additional land for this purpose are supported by a proposal in the Neighbourhood Plan.

²⁶ Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

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

Green Corridors

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

Policy CC7 - Open Space, Sport and Recreation

Development which contributes towards the improvement of existing, or provision of new public open space, sport and recreation facilities will be encouraged.

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

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

Wyre Forest District Core Strategy policies:

CP07: Delivering Community Wellbeing

CP13: Providing a Green Infrastructure Network

CP14: Providing Opportunities for Local Biodiversity and Geodiversity

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.UP3 Providing a Green Infrastructure Network

SAL.UP4 Open Space and Play Provision

SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity

Actions

Action 2 - Community Orchard

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

Action 3 - Open Space

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

Action 4 - Wildflower Habitats

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

Action 5 - Verges

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

Action 6 - Trees and Hedgerows

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

Action 7 - Monitoring

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

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

Right to Bid

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

5.3.29 The purpose of the Community Right to Bid is to give local communities a right to identify a building or land that is considered to be of value to their social wellbeing

(an asset of community value) and gives them an equal opportunity to make a bid to buy the property on the open market if the owner decides to sell.

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

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

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

Actions

Action 8 - Old Grammar School

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

The Parish Council will seek to:

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

Action 9 - Acquisition of Greenfield Land at Old School Site

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

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

Action 10 - Improve Sporting Facilities especially for Children and Young People

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

Action 11 - Promote the Parish as a Tourist Location

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

Action 12 - Children's Play Area

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

Action 13 - To Prepare a List of Properties or Land to be Registered for a Right to Bid

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

5.4 History, Architecture and Conservation



Harvington Hall

- 5.4.1 The Parish of Chaddesley Corbett has a long and interesting history. The line of a Roman road runs through the Parish and finds have included a Roman coin hoard and evidence of irrigation systems. Ceadesleaghe, as it was then spelt, is of Saxon origin. In the Domesday Survey of 1086 reference is made to 8 berewicks or hamlets and to an area of about 3,000 acres with hamlets, woodland and mills.²⁷
- 5.4.2 Today the rural Parish of Chaddesley Corbett includes a village, small hamlets, settlements, ancient woodland, and large areas of farmland. There are 67 listed structures within the Parish of which two are Grade I, namely St. Cassian's Church in Chaddesley Corbett and Harvington Hall, Harvington. There are designated Conservation Areas both within the village of Chaddesley Corbett and the hamlet of Harvington. The layout of the village of Chaddesley Corbett today is little altered from that of the medieval period. The main road dissecting the village has been the principal influence on the development of the main settlement area.

²⁷ 'Parishes: Chaddesley Corbett', A History of the County of Worcester: volume 3 (1913), pp. 35-43. URL: <http://www.british-history.ac.uk/report.aspx?compid=43083> Date accessed: 29 August 2013.

- 5.4.3 Harvington Conservation Area consists of an agricultural hamlet focused on the medieval Harvington Hall. The Manor House stands on an island with an attendant malt house and chapel, and is surrounded by a moat traversed by two stone bridges. To the east is Harvington Hall Farm, dating from the seventeenth century, and St. Mary's Roman Catholic Church of 1825, with an adjoining Priest's House and stable.
- 5.4.4 There are important spaces at either end of the village of Chaddesley Corbett. At the southern end, on the west side, an old orchard provides an open setting for the church and the main street. Opposite this, on the east side, the grounds to Hunter's Ride balance the rural entrance to the village. At the northern end of the village is a gap between the old settlement and a more recent housing estate adjoining Briar Hill.
- 5.4.5 The northern edge of the village is defined by Brook Cottage and the modern development on Hemming Way. Brook Cottage has pleasant surroundings balanced by open grazing land opposite and Hemming Way is backed by a Community Orchard. It is important to maintain the character of Chaddesley Corbett as a tightly packed settlement, with a clear beginning and end, set in open countryside. An absence of street lighting helps to retain a rural and uncluttered feel.
- 5.4.6 It is the unspoilt nature of the Parish that is especially valued by residents and visitors. The Neighbourhood Plan Survey Questionnaire in 2013²⁸ showed strong support for the maintenance of a rural parish set in the heart of the green belt. Additionally there was support for the development of a Local Heritage List, the preservation of natural tree species, an open rather than secluded aspect to housing developments, the use of traditional hedges rather than walls or fast growing conifers, and the careful selection of driveway and entrance gates in keeping with a rural parish.
- 5.4.7 This part of the Plan builds on the Village Design Statement prepared in 2008. It incorporates additional aspects that were subject to consultation through the Neighbourhood Plan Survey Questionnaire. At the Drop In consultation event in September 2013 comments generally supported the proposals and there was a suggestion to plant more trees.
- 5.4.8 The overall aim is to protect Chaddesley Corbett so that it retains its character as a unique and distinctive Parish.

²⁸ Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

Landscape Setting of the Parish



Rural Landscape Setting

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

- 5.4.12 There are more than 80 Parish paths and bridleways covering some 50 miles in total. The landscape and terrain of the paths is varied and includes meadows, woodland, agricultural and horticultural land, valleys, hills, St Cassian's Churchyard and a number of domestic gardens. There are several established walks which start elsewhere but make use of the footpaths in the Parish. These include Monarch's Way and The Royal Hunter's Way.
- 5.4.13 A series of ponds and brooks provide a natural habitat for amphibians, dragonflies and water loving birds such as the kingfisher. They also create natural corridors for wildlife movements. Recent surveys conducted by the Worcestershire Wildlife Trust, looking at non-statutory Special Wildlife Sites, identified several meadows of outstanding floristic diversity in the Parish surrounding Chaddesley Woods. A number of species have shown increases during recent years. Examples include birds such as the raven and buzzard and butterflies such as the silver washed fritillary and white admiral.

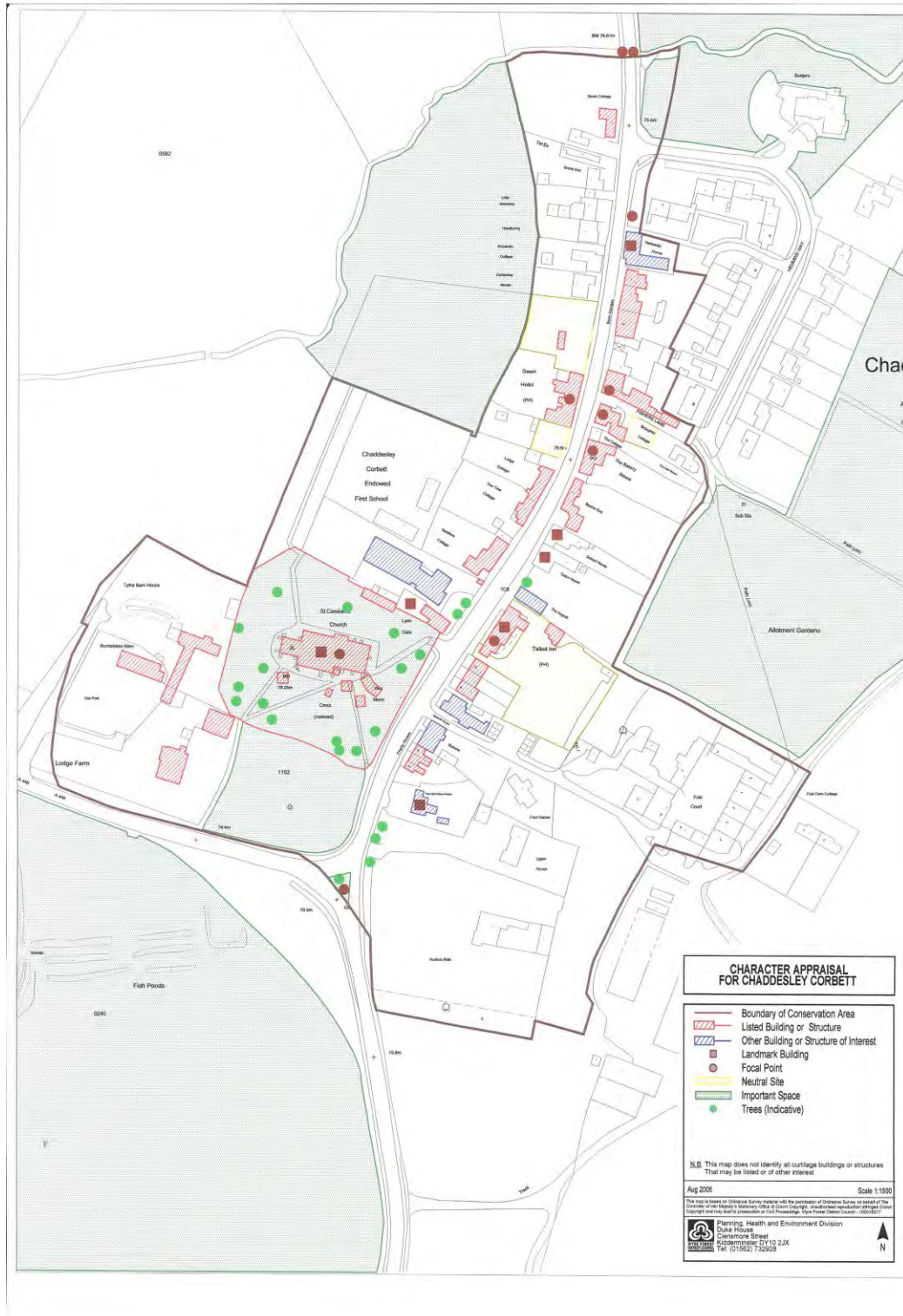
CC8 - Landscape Design Principles

All new development proposals will be required to demonstrate consideration of the following landscape design principles:

- 1. The pattern of open spaces surrounding settlements should be retained in any future developments. Of particular importance is the open space either side of Hockley Brook between Stewards Cottage (Briar Hill) and Hemming Way. The additional and important open spaces identified in the Chaddesley Corbett Conservation Area Character Appraisal are particularly significant (see Map 3 below).**
- 2. The Protected Views are shown on Map 4 in Appendix III. They are:**
 - (i) The view across the Parish looking towards St Cassian's Church spire and Harvington from the edge of Chaddesley Woods and footpath 640.**
 - (ii) The view of the Conservation Area of Harvington Hall and its environs from Harvington Hall Lane and footpaths 614 and 615.**
 - (iii) The views east from footpath 620 across fields towards Chaddesley Village.**
 - (iv) The view of Barrow Hill from footpath 599 at Tanwood Lane.**
 - (v) The views towards Chaddesley Corbett and St Cassian's Church spire across fields, trees and hedgerows from footpath 599 at Tanwood Lane.**
- 3. Development proposals should seek to preserve or enhance the character of the village and hamlets both within and outside the Conservation Areas, especially those with buildings dating from the nineteenth and early twentieth century. The demolition of buildings and structures that contribute to the character and appearance of these areas including those identified in the proposed Local Heritage List will be resisted.**
- 4. Local habitats and wildlife should be preserved and enhanced.**
- 5. Minimal and discreet signage will be supported to promote compliance with rules and regulations in respect of access to paths for walkers and the control of**

- dogs and horses.
6. Mature and established trees should be protected and incorporated into landscaping schemes wherever possible. The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used in preference to building walls or the planting of “Leylandii / conifer”. Existing hedgerows should be retained and the establishment of new native hedges is encouraged.
 7. Any proposed increase in the development of poly-tunnels and glasshouses should take account of the visual impact on the landscape of the parish.

Map 3 Important Green Spaces surrounding the Conservation Area in Chaddesley Corbett
(ref Character Appraisal for Chaddesley Corbett Conservation Area²⁹)



²⁹ Character Appraisal for Chaddesley Corbett Conservation Area, Wyre Forest District Council, Sept 2005
<http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/conservation-areas-and-listed/what-is-a-conservation-area/conservation-areas-in-wyre-for/chaddesley-corbett-ca.aspx>

Wyre Forest District Core Strategy policies:

CP07: Delivering Community Wellbeing

CP11: Quality Design and Local Distinctiveness

CP12: Landscape Character

CP13: Providing a Green Infrastructure Network

CP14: Providing Opportunities for Local Biodiversity and Geodiversity

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.UP3 Providing a Green Infrastructure Network

SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity

SAL.UP6 Safeguarding the Historic Environment

SAL.UP7 Quality Design and Local Distinctiveness

Settlement Patterns within the Parish



Chaddesley Corbett Village

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

CC9 - Settlement Design Principles

All new developments will be required to demonstrate how they have taken into account the following settlement design principles:

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

Wyre Forest District Core Strategy policies:

CP07: Delivering Community Wellbeing
 CP11: Quality Design and Local Distinctiveness
 CP12: Landscape Character
 CP13: Providing a Green Infrastructure Network
 CP14: Providing Opportunities for Local Biodiversity and Geodiversity

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.CC7 Water Management
 SAL.UP3 Providing a Green Infrastructure Network
 SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity
 SAL.UP6 Safeguarding the Historic Environment
 SAL.UP7 Quality Design and Local Distinctiveness

Buildings in the Parish



Harvington Hall Farm

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

school) Sion House, Monks, Drayton House, Tanwood House and Bluntington House. Most of these properties have retained an area of parkland.

- 5.4.21 There are several styles of architecture within the Parish which reflect its historical evolution. A variety of materials have been used over the years, the most common combinations being red brick with lime mortar with red clay roofing tiles.
- 5.4.22 The housing developments on parts of Briar Hill, The Green and Malvern View in Chaddesley Corbett and Morton Road, Harvington Hall Lane and Sam Spencer Court in Harvington were built by the local authority as tenanted properties, the first dating from 1928. Many of the houses are now owned by the occupiers.
- 5.4.23 There has been an increase in the use of security lighting surrounding domestic and business properties in recent years. This can be intrusive and unattractive and can have a significant impact on historic environments and conservation areas. Such lighting is also invariably inefficient in terms of energy conservation. The Parish Council supports the objectives of the Dark Skies campaign³⁰ and aims to ensure that lighting is kept to the minimum levels appropriate to a rural area.

CC10 - Building Design Principles

All new development proposals will be required to demonstrate how they have taken account of the following:

- 1. New development should add to the local distinctiveness of an area and proposals should show clearly how the general character, scale, mass, and layout of the site, building or extension fits in with the “grain” of the surrounding area.**
- 2. New development should be of an overall scale, mass and built form, which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building(s) height, scale and form, including the roofline, do not disrupt the visual amenities of the streetscene and impact on any significant wider landscape views.**
- 3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways.**
- 4. Building alterations or extensions in the Parish Conservation Areas especially should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure. The Parish Council promote the use of natural materials from environmentally responsible sources, the use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled.**

³⁰ <http://www.britastro.org/dark-skies/>

5. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be minimal, unobtrusive and energy efficient.

Wyre Forest District Core Strategy policies:

CP01: Delivering Sustainable Development Standards

CP07: Delivering Community Wellbeing

CP11: Quality Design and Local Distinctiveness

CP12: Landscape Character

CP13: Providing a Green Infrastructure Network

CP14: Providing Opportunities for Local Biodiversity and Geodiversity

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.CC6 Renewable Energy

SAL.CC7 Water Management

SAL.UP3 Providing a Green Infrastructure Network

SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity

SAL.UP6 Safeguarding the Historic Environment

SAL.UP7 Quality Design and Local Distinctiveness

Local Heritage List



Old School, Chaddesley Corbett

5.4.24 Local heritage listing³¹ is a means for a community and a local authority to jointly identify heritage assets that are valued as distinctive elements of the local historic environment. The Local Heritage List identifies those heritage assets that are not protected by statutory designations. A Local Heritage List provides clarity on the location of these assets and what it is about them that is significant. Their local interest could be related to the social and economic history of the area, individuals of local importance, settlement patterns or the age, design and style of buildings.

5.4.25 The Local Heritage List is not restricted to buildings. It may comprise sites, places or areas such as village greens or ponds. It may include structures such as bridges and sluices, and historic street furniture such as letterboxes, signposts or telephone boxes. Work has begun on preparing a Local Heritage List for Chaddesley Corbett in partnership with Wyre Forest District Council.

³¹ <http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/conservation-areas-and-listed/listed-buildings/local-heritage-list.aspx>

CC11 - Local Heritage List

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

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

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

Wyre Forest District Core Strategy policies:

DS04: Rural Regeneration

CP07: Delivering Community Wellbeing

CP11: Quality Design and Local Distinctiveness

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.UP6 Safeguarding the Historic Environment

Actions

Action 14 Local Heritage List

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

Action 15 Tree Preservation Orders

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

Action 16 Conservation Area Review

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

5.5 Highways, Parking and Transport



On Street Parking, Chaddesley Corbett

Highways

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

Mustow Green is also an area of concern. The Questionnaire Survey in 2013³² demonstrated the high level of local concern around traffic, transport and roads, with around 50 responses identifying these issues as negative aspects of living and working in the Parish. There was support for speed limit signs and landscaping to define settlements and influence driver behaviour. Concerns and suggestions from the Questionnaire Survey and Drop In consultation event in September 2013, included the following:

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

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

5.5.5 The Questionnaire Survey also demonstrated concerns about the prominence of advertising signs in the Parish.

CC12 - Highways, Pavements and Traffic Principles

All new developments will be required to demonstrate how they have taken account of the following highways, pavements and traffic principles:

- 1. The impact of development proposals on the existing environment should be comprehensively reviewed to ensure it is sustainable in terms of infrastructure, road safety and the standards required to maintain a peaceful and safe rural parish.**
- 2. Traffic calming measures and landscaping designs which define settlements and influence driver behaviour will be encouraged, in accordance with the recommended standards of Worcestershire County Council and LTP3³³.**
- 3. Street furniture and signage should be practical, of modest scale and in keeping with local surroundings. Street furniture and signage within the conservation area should follow the principles outlined in the Conservation Areas Character Appraisals.³⁴**
- 4. Advertising signs should be small in scale and reflect District and Parish policy**

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

³³ http://www.worcestershire.gov.uk/cms/pdf/LTP3_Main_Doc_PUBLIC_DRAFT_SMALL2.pdf

³⁴ Character Appraisal For Chaddesley Corbett Conservation Area, Wyre Forest District Council, September 2005

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

objectives in terms of impact and appropriateness in a rural area.

5. Any area allocated to increase parking space in the Parish should be small in scale, subservient to the peaceful nature of the settlements and seek to limit the domination of motorised vehicles in a rural environment.

Actions

Action 17 - Village Car Park

The Parish Council will seek to:

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

Action 18 - Improve Pavements where Conditions Represent a Hazard to Pedestrians.

The Parish Council will work with County Council Highways to:

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

Action 19 - Improve Driver Behaviour and Reduce Speeding

The Parish Council will:

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

Wyre Forest District Core Strategy policies:

CP03: Promoting Transport Choice and Improving Accessibility

CP07: Delivering Community Wellbeing

CP11: Quality Design and Local Distinctiveness

CP12: Landscape Character

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.CC1 Sustainable Transport Infrastructure

SAL.CC2 Parking

SAL.UP6 Safeguarding the Historic Environment

SAL.UP7 Quality Design and Local Distinctiveness

Advertising

- 5.5.6 The results of the Neighbourhood Plan Survey³⁵ showed that 87% of residents and 91% of local businesses agreed that there was a need to control unsightly or temporary advertising signs in the Parish.
- 5.5.7 Resident complaints about ad hoc unapproved (and typically, unsightly) advertisements are received by the Parish Council on a regular basis. The response from the Neighbourhood Plan survey provides further reinforcement for including related measures within this Plan. The Neighbourhood Plan has an overarching aim of protecting the setting and landscape of the Parish from clutter; this is especially true of our two Conservation areas. The aim is to limit signs and advertisements in the countryside to those necessary for businesses to operate.

Current Regulations

- 5.5.8 The statutory provisions for control over outdoor advertisements are quite detailed; in England the present regulations are set out in the Town and Country Planning (Control of Advertisements) Regulations 2007³⁶. The DCLG booklet “Outdoor Advertisements and Signs - A Guide for Advertisers”³⁷ is intended to help local planning authorities, people proposing to display advertisements and the general public understand how the control system works.
- 5.5.9 Nationally, the advertisement control system covers a very wide range of outdoor advertisements and signs including:
- posters and notices
 - placards and boards
 - fascia signs and projecting signs
 - pole signs and canopy signs
 - models and devices
 - advance signs and directional signs
 - estate agents’ boards
 - captive balloon advertising (not balloons in flight)
 - flag advertisements
 - price markers and price displays
 - traffic signs town and village name-signs
- 5.5.10 Under central regulations, many types of advertising sign are either specifically permitted (eg advertisements displayed inside a building) or have ‘deemed consent’

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

³⁶ <https://www.gov.uk/government/publications/town-and-country-planning-control-of-advertisements-england-regulations-2007-circular-03-2007>

³⁷ <https://www.gov.uk/government/publications/outdoor-advertisements-and-signs-a-guide-for-advertisers>

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

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

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

- a church bazaar
- a fete for a parent-teacher association
- a sponsored marathon in aid of charity
- an amateur sports event, but not any sporting event organised for commercial purposes.
- The advertisement permitted must not exceed 0.6 of a square metre.

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

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

5.5.14 Wyre Forest Policy SAL.UDP10 of the adopted Local Plan sets out the Planning Authority's requirements for advertising. Part 2 of Policy SAL.UP10 relates specifically to Conservation Areas, and Parts 1, and 3-5 relate to other areas.

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

"To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*

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

5.5.16 Any controls on advertising established under the Neighbourhood Plan should therefore seek to balance:

- a positive approach to sustainable development and economic activity suitable to our rural setting
- the need to ensure that any advertising is consistent (in number, size, design and appearance) with the rural and historic setting of our Village and settlements across the Parish

5.5.17 The Parish Council has no legal powers to remove advertisements, but the following actions are proposed to support the improved management of advertisements and posters in the Parish.

5.5.18 To clarify and reinforce the application within the Parish of Wyre Forest District and other policies:

- Illuminated signs are not permitted in the Conservation Areas
- Lead-in signs should be sympathetic in design, limited in number and not present a distraction to motorists.

Action 20 Parish Noticeboards

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

Action 21 Monitoring and Reporting

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

Action 22 Advertising

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

5.6 Site Allocations

Former School Site



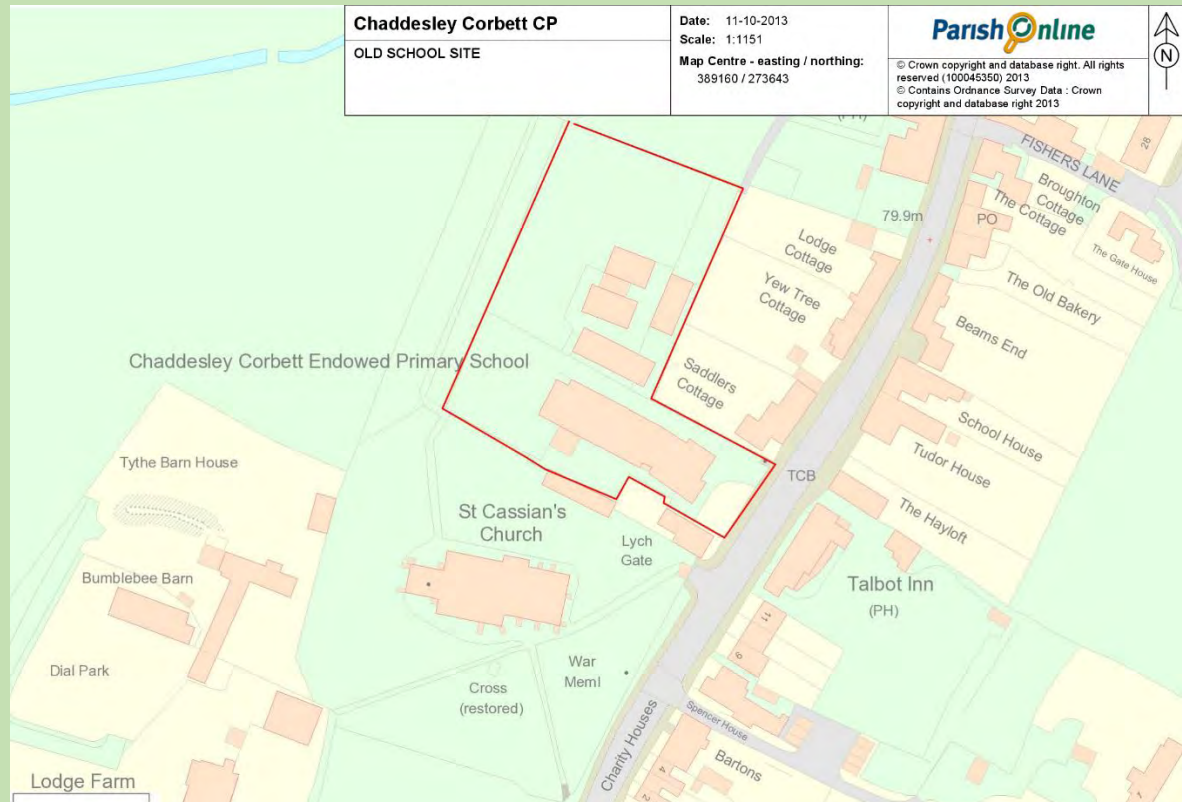
- 5.6.1 Chaddesley Corbett Endowed Primary School moved to a new purpose built school building in 2012, on a greenfield site just off the A448. The future use of the old school site, situated in the centre of the village of Chaddesley Corbett and owned by the Education Foundation Trust, is a major consideration in this Neighbourhood Plan.
- 5.6.2 The old school site is located in the centre of the village's Conservation Area, and is surrounded by listed properties including St Cassian's Church (Grade I), the churchyard and the Parish Council burial ground. Part of the site is currently occupied by a Victorian school building and extension, the Old Grammar School, a hard surface area, a swimming pool, a wooden nursery building and a grassed area. The majority of the area of the site is greenfield.
- 5.6.3 The Questionnaire Survey³⁸ and Drop In consultation event in September 2013 provided a number of suggestions for the former school site including that the site should benefit the village, a suggestion that the village hall could be transferred there, support for an extension to the burial ground, open space and children's play

³⁸ Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013, Research and Intelligence Unit, Worcestershire County Council

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

- 5.6.4 This site is supported by the SHLAA Site Assessment Sheets for Suggested Sites in Rural Areas³⁹. This identified R109 Chaddesley Corbett Endowed Primary School in Chaddesley Corbett as possibly suitable for future housing development.

Site Allocation CCSA1 - Former School Site



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

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

- be complimentary to the historic context of the village centre and conservation area;
- not adversely affect neighbouring properties;
- make a positive contribution to the street scene and village setting; and
- safeguard views of the Grade I Listed St Cassian's Church.

³⁹ Strategic Housing Land Availability Assessment Report, December 2009
<http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/planning-policy/evidence-base/housing.aspx>

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

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

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

Wyre Forest District Core Strategy policies:

DS04 Rural Regeneration
CP03: Promoting Transport Choice and Accessibility
CP04 Providing Affordable Housing
CP07: Delivering Community Wellbeing
CP11: Quality Design and Local Distinctiveness
CP12: Landscape Character

Wyre Forest District Site Allocations and Policies Local Plan policies:

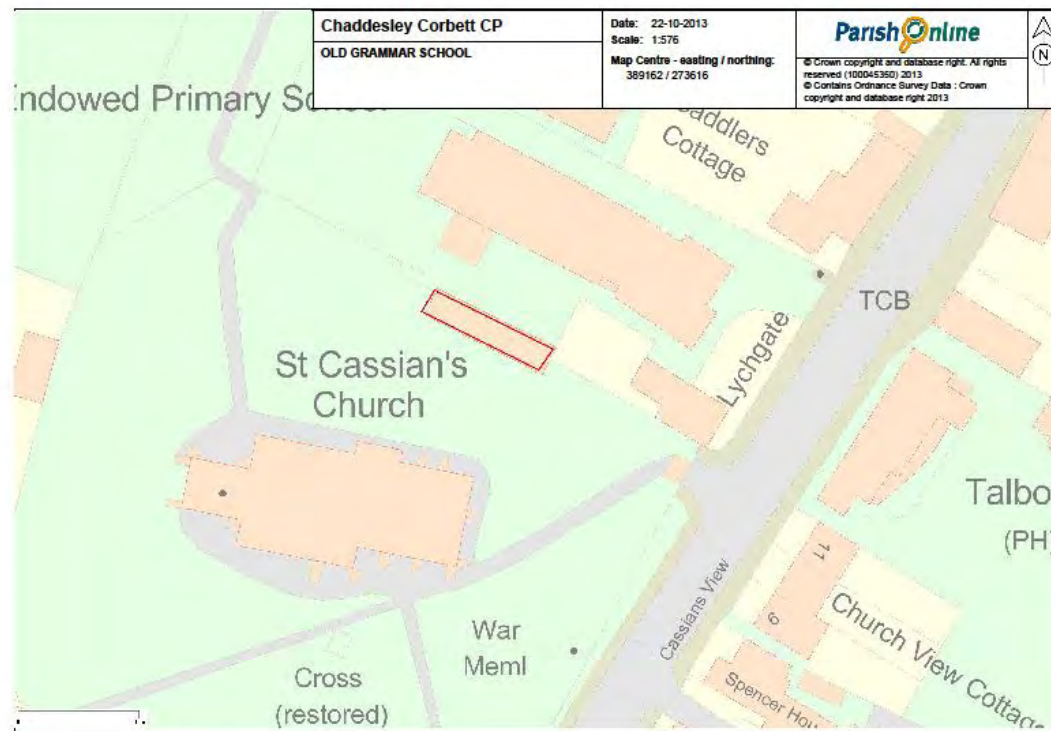
SAL.CC1 Sustainable Transport Infrastructure
SAL.CC2 Parking
SAL.DPL2 Rural Housing
SAL.UP1 Green Belt
SAL.UP3 Providing a Green Infrastructure Network
SAL.UP4 Open Space and Play Provision
SAL.UP6 Safeguarding the Historic Environment
SAL.UP7 Quality Design and Local Distinctiveness
SAL.UP11 Re-use and Adaptation of Rural Buildings

Old Grammar School



Old Grammar School

Policy CCSA2 - Re-use of the Old Grammar School



The Old Grammar School Building should be retained for re-use for one or more of the following or similar uses:

- educational activities such as training, access to qualifications and lifelong learning;
- community health and well-being;
- library;
- internet access;
- advice centre; and
- meeting rooms.

Wyre Forest District Core Strategy policies:

DS04 Rural Regeneration

CP07: Delivering Community Wellbeing

CP11: Quality Design and Local Distinctiveness

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.UP1 Green Belt

SAL.UP6 Safeguarding the Historic Environment

SAL.UP11 Re-use and Adaptation of Rural Buildings

6.0 Next Steps

- 6.1 The Chaddesley Corbett Draft Neighbourhood Plan has been published for consultation until 5pm on Monday 24 February 2014.
- 6.2 The Draft Plan has been informed by the results of various informal public consultations including questionnaires, a drop in and the research and hard work of the Steering Group and members of the various working groups.
- 6.3 The results of the consultation on the Draft Plan will be considered very carefully and used to finalise and amend the Neighbourhood Plan. A Consultation Statement will be published alongside the amended version of the Plan setting out how the representations received have been considered and used to influence and inform the content of the Plan.
- 6.4 It is proposed that the amended Neighbourhood Plan, together with all supporting documentation will be submitted to Wyre Forest District Council in Spring 2014. Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 6.5 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may “make” the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside District and National Planning Policies.

Appendix I Summary of Actions for the Parish Council

Action 1 – Farmers’ Market

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

Action 2 - Community Orchard

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

Action 3 - Open Space

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

Action 4 - Wildflower Habitats

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

Action 5 - Verges

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

Action 6 - Trees and Hedgerows

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

Action 7 - Monitoring

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

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

Action 8 - Old Grammar School

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

The Parish Council will seek to:

1. Secure the use of the old grammar school by long term lease, in order to provide a

range of services to benefit the community. Priority activities should encourage educational aspiration, access to qualifications, lifelong learning and community well-being. Other uses could include a library, internet access, Citizen's Advice and meeting room.

2. Secure by formal agreement vehicular and pedestrian access via the redundant school site.

Action 9 - Acquisition of Greenfield Land at Old School Site

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

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

Action 10 - Improve Sporting Facilities especially for Children and Young People

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

Action 11 - Promote the Parish as a Tourist Location

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

Action 12 - Children's Play Area

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

Action 13 - To Prepare a List of Properties or Land to be Registered for a Right to Bid

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

Action 14 - Local Heritage List

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

Action 15 - Tree Preservation Orders

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

Action 16 - Conservation Area Review

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

Action 17 - Village Car Park

The Parish Council will seek to:

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

Action 18 - Improve Pavements where Conditions Represent a Hazard to Pedestrians.

The Parish Council will work with County Council Highways to:

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

Action 19 - Improve Driver Behaviour and Reduce Speeding

The Parish Council will:

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

Action 20 - Parish Noticeboards

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

Action 21 - Monitoring and Reporting

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

Action 22 – Advertising

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

Appendix II Listed Buildings and Archaeology

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

Agenda Item No. 6 Appendix 1

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

Agenda Item No. 6 Appendix 1

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

Agenda Item No. 6 Appendix 1

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

Agenda Item No. 6 Appendix 1

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

Agenda Item No. 6 Appendix 1

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

Agenda Item No. 6 Appendix 1

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

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

Agenda Item No. 6 Appendix 1

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

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

Agenda Item No. 6 Appendix 1

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

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

Agenda Item No. 6 Appendix 1

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

Agenda Item No. 6 Appendix 1

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

Agenda Item No. 6 Appendix 1

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

Agenda Item No. 6 Appendix 1

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

						<p>four stages capped by an octagonal stone spire, with two levels of windows, the upper windows each have a pair of 2-centred lights. The tower windows have two lights under a 2-centred head. Crenellated parapet above moulded cornice, offsets to each stage, angle buttresses. Third stage windows of two lights under 2-centred heads; second stage with circular window in quatrefoil recess. First stage with 2-light window under 2-centred head. Ground floor on west side has a 3-light C19 window under 2-centred head in place of door, entrance now in south wall under 2-centred head of two moulded orders. South aisle: crenellated parapet, diagonal buttresses with C18 flying buttress to right of centre. Three windows: three cinquefoiled lights under segmental pointed heads. Behind flying buttress is an ogee-headed burial niche with crocketed canopy; east window extended C14 of three lights, the outer two trefoiled, the central light cinquefoiled, under a 2-centred head. North aisle: four bays, three to left each have a C19 window of two trefoiled lights under 2-centred heads. Right hand bay has a C12 doorway with semi-circular head of two enriched orders and engaged respond shafts with scalloped capitals. West window of three trefoiled lights under 2-centred head. C13 north chapel is of three bays defined by heavily restored stepped buttresses. Windows each of two lights under 2-centred heads set in hollow moulded reveals. East window rises above C19 vestry and has three lights under a 2-centred head. C14 chancel is a fine example of Decorated style. South wall of three windows: to left of three lights, two trefoiled, the central one cinquefoiled, below a 2-centred head. To right similar but quatrefoil central light. Central window has three trefoiled lights, over an ogee-headed doorway. East window: five trefoiled lights with reticulated tracery under 2-centred head. Interior: nave: late C12 south arcade of three bays, columns with scalloped capitals, 2-centred arches of two plain orders. North arcade: mostly early C12, four bays, columns support semi-circular arches, save</p>
--	--	--	--	--	--	---

Agenda Item No. 6 Appendix 1

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

Agenda Item No. 6 Appendix 1

							8th July 1802/ Aged 58 years/ Also/ to the memory of Charles Hooper/ who departed this life the 18th March 1804/ Aged 28 years".
LBCC53	Village Street	Churchyard Cross about 10m south of Church of St. Cassian	1805	1	14	59	II Cross. Probably C15, restored 1903. Sandstone ashlar. Three square plan steps lead up to square socket stone, octagonal top formed by stops to corners, early C20 octagonal shaft with finial. Inscription on north side of socket stone: "To the glory of God/ and in loving memory of/ Henry Harris Oldnall, Captain RNA/ who died at Z, South Africa, January 29th 1901/ This ancient cross was restored 1903".
LBCC54	Village Street	Rose Memorial about 1m south of Chancel of Church of St. Cassian	1805	1	14	60	II Cross. Probably C15, restored 1903. Sandstone ashlar. Three square plan steps lead up to square socket stone, octagonal top formed by stops to corners, early C20 octagonal shaft with finial. Inscription on north side of socket stone: "To the glory of God/ and in loving memory of/ Henry Harris Oldnall, Captain RNA/ who died at Z, South Africa, January 29th 1901/ This ancient cross was restored 1903".
LBCC55	Village Street	Haynes Memorial about 10m south of Chancel of Church of St. Cassian	1805	1	14	61	II Chest tomb. Died 1824. Ashlar. Chest on substantial base, moulded plinth and cornice, ridged and hipped capping, corner balusters. Inscription to south: "Sacred to the memory [of]/ Jane wif[e]/ James Hayes/ (of Yieldingtree in this parish)/ who died August 30th 1824/ Aged 28 years/ Also of Mary wife of James Haynes/ who died January 21st 1828/ Aged 25 years".
LBCC56	Village Street	Edwards Memorial about 15m south of Chancel of Church of St. Cassian	1805	1	14	62	II Chest tomb. Died 1808. Ashlar. Moulded plinth and cornice, flat top, fluted frieze with paterae, corner balusters; two inscription panels to long sides. South face, left-hand side: "Sacred/ to the memory of/ Thomas Edwards/ who departed this life/ February 1st 1808/ Aged 53 years"; right- hand panel: "Also/ to the memory of/ Elizabeth the wife of/ Thomas Edwards who died/ August 15th 1822/ Aged 67 years".

Agenda Item No. 6 Appendix 1

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

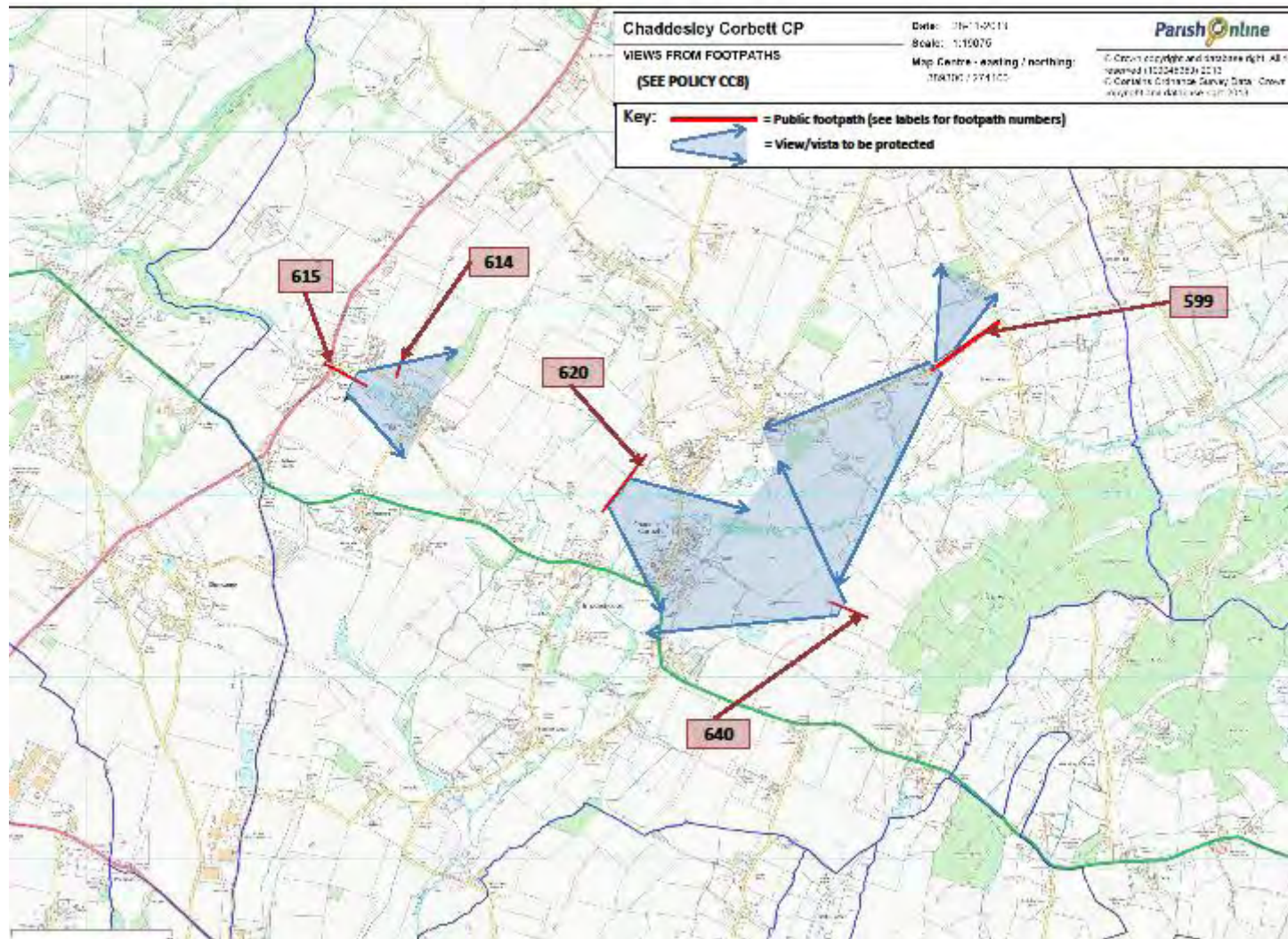
Agenda Item No. 6 Appendix 1

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

Agenda Item No. 6 Appendix 1

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

Appendix III Map 4 Protected Views



Appendix IV Bibliography

A Design Statement for the Parish of Chaddesley Corbett, Chaddesley Corbett Parish Council, 2008

A Plan for the Parish of Chaddesley Corbett, Community First, Chaddesley Corbett Parish Council, 2003

Census 2011, Office for National Statistics <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

Character Appraisal For Chaddesley Corbett Conservation Area, Wyre Forest District Council, September 2005

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

Chaddesley Corbett Affordable Housing

<http://www.chaddesleyplan.org.uk/working%20group%20report%20on%20affordable%20housing%207%20July%202008.pdf>

Chaddesley Corbett Neighbourhood Plan Sustainability Appraisal Scoping Report Revised Baseline Data, Wyre Forest District Council, Chaddesley Corbett Parish Council, August 2013

Chaddesley Corbett Parish Council Neighbourhood Plan Consultation, April 2013 Research and Intelligence Unit, Worcestershire County Council

Chaddesley Corbett Parish Housing Needs Survey, Analysis of Results, Chaddesley Corbett Parish Council, Research & Intelligence Unit, Worcestershire County Council, December 2013

Landscape Character Assessment Supplementary Guidance, Worcestershire County Council, October 2011

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

[National Planning Policy Framework](#) , Department for Communities and Local Government, March 2012

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Natural England National Landscape Character Assessment

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

Outdoor Advertisements and Signs: A Guide for Advertisers, DCLG, 2007

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

Public Multi Agency Flood Plan for Wyre Forest District Council, North Worcestershire Water Management, 2013

<http://www.wyreforestdc.gov.uk/cms/default.aspx?page=12064>

Town and Country Planning (Control of Advertisements) Regulations, 2007

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

Worcestershire Green Infrastructure Strategy, Draft Document, May 2013

http://www.worcestershire.gov.uk/cms/planning/planning_policy_strategy/planning_green_infrastructure.aspx

Wyre Forest District Council Adopted Core Strategy, December 2010

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

Wyre Forest District Council's Local Connection Policy

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

Wyre Forest Open Space, Sport and Recreation Assessment, Wyre Forest District Council, October 2008

Wyre Forest Site Allocations and Policies Local Plan, Adopted July 2013

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

Wyre Forest Strategic Housing Land Availability Assessment Report, December 2009

<http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/planning-policy/evidence-base/housing.aspx>

Appendix V Jargon Guide

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

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

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

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

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

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

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

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

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

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

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

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

Conservation Area - an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Designated heritage asset – a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Developer Contributions - developer contributions are often required for major developments to ensure sufficient provision is made for infrastructure and services such as roads, schools, healthcare and other facilities. Contributions are usually secured through planning conditions or legal agreements (often referred to as planning obligations or Section 106 agreements).

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

Evidence Base - the information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Local Development Documents, including the physical, economic and social characteristics of an area.

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

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

Green Belt Land - land which is situated between urban areas on which development is restricted so as to ensure urban sprawl – the uncontrolled, unplanned growth of urban areas – does not occur.

Green Infrastructure - the living network of green spaces, water and environmental systems in, around and beyond urban areas. This also includes blue infrastructure (e.g. Canals and Rivers).

Greenfield Land - land which has never been developed; this includes greenbelt land and areas of open countryside, as well as undeveloped land within urban areas.

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

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

Heritage - a general term used to refer to historical and archaeological features, buildings and monuments which are of local, regional or national interest.

Heritage Asset - a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

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

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

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

Landscape Character Assessment (LCA) - an assessment of landscape character which is defined as 'a distinct, recognisable, and consistent pattern of elements in the landscape which makes one landscape different from another'.

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

Listed Building - a building of special architectural or historic interest. Listed buildings are graded I, II* or II, with grade I being the highest. Listing includes the interior as well as the exterior of the building and any buildings or permanent structures within its curtilage.

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

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

Local Heritage List - the Local Heritage List identifies those heritage assets that are not protected by statutory designations. Their local interest could be related to the social and economic history of the area, individuals of local importance. The Local Heritage List is not restricted to buildings. It may comprise sites, places or areas such as village greens or ponds.

Local Needs Housing - including affordable housing and market housing which addresses the established* needs of different groups in the community such as but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes. (*through Parish Housing Needs Surveys, Neighbourhood Plans and Local Housing Waiting Lists).

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

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

National Planning Policy Framework (NPPF) - the document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in decisions on planning applications.

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

Open Space - all space of public value, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife. Areas of open space include public landscaped areas, playing fields, parks and play areas, and also areas of water such as rivers, canals, lakes and reservoirs.

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

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

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

Previously Developed Land (PDL) - land which is, or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the cartilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

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

Rural Exception Sites-small sites for the provision of affordable housing in perpetuity or to meet another specific identified local housing need (as evidenced through the Parish Housing Needs Survey, Neighbourhood Plan or the Council's Adopted Local Connections Policy), at locations which would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Scheduled Monument - a 'nationally important' archaeological site or historic building, given protection against unauthorised change.

Significance (for heritage policy) – The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Significant Trees - those trees which are protected by Tree Preservation Orders or which are important to local character.

Site of Special Scientific Interest (SSSI) - a specifically defined area within which protection is afforded to ecological or geological features. Sites are officially notified by Natural England.

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

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

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

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

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

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

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

Sustainable Communities - sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

(See Communities and Local Government website (www.communities.gov.uk))

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

Sustainable Drainage Systems (SUDS) - an environmentally friendly way of dealing with surface water run-off which increases the time taken for surface water to reach watercourses, thereby reducing flash flooding.

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

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

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

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

Windfall Site - a site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most windfall sites are for housing.

Worcestershire Local Transport Plan 3 (LTP3) 2011-2026 - sets out Worcestershire's transport strategy, as well as identifying major long-term transportation pressures on the County.



For further information on the Chaddesley Corbett Neighbourhood Plan contact:

Yvonne Scriven, Parish Clerk

Telephone: 01299 851654

Fax: 01299 851644

Email: clerk@chaddesleyparishcouncil.org.uk

Thank-you for sending the pre-submission consultation draft plan to Wyre Forest District Council. Officers have prepared the response set out and this has been endorsed by Members of the District Council's Local Development Framework Review Panel, Overview and Scrutiny Committee and Cabinet.

The District Council fully supports the Parish Council's commitment to the preparation of the Neighbourhood Plan. It is recognised that the intention of the neighbourhood planning system is to allow a community-led approach to planning with Neighbourhood Development Plans setting out policies which add detail to, or go beyond, policies included within the District Council's own planning policy documents whilst remaining within general conformity with these documents as well as the National Planning Policy Framework (NPPF). The District Council also recognises that it has a statutory duty to support the preparation of neighbourhood plans and at this stage that duty involves the Council providing comments on the Draft Neighbourhood Plan which are intended to support the Parish Council in making sure that the Plan submitted to the District Council for examination meets the Basic Conditions and is able to proceed to referendum. Therefore, this response considers the Draft Plan against the Basic Conditions and provides feedback on each of these:

The Basic Conditions:

Has the Plan taken account of the National Planning Policy Framework?

The plan clearly sets out the planning policy context within which it sits. It outlines the National Planning Policy Framework provisions for Neighbourhood Planning and sets out details of the local policies which are relevant to the preparation of the neighbourhood Plan. The District Council agree that the policies set out within section 2.3 of the Draft neighbourhood Plan are the relevant strategic policies for the Chaddesley Corbett Neighbourhood Area. The key issues highlighted within section 3 of the plan are considered to be appropriate within the context of the national and local planning policy framework.

The vision and objectives presented are considered to be appropriate within the national and local planning policy framework. The most significant policy constraint within the Parish is the fact that the entire Parish lies within the West Midlands Green Belt. Neighbourhood Plans can not amend Green Belt boundaries and can not promote development which would be inappropriate within the Green Belt. The Draft Chaddesley Corbett Neighbourhood Plan includes a site specific allocation in relation to the former Chaddesley Corbett Endowed Primary School site within the village centre. The allocation of this site within the plan for a mix of uses is considered to be in general conformity with the NPPF which allows for *"limited infilling or the partial or complete redevelopment of previously developed sites... which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development"* (NPPF, 2012, p.21, para 89).

Does it contribute to Sustainable development?

Sustainability Appraisal has been undertaken on the Draft neighbourhood Plan and amendments have been made to the policies based on the results of this appraisal. The plan has clear consideration of social, economic and environmental issues and for these reasons it is considered

that it will effectively contribute to the sustainable development of the Parish during the plan period.

Is the Draft Plan in general conformity with the strategic policies of the Local Plan?

The District Council considers the strategic policies within the Local Plan to be those policies set out within the Adopted Core Strategy (December 2010) and those policies set out within Part A of the Site Allocations and Policies Local Plan (July 2013). The District Council is satisfied that whilst the Chaddesley Corbett Neighbourhood Plan seeks to provide a local approach to some specific issues the plan is in general conformity with the strategic policies of the Local Plan.

With regard to housing, the Neighbourhood Plan should include within its summary of the most recent Parish Housing Needs Survey reference to the housing waiting list and the need arising from households registered on it, as well as reference to those households completing the Housing Needs Survey questionnaire who require affordable housing. A clear explanation should be given as to how the policy will assist in delivering housing to meet this need. Given the increase in need for affordable housing since the previous Housing Needs Survey, it is also recommended that an action is included within the Neighbourhood Plan for the Parish Council to work with the District Council to identify a suitable rural exceptions site to begin to meet the identified need for affordable housing.

Is the Plan compatible with EU obligations?

The Sustainability Appraisal incorporates the requirements of the Strategic Environmental Assessment Directive. It is not considered that the plan will have any significant adverse effect on a European site; however, Natural England should be able to provide more detailed guidance on this.

Implementation of the Plan Policies

Under the statutory duty to support plan preparation, the District Council also consider that it is helpful to set out detailed comments on policies which in terms of the practicality of their implementation and the degree to which uncertainties over meaning or intent could hinder this.

Within section 5.1.3 – Overview of Parish Housing Needs Survey 2013 the conclusion states that “ This situation does not constitute a case for seeking to develop numbers of new, smaller properties; such a move would be counter to Green Belt planning policies, and also the views of residents clearly expressed in the 2013 Neighbourhood Plan Survey”. This requires some clarification which could potentially be achieved by rewording as follows; “..seeking to develop large numbers of new, smaller properties...”.

Policy CC1 sets out criteria for new residential development within the Parish. The first criterion does not specifically refer to rural exceptions sites, which may be brought forward on Greenfield/Green Belt sites in exceptional circumstances when evidenced by a robust and up to date local needs survey. It is considered that this needs to be made clearer within the Policy and therefore the following amendment is suggested:

Any proposed site for new development in Chaddesley Corbett Parish will be required to meet the following criteria unless it is a rural exceptions site, a rural workers' dwelling or the replacement of an existing dwelling in the open countryside and is in accordance with policy SAL.DPL2 of the Site Allocations and Policies Local Plan:

1. Any proposed site should be a brownfield site ~~unless it is in conformity with policy SAL.DPL2 of Wyre Forest District Council's Site Allocations and Policies Local Plan.~~

The second criterion of policy CC1 states that developments should be no larger than a small infill site. The use of the word small without definition can be ambiguous. However, defining small by suggesting a maximum number of dwellings on any one site could be too restrictive and lead to problems with multiple smaller applications coming forward for what would otherwise be a single site; this could lead to poor quality, dis-jointed development. Therefore, it is suggested that you consider amending this criteria to refer to the scale of the scheme being appropriate to the size and character of the settlement within which it is located.

Policy CC2 sets out the types of new properties which will be permitted. Clause 2 refers to properties for first time buyers or small families. Although it is accepted that traditionally first time buyers would require smaller properties, they can have varying needs, additionally, small families could have different requirements. Therefore, it may be better to set out some specifications for properties based on the results of the Parish Housing Needs Survey (2013). For example, "properties should be one or two bedroomed in order to address the need for smaller homes identified within the Parish Housing Needs Survey (2013) and meet the needs of first time buyers and small families".

It is suggested that the word "only" should be deleted from criteria 1 of Policy CC2 to read "Affordable housing for rental or shared ownership by those with a local connection." This is to ensure consistency with the District Council's local connection policy which gives first priority to those with a local connection to the area.

It is also considered that the words "up to date" should be added in front of local needs survey within the policy, to ensure that there is robust justification for the new development.

Policy CC4 aims to retain agricultural and commercial buildings for similar uses. However, The Town and Country Planning (General Permitted Development Order) (Amendment) 2013 allows "development consisting of a change of use of a building and any land within its curtilage from use as an agricultural building to a flexible use falling within either Class A1 (shops), Class A2 (financial and professional services), Class A3 (cafes), Class B1 (business), Class B8 (storage and distribution), Class C1 (hotels) or Class D2 (assembly and leisure) of the Schedule to the Use Classes Order". Therefore, the policy should be amended to reflect the fact that these changes can occur albeit with certain restrictions, in order to prevent conflict with the GPDO.

Policy CC7 encourages development which contributes towards the improvements of existing, or provision of new public open space, sport and recreation facilities. There can be some conflict with Green Belt policies in providing new sports facilities in the Green Belt and this is particularly relevant

for indoor sports facilities which would be considered inappropriate in the Green belt unless very special circumstances were demonstrated. Therefore, you may wish to consider re-wording the policy as follows “Development which contributes towards the improvement of existing, or provision of new public open space, sport and recreation facilities will be encouraged provided that they do not constitute inappropriate development in the Green Belt”.

Clause 2 of policy CC8 (Landscape Design Principles) includes a number of safeguarded views. This list omits the view towards St. Cassian’s Church from the South (shown on the attached map) which is considered to be a significant view and is referred to within the Conservation Area Character Appraisal. It is suggested that this view should be included.

Policy CCSA2 allocates the former Grammar School. All of the uses outlined fall into use class D1 and therefore, it is suggested that for clarity, the policy is worded “The old Grammar School building will be retained for a continued educational or related D1 use including health/medical centre, library, advice centre or meeting rooms”.

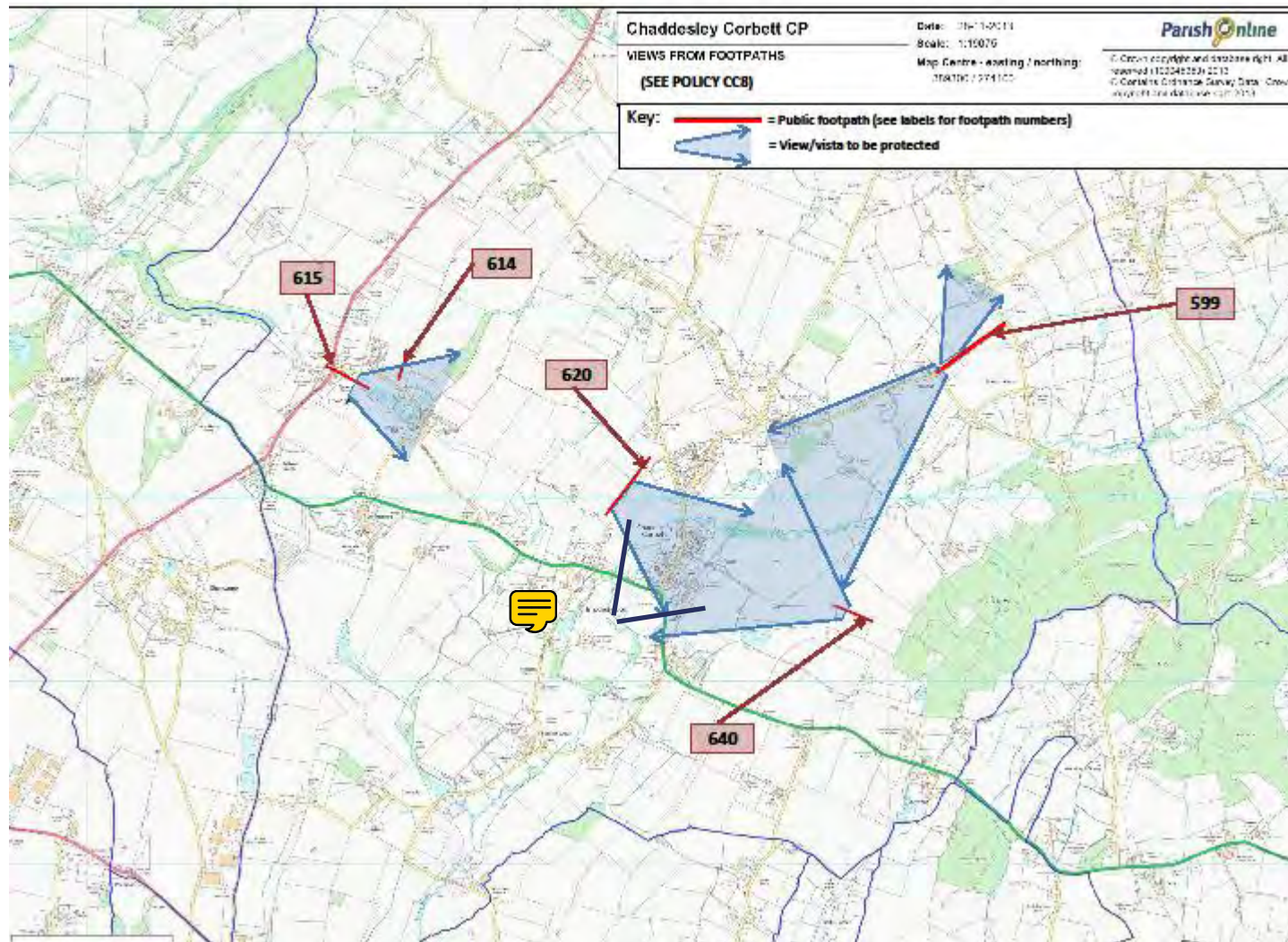
Technical Accuracy

The District Council wishes to draw the Parish Council’s attention to the following matters:

- Section 2.2.1 refers to the Worcestershire Green Infrastructure Strategy. This is now due to be adopted by the County Council in early 2014, following this, it will be reported to District Council members with a view to it being endorsed by the District Council during Spring 2014. Therefore, the information relating to this document will need to be updated before the Neighbourhood Plan is submitted.
- There are a number of references to the Rural Housing Needs Survey. For clarity, the latest housing needs survey should be referred to as the ‘Parish Housing Needs Survey 2013’.
- Policy CC8 includes a reference to Stewards Cottage, the register of Listed Buildings refers to this property as Stuart’s Cottage. This inconsistency should be addressed.
- Paragraph 5.5.14 of the Neighbourhood Plan refers to ‘Wyre Forest Policy SAL.UDP10 of the Adopted Local Plan’. This should be re-worded to read ‘Policy SAL.UP10 of the Wyre Forest District Site Allocations and Policies Local Plan’.

Please do not hesitate to contact me should you wish to discuss the comments raised within this response further.

Appendix III Map 4 Protected Views



WYRE FOREST DISTRICT COUNCIL

**Local Development Framework Review Panel
27th January 2014**

**Overview and Scrutiny Committee
6th February 2014**

**Chaddesley Corbett Neighbourhood Plan – Regulation 14 Consultation
Response**

The Panel scrutinised the report which outlined the proposed response to the Chaddesley Corbett Draft Neighbourhood Plan.

Recommend to Overview and Scrutiny:

- **That a recommendation is made to Cabinet to submit the response set out at Appendix 2 of the report to the Local Development Framework Review Panel, to Chaddesley Corbett Parish Council as the District Council's formal response to the Regulation 14 consultation.**
- **That delegated authority be given to the Director of Economic Prosperity and Place to publish the Neighbourhood Plan upon its receipt and to appoint an examiner to undertake an examination of the Plan.**



Overview & Scrutiny Committee

Briefing Paper

Report of: Rhiannon Foxall, Business Improvement Officer
Date: Thursday 6th February
Open

How Are We Doing? Performance Update

1. Summary

- 1.1 To update Members on the performance of the Council for Quarter 3 (from 1st October 2013 to 31st December 2013).

2. Background

- 2.1 Performance management is instrumental in all council activities as it helps us to keep track of how well we are performing and enables any potential issues to be identified at an early stage so remedial action can be taken. It also informs our decision making processes which underpin the delivery of our Corporate Plan 2011-14 (*Engage, Consult, Deliver*).
- 2.2 The Council has a number of processes in place to monitor our performance including:
- Corporate Plan Actions
 - Corporate Risks and associated actions
 - Leading Measures
 - Lagging Measures

3. Progress

- 3.1 [Appendix 1](#) is an exception report for all of our purposes (People, Place, Housing, Planning, Business, Enabling)
- 3.2 [Appendix 2](#) is a detailed report of performance against our purpose of 'Place'.

4. Key Achievements/Issues

- 4.1 Any overdue items are listed in Appendix 1. However, for many of these, the delays have clear reasons and revised timescales are identified. At this stage, none of the projects seem significantly adrift or unlikely to be completed.
- 4.2 Action WFF 13/14 24 has recently been cancelled due to a decision being made not to re-run the Enabling Support Services Survey until

December 2014. It was agreed that this survey should be conducted biennially in order to give a truer reflection of the impact of actions taken as a result of the previous survey. This action will not feature in future reports.

- 4.3 A key achievement to note is that as a result of the Keep My Place Safe and Looking Good review there has been an increase in value demand by approximately 10% in Cleansing, Parking and Bulky Waste Collections which means we are reducing failure demand i.e. we are getting things right.
(Since implementation in May 2013 to November 2013).

5. Options

- 5.1 That the progress in performance for quarter 3 be noted.

6. Consultation

- 6.1 Cabinet Member for Community Well-Being
6.2 Corporate Management Team

7. Related Decisions

- 7.1 None.

8. Relevant Council Policies/Strategies

- 8.1 Wyre Forest District Council Corporate Plan 2011 – 2014.
8.2 Wyre Forest Forward Programme of Projects 2013/14.

9. Implications

- 9.1 Resources: No direct implications from this report.
9.2 Equalities: No direct implications from this report.
9.3 Partnership working: No direct implications from this report.
9.4 Human Rights: No direct implications from this report.
9.5 E-Government: No direct implications from this report.

10. Equality Impact Needs Assessment

- 10.1 An equality impact assessment has been undertaken and it is considered that there are no discernible impacts on the nine protected characteristics as set out by the Equality Act 2010.

11. Wards affected

- 11.1 None.

12. Appendices

- 12.1 Appendix 1 – All purposes exception report
- 12.2 Appendix 2 – Full 'Place' report

13. Background Papers

Corporate Plan action information is available on the Council's Performance Management System, Covalent. Alternatively, reports can be requested from the Business Improvement Officer.

Officer Contact Details:

Name:	Rhiannon Foxall
Title:	Business Improvement Officer
Contact Number:	Ext. 2786
Email:	rhiannon.foxall@wyreforestdc.gov.uk

Exception report for all purposes

Those actions that are approaching their due date or are overdue



Enabling others to do what they need to do

WFF 13/14 24 Organisational Development - Enabling Support Services Survey

0%



Due Date	Managed By	Latest Note	Latest Note Date
31-Dec-2013	Jane Doyle; Suzanne Johnston-Hubbold	It was recently agreed that the Enabling Support Services Survey only needed to be conducted biennially. This action has therefore been cancelled.	13-Jan-2014

Help me improve my health and well-being

WFF 13/14 07 New Leisure Centre

33%



Due Date	Managed By	Latest Note	Latest Note Date
30-Nov-2014	Linda Collis	Report submitted to Overview and Scrutiny Committee 5th December. All progressing as previously noted. Decision due on funding, 29th January. PQs returned confirming still four companies interested in the DBOM.	03-Jan-2014

Make good development happen

WFF 13/14 15 Bewdley Medical Centre

66%








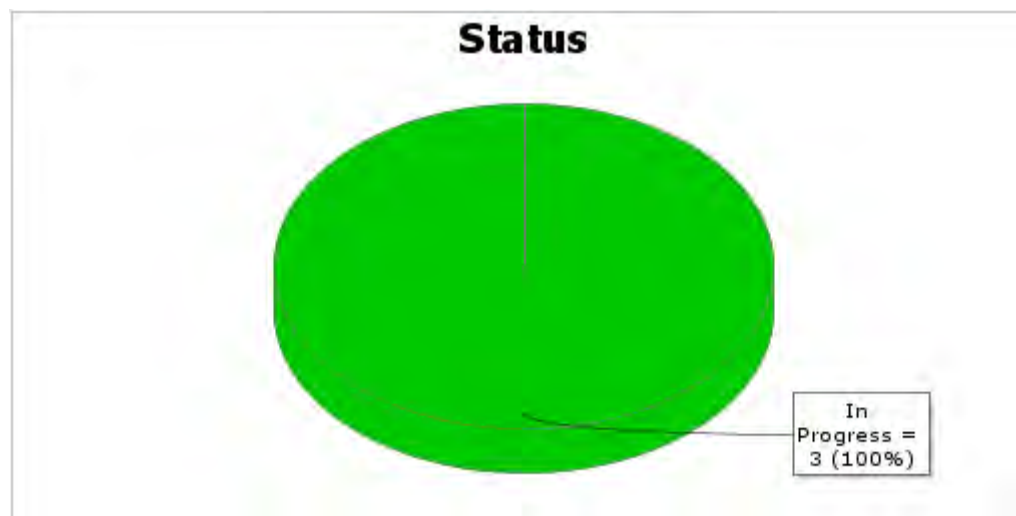
Due Date	Managed By	Latest Note	Latest Note Date
30-Nov-2013	Mike Parker	Town Council expected to formally comment on the application week beginning 20.1. Unlikely that public	13-Jan-2014

meeting will be called. Anticipated to be considered by
WFDC Planning Committee in February.

Keep my place safe and looking good



Action Status	
	Cancelled
	Overdue; Neglected
	Unassigned; Check Progress
	Not Started; In Progress; Assigned
	Completed



WFF 13/14 08

Green Street Site Review

33%



Due Date

Managed By

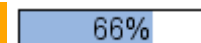
Latest Note

Latest Note Date

31-Mar-2014	Linda Collis	Further work required on available options. Due date of establishing recommendations altered to 31st March to reflect this additional work. Due date for reviewing the options for a shared depot altered to 1st February to allow time for additional work.	03-Jan-2014
-------------	--------------	--	-------------

WFF 13/14 09

Route optimisation refuse collection



Due Date	Managed By	Latest Note	Latest Note Date
31-Mar-2014	Steve Brant; Linda Collis	Waste boundary work completed with Bromsgrove	20-Jan-2014

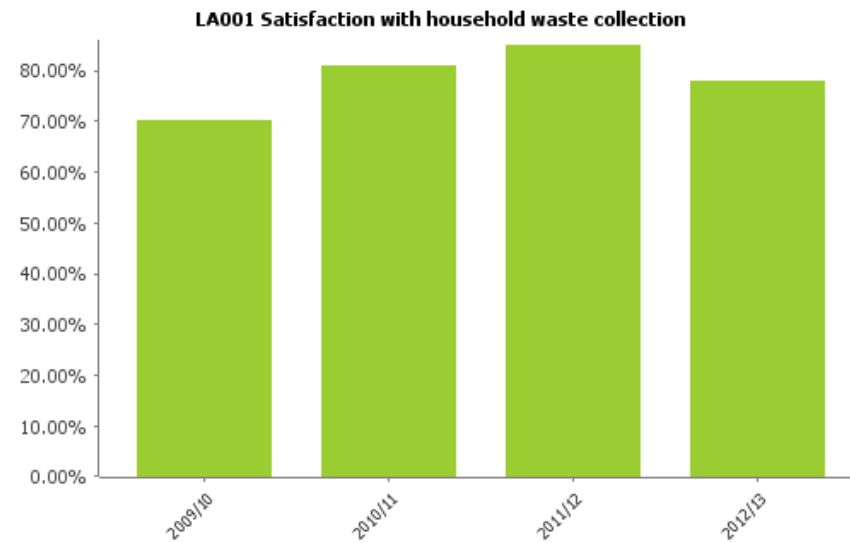
WFF 13/14 29

Keep My Place Safe and Looking Good Review



Due Date	Managed By	Latest Note	Latest Note Date
31-Mar-2014	Linda Collis	From implementation from May 2013 to November 2013 increase in value demand by approximately 10% in Cleansing, Parking and Bulky Waste Collections which means we are reducing failure demand i.e. we are getting things right.	03-Jan-2014

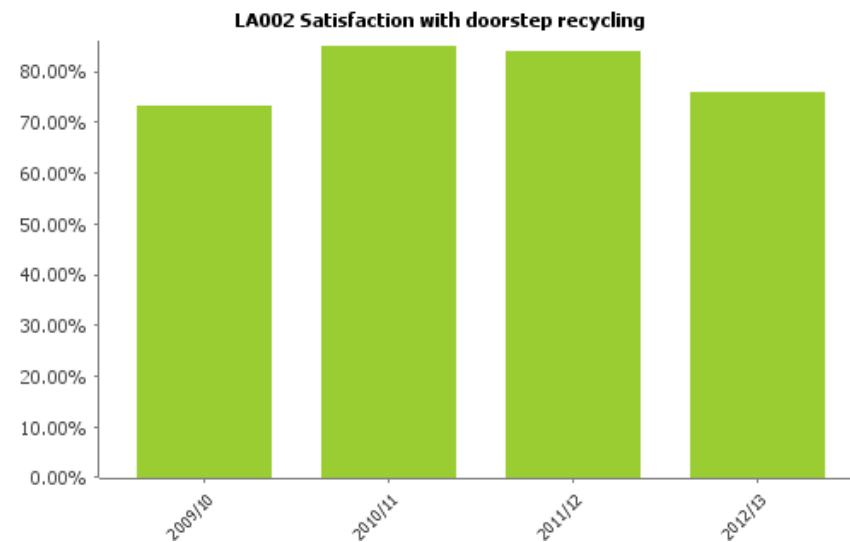
LA001 Satisfaction with household waste collection



Current Value 78.00%

Managed By Steve Brant

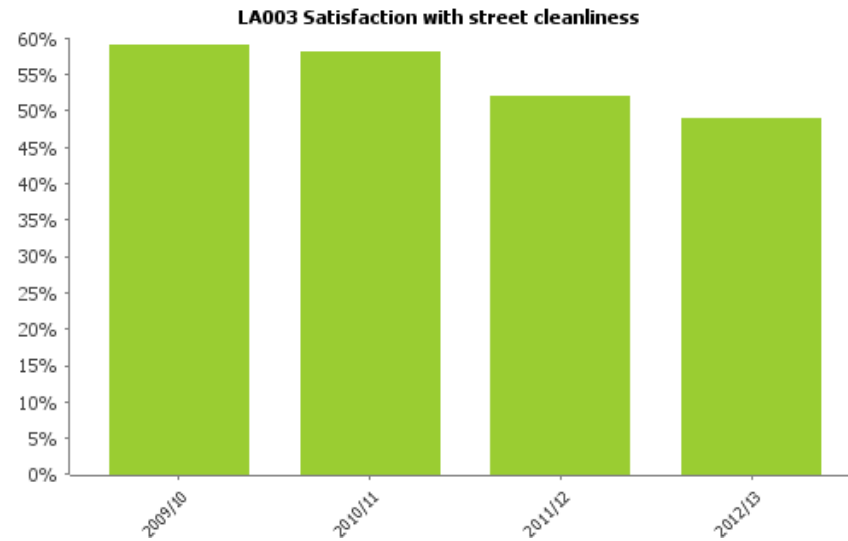
LA002 Satisfaction with doorstep recycling



Current Value 76.00%

Managed By Steve Brant

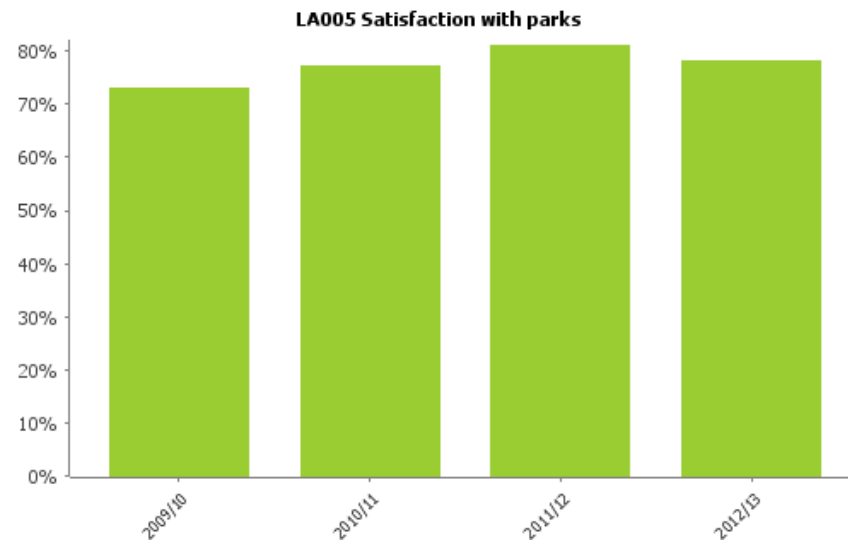
LA003 Satisfaction with street cleanliness



Current Value 49%

Managed By Kay Higman

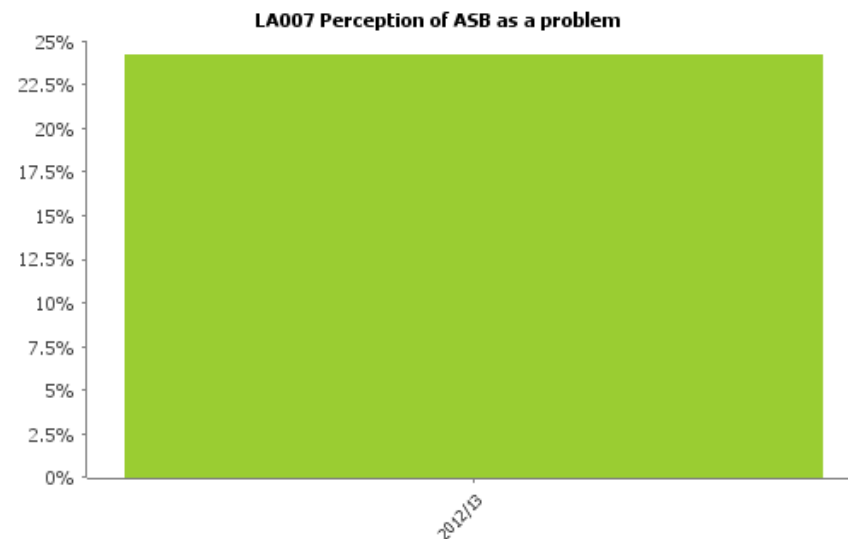
LA005 Satisfaction with parks



Current Value 78%

Managed By Kay Higman

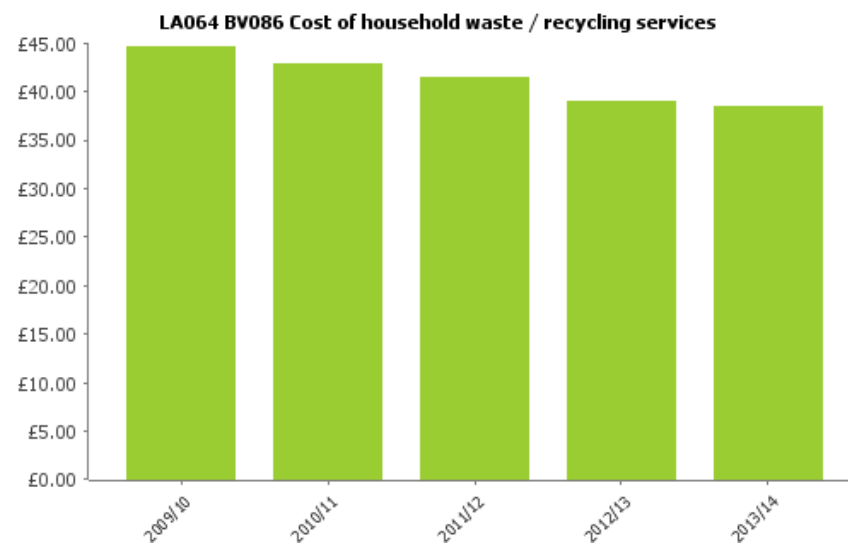
LA007 Perception of ASB as a problem



Current Value 24.2%

Managed By Kathryn Washington

LA064 Cost of household waste /
BV086 recycling services

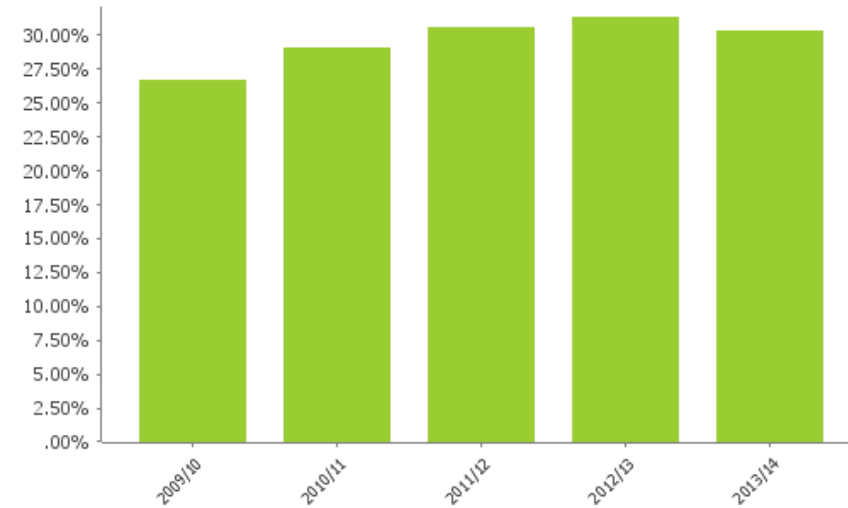


Current Value £38.50

Managed By Steve Brant

LA065 Yearly percentage Of Household Waste Sent For Reuse Recycling And Composting

LA065 Yearly percentage Of Household Waste Sent For Reuse Recycling And Composting

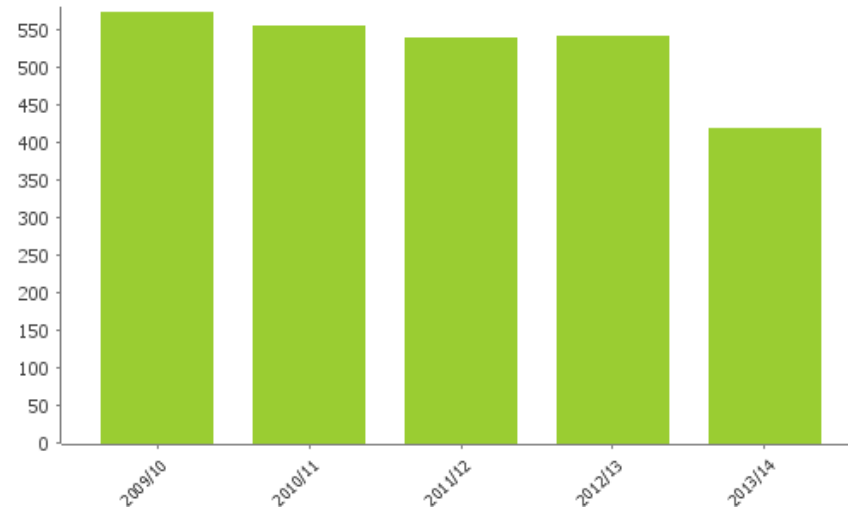


Current Value 30.24%

Managed By Steve Brant

LA066 Yearly residual Waste Per Household – KG's (old RES PI 08 /NI191)

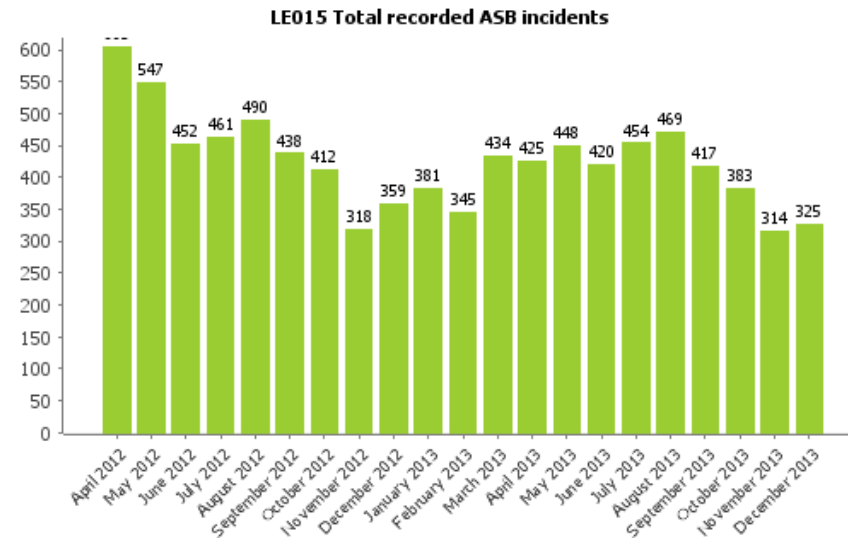
LA066 Yearly residual Waste Per Household - KG's (old RES PI 08 /NI191)



Current Value 418

Managed By Steve Brant

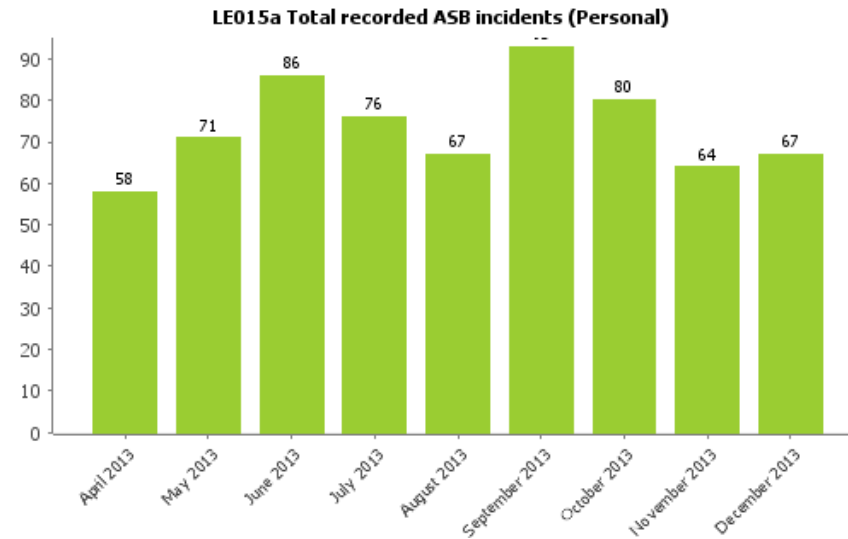
LE015 Total recorded ASB incidents



Current Value 325

Managed By Kathryn Washington

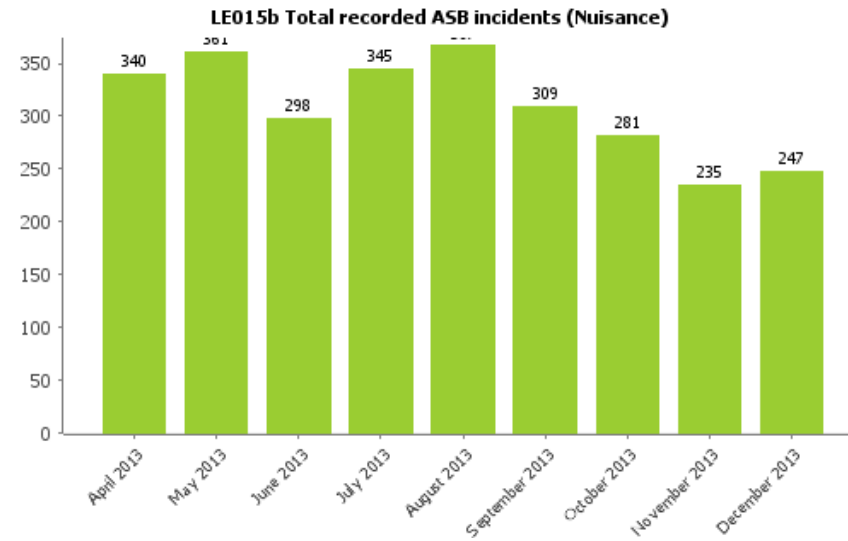
LE015a Total recorded ASB incidents (Personal)



Current Value 67

Managed By Kathryn Washington

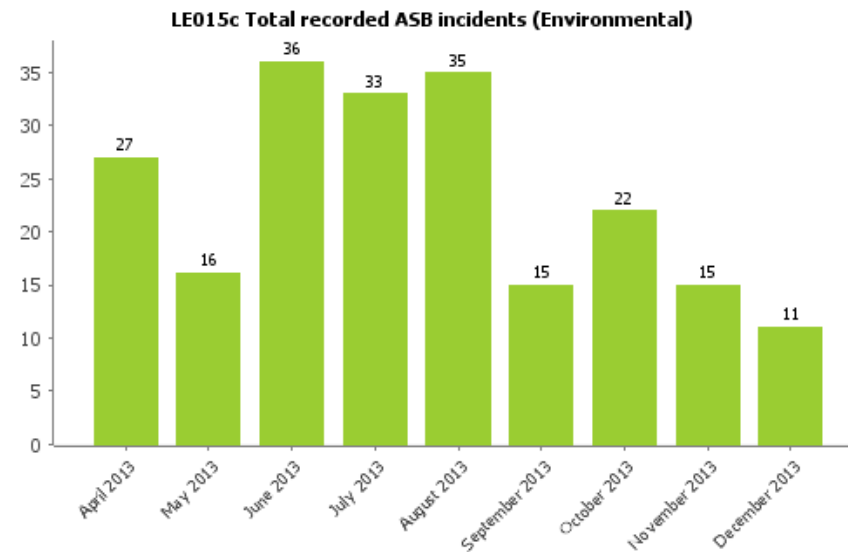
LE015 Total recorded ASB incidents
b (Nuisance)



Current Value 247

Managed By Kathryn Washington

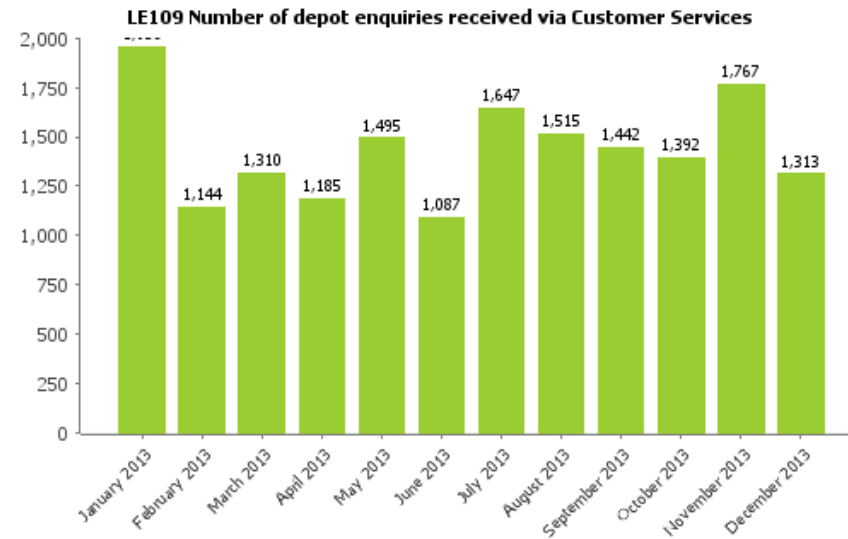
LE015 Total recorded ASB incidents
c (Environmental)



Current Value 11

Managed By Kathryn Washington

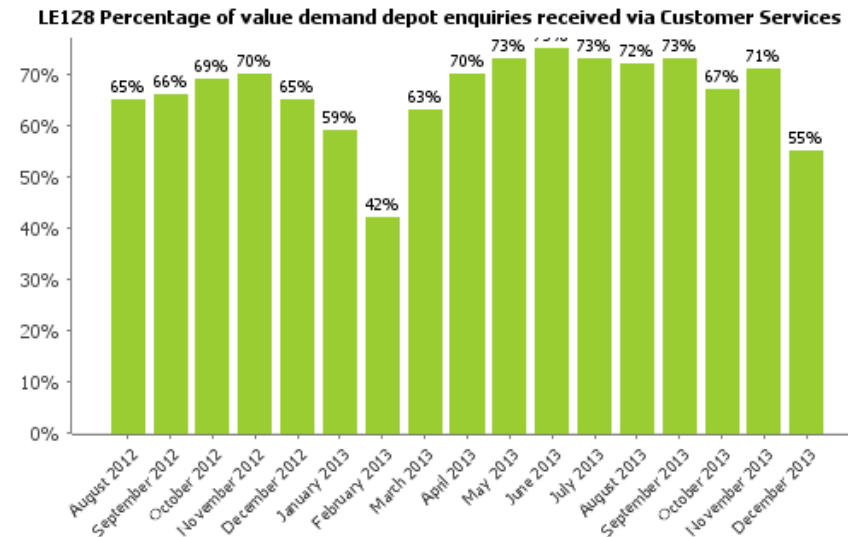
LE109 Number of depot enquiries received via Customer Services



Current Value 1,313

Managed By Steve Brant

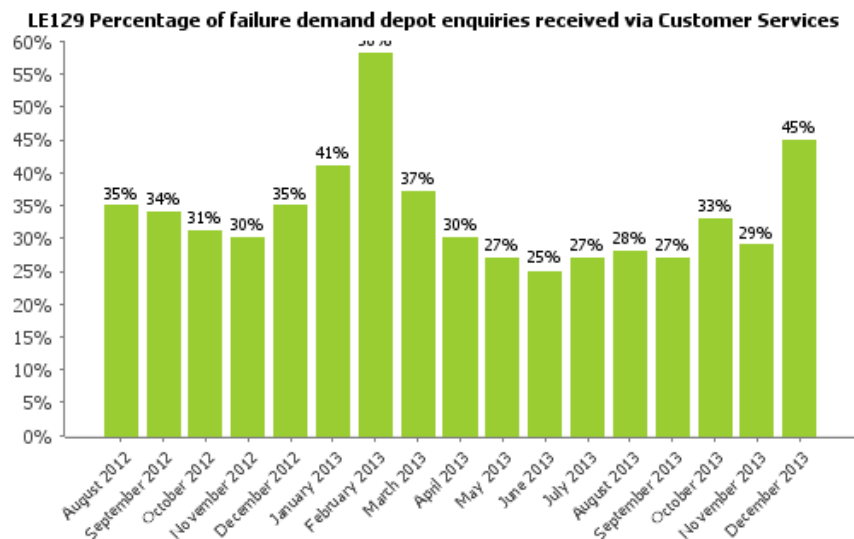
LE128 Percentage of value demand depot enquiries received via Customer Services



Current Value 55%

Managed By Steve Brant

LE129 Percentage of failure demand depot enquiries received via Customer Services



Current Value 45%

Managed By Steve Brant

Listed below are primary actions for other purposes but also impact on this purpose

WFF 13/14 19






State of the Area – Kidderminster Town Centre Public Realm Framework

Listed below are primary measures for other purposes but also impact on this purpose

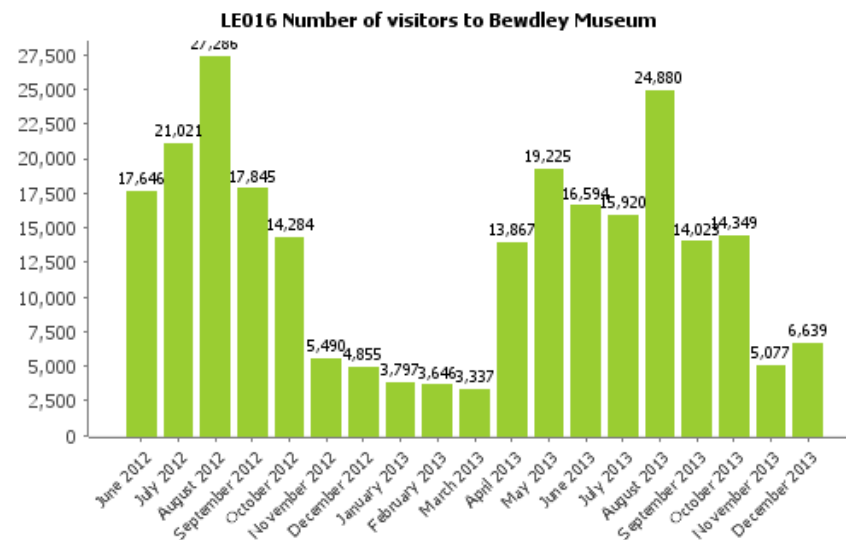
Ensure that there are good things for me to do, see and visit



Progress on the purpose of 'ensure that there are good things for me to do, see and visit'

Action Status	
	Cancelled
	Overdue; Neglected
	Unassigned; Check Progress
	Not Started; In Progress; Assigned
	Completed

LE016 Number of visitors to Bewdley Museum



Current Value 6,639

Managed By Kay Higman

Listed below are primary actions for other purposes but also impact on this purpose

WFF13/14 30

Stourport Canal Basins

WFF 13/14 07

New Leisure Centre

Listed below are primary measures for other purposes but also impact on this purpose

LA028

National survey on participation rates – Sport England

LA029

Percentage of people whose quality of life and sense of wellbeing has improved as a result of Cultural Activities

LE033

Participation rates in sport/leisure facilities

LE033a

Participation rates in sport/leisure facilities – Glades

LE033b

Participation rates in sport/leisure facilities – Stourport

LE033c

Participation rates in sport/leisure facilities – Bewdley



Overview & Scrutiny Committee

Briefing Paper

Report of: Tracey Southall, Chief Financial Officer
Date: Thursday, 6th February 2014

Open

Recommendations from Treasury Management Review Panel: Treasury Management Strategy 2014-15

1. Summary

- 1.1 To provide Members with background information on the Chartered Institute of Public Finance (CIPFA) Prudential Code for Capital Finance in Local Authorities (Prudential Code).
- 1.2 To restate the Prudential Indicators and Limits for the financial years 2014/15 to 2016/17 and set out the expected treasury operations for this period.
- 1.3 To seek approval for the Council's Treasury Management Strategy Statement for the period 1st April 2014 to 31st March 2015 that sets out how the Council's treasury service will support the capital decisions taken, the day to day treasury management and the limitations on activity through treasury prudential indicators. The key indicator is the Authorised Limit, the maximum amount of debt the Council could afford in the short term, but which would not be sustainable in the longer term. This is the Affordable Borrowing Limit required by Section 3 of the Local Government Act 2003 and is in accordance with the CIPFA Code of Practice on Treasury Management and the CIPFA Prudential Code.
- 1.4 To seek approval for the Council's Investment Policy and Strategy Statement for the period 1st April 2014 to 31st March 2015 that sets out the Council's criteria for choosing investment counterparties and limiting exposure to the risk of loss.
- 1.5 To seek approval for the Council's Minimum Revenue Provision Policy Statement for the period 1st April 2014 to 31st March 2015 that sets out the Council's criteria for repayment of Prudential Borrowing.
- 1.6 This proposed strategy was endorsed by the Treasury Management Review Panel on 28th January 2014, who made recommendations to this Overview and Scrutiny Committee. Overview and Scrutiny will recommend to Cabinet that Council gives approval to this key strategy. This is in compliance with the CIPFA Treasury Management Code of Practice.

1.7 To fulfil four key legislative requirements:

- The reporting of the Prudential Indicators as required by the CIPFA Prudential Code;
- The Treasury Management Strategy Statement in accordance with the CIPFA Code of Practice on Treasury Management and CIPFA Prudential Code;
- The Investment Policy and Strategy Statement (in accordance with Communities and Local Government (CLG) investment guidance);
- The Minimum Revenue Provision (MRP) Policy Statement (as required by Regulation under the Local Government and Public Involvement in Health Act 2007).

2. Background

2.1 The Council is required to operate a balanced budget, which broadly means that cash raised during the year will meet cash expenditure. Part of the treasury management operation is to ensure that this cash flow is adequately planned, with cash being available when it is needed. Surplus monies are invested in low risk counterparties or instruments commensurate with the Council's low risk appetite, providing adequate liquidity initially before considering investment return.

2.2 The second main function of the treasury management service is the funding of the Council's capital plans. These capital plans provide a guide to the borrowing need of the Council, essentially the longer term cash flow planning to ensure that the Council can meet its capital spending obligations. This management of longer term cash may involve arranging long or short term loans, or using longer term cash flow surpluses. On occasion any debt previously drawn may be restructured to meet Council risk or cost objectives.

2.3 CIPFA defines treasury management as:

"The management of the local authority's investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks."

2.4 Reporting Requirements

The Council is required to receive and approve, as a minimum, three main reports each year, which incorporate a variety of policies, estimates and actuals.

- **Prudential and treasury indicators and treasury strategy** (this report) - The first, and most important report covers:
 - the capital plans (including prudential indicators);
 - a minimum revenue provision (MRP) policy (how residual capital expenditure is charged to revenue over time);

- the treasury management strategy (how the investments and borrowings are to be organised) including treasury indicators; and
 - an investment strategy (the parameters on how investments are to be managed).
-
- **A mid year treasury management report** – This will update members with the progress of the capital position, amending prudential indicators as necessary, and whether the treasury strategy is meeting the strategy or whether any policies require revision.
 - **An annual treasury report** – This provides details of the actual prudential and treasury indicators and actual treasury operations compared to the estimates within the strategy.

2.5 Scrutiny

The above reports are required to be adequately scrutinised before being recommended to the Council. This role is undertaken by the Treasury Management Review Panel who makes recommendations to the Overview and Scrutiny Committee.

2.6 Treasury Management Strategy for the period 1st April 2014 to 31st March 2015

The strategy for 2014/15 covers two main areas:

1. Capital Issues

- the capital plans and the prudential indicators;
- the minimum revenue provision (MRP) strategy.

2. Treasury management Issues

- the current treasury position;
- treasury indicators which will limit the treasury risk and activities of the Council;
- prospects for interest rates;
- the borrowing strategy;
- policy on borrowing in advance of need;
- debt rescheduling;
- the investment strategy;
- creditworthiness policy; and
- policy on use of external service providers.

These elements cover the requirements of the Local Government Act 2003, the CIPFA Prudential Code, the CLG MRP Guidance, the CIPFA Treasury Management Code and CLG Investment Guidance.

3. Key Issues

3.1 **TREASURY LIMITS FOR THE PERIOD 1st APRIL 2014 to 31st MARCH 2015**

- 3.1.1 It is a statutory duty under Section 3 of the Act and supporting regulations, for the Council to determine and keep under review how much it can afford to borrow. The amount so determined is termed the “Affordable Borrowing Limit”. In England and Wales the Authorised Limit represents the legislative limit specified in the Act.
- 3.1.2 The Council must have regard to the Prudential Code when setting the Authorised Limit, which essentially requires it to ensure that total capital investment remains within sustainable limits and, in particular, that the impact upon its future council tax levels is ‘acceptable’.
- 3.1.3 Whilst termed an “Affordable Borrowing Limit”, the capital plans to be considered for inclusion, incorporate financing by both external borrowing and other forms of liability, such as credit arrangements. The Authorised Limit is to be set, on a rolling basis, for the forthcoming financial year and three successive financial years, details of the Authorised Limit can be found in Appendix 3 of this report.

3.2 **CURRENT PORTFOLIO POSITION**

- 3.2.1 The Council's treasury portfolio position at 10th January 2014 comprised:

Investments Held With	As at 10 th January 2014 £	Average Rate of Return	Duration
NatWest Bank	175,000	0.40%	Instant Access
Royal Bank of Scotland	2,270,000	0.70%	Instant Access
Lloyds TSB Bank	1,520,000	0.40%	Instant Access
NatWest Bank	1,000,000	0.60%	95 Day Notice – maturity due 03/02/14
Santander	3,000,000	0.40%	Instant Access
Svenska Handelsbanken	3,000,000	0.55%	Instant Access
Ignis Money Market Fund	3,695,000	Variable (0.39% on 10/01/14)	Instant Access
Lloyds TSB Bank	1,000,000	0.80%	Fixed to 11/04/14
Lloyds TSB Bank	1,000,000	0.80%	Fixed to 12/06/14
Total £	16,660,000		

- 3.2.2 Early in October 2008, the Icelandic banks Landsbanki, Kaupthing Singer & Friedlander and Glitnir collapsed and the UK subsidiaries of the banks, Heritable and Kaupthing Singer and Friedlander went into administration. In Iceland, Winding-Up Boards were appointed to oversee the run-off of banks,

including Landsbanki. This Council had £9m deposited across three of these institutions. The table below details the Councils Icelandic investments as at 10th January 2014. An eleventh dividend of 2.5p in £, was paid by KSF on 18th December 2013, reducing the principal investment to £925,000. Fourteen dividends have been received up to 10th January 2014 from Heritable Bank reducing the principal investment to £60,157. Four dividends have been received up to 10th January 2014 from Landsbanki reducing the principal investment to £1,430,611.

Icelandic Investments as at 10th January 2014

Bank	Original Investment £	Interest Claimed £	Total Claim £	Dividends Received (including interest) £	Balance Outstanding including Interest Due £	Balance Outstanding Principal Only £
Landsbanki	3,000,000	183,097	3,183,097	1,665,170	1,586,647	1,430,611
Kaupthing Singer & Friedlander	5,000,000	156,378	5,156,378	4,202,448	1,108,621	925,000
Heritable Bank	1,000,000	31,110	1,031,110	969,422	61,688	60,157
Total £	9,000,000	370,585	9,370,585	6,837,040	2,756,956	2,415,768

3.3 BORROWING REQUIREMENT

3.3.1 The Council's Capital Financing Requirement (CFR), its underlying borrowing requirement, is detailed below. Capital expenditure was approved by Council on 27th February 2013. A revision to the CFR was approved by Council on 27th November 2013 following some slippage in the approved Capital Programme.

	2012/13 Actual £'000	2013/14 Estimate £'000	2014/15 Estimate £'000	2015/16 Estimate £'000	2016/17 Estimate £'000
Capital Financing Requirement as at 31st March	5,505	9,104	15,936	16,536	16,425

3.4 PRUDENTIAL AND TREASURY INDICATORS FOR THE PERIOD 1st APRIL 2014 to 31st MARCH 2015

3.4.1 Prudential and Treasury Indicators (as set out in Appendix 3 to this report) are relevant for the purposes of setting an integrated treasury management strategy.

- 3.4.2 The Council is also required to indicate if it has adopted the CIPFA Code of Practice on Treasury Management. This Council adopted the Code of Practice on Treasury Management on 27th February 2003 C90 (10), and as a result adopted a Treasury Management Policy Statement (Executive 13th February 2003 ED.223). The November 2011 revision of the Code was adopted by Council on 29th February 2012.
- 3.4.3 Within the Budget Report to Council in February 2014, revised Prudential Indicators 2014/15 to 2016/17 will be presented for approval, including the £5million investment fund capital scheme approved by Council in November 2013.

3.5 **BORROWING STRATEGY**

- 3.5.1 The Council is currently maintaining an externally 'under-borrowed' position. This means that the underlying capital borrowing need (Capital Financing Requirement – CFR) has not previously been funded with external loan debt but has been met using cash flow funds. This has been a prudent and cost effective approach in the current economic climate; however, it is no longer sustainable as the Council's cash balances are utilised. The Council undertook a first tranche of external borrowing in January 2013. Subsequent loans were taken with the Public Works Loans Board (PWLB) in March and April 2013 and with Derbyshire County Council in December 2013.

The Council's external borrowing position at 10th January 2014 comprised:

Lender	Date	Principal	Type	Interest Rate	Maturity
Borough Council of King's Lynn & West Norfolk	14/01/13	£2m	Fixed interest rate	0.75%	14/07/14 (1.5 years)
PWLB	15/03/13	£1m	Fixed interest rate	2.62%	15/03/22 (9 years)
PWLB	02/04/13	£1m	Fixed interest rate	1.52%	02/04/18 (5 years)
Derbyshire County Council	09/12/13	£1m	Fixed interest rate	0.65%	08/12/14 (364 days)

3.5.2 **Prospects for Interest Rates: View as provided by Capita Asset Services - Treasury Solutions**

The Council has appointed Capita Asset Services – Treasury Solutions (Capita) as its treasury advisor and part of their service is to assist the Council to formulate a view on interest rates. The following table and commentary gives Capita's central view.

Annual Average %	Bank Rate	PWLB Borrowing Rates (including certainty rate adjustment)		
		5 year	25 year	50 year
March 2013	0.50	1.50	3.80	4.00
June 2013	0.50	1.50	3.80	4.00
Sept 2013	0.50	1.60	3.80	4.00
Dec 2013	0.50	1.60	3.80	4.00
March 2014	0.50	1.70	3.90	4.10
June 2014	0.50	1.70	3.90	4.10
Sept 2014	0.50	1.80	4.00	4.20
Dec 2014	0.50	2.00	4.10	4.30
March 2015	0.75	2.20	4.30	4.50
June 2015	1.00	2.30	4.40	4.60
Sept 2015	1.25	2.50	4.60	4.80
Dec 2015	1.50	2.70	4.80	5.00
March 2016	1.75	2.90	5.00	5.20

Until 2013, the economic recovery in the UK since 2008 had been the worst and slowest recovery in recent history. However, growth has rebounded during 2013 to surpass all expectations, propelled by recovery in consumer spending and the housing market. Forward surveys are also currently very positive in indicating that growth prospects are strong for 2014, not only in the UK economy as a whole, but in all three main sectors, services, manufacturing and construction. This is very encouraging as there does need to be a significant rebalancing of the economy away from consumer spending to construction, manufacturing, business investment and exporting in order for this start to recovery to become more firmly established. One drag on the economy is that wage inflation continues to remain significantly below CPI inflation so disposable income and living standards are under pressure, although income tax cuts have ameliorated this to some extent. This therefore means that labour productivity must improve significantly for this situation to be corrected by the warranting of increases in pay rates. The US, the main world economy, faces similar debt problems to the UK, but thanks to reasonable growth, cuts in government expenditure and tax rises, the annual government deficit has been halved from its peak without appearing to do too much damage to growth

The current economic outlook and structure of market interest rates and government debt yields have several key treasury management implications:

- As for the Eurozone, concerns have subsided considerably in 2013. However, sovereign debt difficulties have not gone away and major concerns could return in respect of any countries that do not dynamically address fundamental issues of low growth, international uncompetitiveness and the need for overdue reforms of the economy (as Ireland has done). It is, therefore, possible over the next few years that levels of government debt to GDP ratios could continue to rise to levels that could result in a loss of investor confidence in the financial viability of such countries. This could mean that sovereign debt concerns have not disappeared but, rather, have only been postponed. Counterparty risks therefore remain elevated. This continues to suggest the use of higher quality counterparties for shorter time periods;
- Investment returns are likely to remain relatively low during 2014/15 and beyond;
- Borrowing interest rates have risen significantly during 2013 and are on a rising trend. The policy of avoiding new borrowing by running down spare cash balances has served well over the last few years. However, this needs to be carefully reviewed to avoid incurring even higher borrowing costs, which are now looming ever closer, where authorities will not be able to avoid new borrowing to finance new capital expenditure and/or to refinance maturing debt, in the near future;
- There will remain a cost of carry to any new borrowing which causes an increase in investments as this will incur a revenue loss between borrowing costs and investment returns. This will be proactively mitigated by careful consideration of the day to day cash flow requirements balanced against the timing of borrowing need.

A more detailed Capita forecast is included in Appendix 2.

3.5.3 Against this background and the risks within the economic forecast, caution will be adopted with the 2014/15 treasury operations. The Chief Financial Officer will monitor interest rates in financial markets and adopt a pragmatic approach to changing circumstances:

- *if it was felt that there was a significant risk of a sharp FALL in long and short term rates* (e.g. due to a marked increase of risks around relapse into recession or of risks of deflation), then long term borrowings will be postponed, and potential rescheduling from fixed rate funding into short term borrowing will be considered.
- *if it was felt that there was a significant risk of a much sharper RISE in long and short term rates than that currently forecast*, perhaps arising from a greater than expected increase in the anticipated rate to US tapering of asset purchases, world economic activity or a sudden increase in inflation risks, then the portfolio position will be re-appraised

with the likely action that fixed rate funding will be drawn whilst interest rates are still lower than they will be in the next few years.

Any decisions will be reported to the appropriate decision making body at the next available opportunity.

- 3.5.4 In view of the above forecast the Council's borrowing strategy will be to consider all suitable options and take advantage of the most attractive rates available, both from the PWLB and from the Market, including other Local Authorities, as and when required.

3.5.5 Policy On Borrowing In Advance Of Need

The Council will not borrow more than or in advance of its needs purely in order to profit from the investment of the extra sums borrowed. Any decision to borrow in advance will be within forward approved Capital Financing Requirement estimates, and will be considered carefully to ensure that value for money can be demonstrated and that the Council can ensure the security of such funds.

In determining whether borrowing will be undertaken in advance of need the Council will;

- ensure that there is a clear link between the capital programme and maturity profile of the existing debt portfolio which supports the need to take funding in advance of need
- ensure the ongoing revenue liabilities created, and the implications for the future plans and budgets have been considered
- evaluate the economic and market factors that might influence the manner and timing of any decision to borrow
- consider the merits and demerits of alternative forms of funding
- consider the alternative interest rate bases available, the most appropriate periods to fund and repayment profiles to use
- consider the impact of borrowing in advance on temporarily (until required to finance capital expenditure) increasing investment cash balances and the consequent increase in exposure to counterparty risk and other risks and the level of such risks given the controls in place to minimise them

Risks associated with any borrowing in advance activity will be subject to prior appraisal and subsequent reporting through the mid-year or annual reporting mechanism.

3.6 DEBT RESCHEDULING

- 3.6.1 The Council commenced external borrowing in January 2013. A Policy in respect of debt rescheduling is therefore required.
- 3.6.2 As short term borrowing rates will be considerably cheaper than longer term fixed interest rates, there may be potential opportunities to generate savings

by switching from long term debt to short term debt. However, these savings will need to be considered in the light of the current treasury position and the size of the cost of debt repayment (premiums incurred).

3.6.3 The reasons for any rescheduling to take place will include:

- the generation of cash savings and / or discounted cash flow savings,
- helping to fulfil the treasury strategy outlined in the above paragraphs, and
- enhance the balance of the portfolio (amend the maturity profile and/or the balance of volatility).

3.6.4 Consideration will also be given to identify if there is any residual potential for making savings by running down investment balances to repay debt prematurely as short term rates on investments are likely to be lower than rates paid on current debt.

3.6.5 Any rescheduling will be reported to the Cabinet at the earliest meeting following its action.

3.7 **ANNUAL INVESTMENT STRATEGY**

3.7.1 **Investment Policy**

The Council's investment policy has regard to the CLG's Guidance on Local Government Investments ("the Guidance") and the 2011 revised CIPFA Treasury Management in Public Services Code of Practice and Cross Sectoral Guidance Notes ("the CIPFA TM Code"). The Council's investment priorities will be security first, liquidity second and then return.

The Council will also aim to achieve the optimum return on its investments commensurate with proper levels of security and liquidity. The risk appetite of this Council is low in order to give priority to security of its investments.

The borrowing of monies purely to invest or on-lend and make a return is unlawful and this Council will not engage in such activity.

In accordance with guidance from the CLG and CIPFA, and in order to minimise the risk to investments, the Council has below, clearly stipulated the minimum acceptable credit quality of counterparties for inclusion on the lending list. The creditworthiness methodology used to create the counterparty list fully accounts for the ratings, watches and outlooks published by all three ratings agencies with a full understanding of what these reflect in the eyes of each agency. Using the Capita ratings service potential counterparty ratings are monitored on a real time basis with knowledge of any changes notified electronically as the agencies notify modifications.

Furthermore, the Council's officers recognise that ratings should not be the sole determinant of the quality of an institution and that it is important to continually assess and monitor the financial sector on both a micro and macro basis and in relation to the economic and political environments in which institutions operate. The assessment will also take account of information that reflects the opinion of the markets. To this end the Council will engage with its advisors to maintain a monitor on market pricing such as "credit default swaps" and overlay that information on top of the credit ratings. This is fully integrated into the credit methodology provided by the advisors, Capita in producing its colour codings which show the varying degrees of suggested creditworthiness.

Other information sources used will include the financial press, share price and other such information pertaining to the banking sector in order to establish the most robust scrutiny process on the suitability of potential investment counterparties.

The aim of the strategy is to generate a list of highly creditworthy counterparties which will also enable diversification and thus avoidance of concentration risk.

The intention of the strategy is to provide security of investments and minimisation of risk.

Investment instruments identified for use in the financial year are listed in Appendix 5 under the 'Specified' and 'Non-Specified' Investments categories. Counterparty limits will be as set through the Council's Treasury Management Practices – Schedules.

3.7.2 Creditworthiness Policy

The Council continues to apply the creditworthiness service provided by Capita.

Capita advise that their service employs a sophisticated modelling approach utilising credit ratings from the three main credit rating agencies - Fitch, Moody's and Standard and Poor's. The credit ratings of counterparties are supplemented with the following overlays:

- credit watches and credit outlooks from credit rating agencies;
- CDS spreads to give early warning of likely changes in credit ratings;
- sovereign ratings to select counterparties from only the most creditworthy countries.

This modelling approach combines credit ratings, credit watches and credit outlooks in a weighted scoring system which is then combined with an overlay of CDS spreads for which the end product is a series of colour coded bands which indicate the relative creditworthiness of counterparties. These colour codes are used by the Council to determine the suggested duration for investments and are therefore referred to as durational bands. The Chief Financial Officer is satisfied that this service will continue to provide a high level of security for its investments. It is also a service which the Council would not be able to replicate using in house resources.

The Council will therefore use counterparties within the following durational bands:

- Yellow 5 years * (credit score 1)
- Dark pink 5 years for Enhanced money market funds (EMMFs) (credit score 1.25)
- Light pink 5 years for Enhanced money market funds (EMMFs) (credit score 1.5)
- Purple 2 years (credit score 2)
- Blue 1 year (only applies to nationalised or semi nationalised UK Banks) (credit score 3)
- Orange 1 year (credit score 4)
- Red 6 months (credit score 5)
- Green 100 days** (credit score 6)
- No colour not to be used (credit score 7+)

Y	Pi1	Pi2	P	B	O	R	G	N/C
1	1.25	1.5	2	3	4	5	6	7
Up to 5yrs	Up to 5yrs	Up to 5yrs	Up to 2yrs	Up to 1yr	Up to 1yr	Up to 6mths	Up to 100days	No Colour

The following table shows the standard limits using the Capita Creditworthiness Policy. However, details of the limits for Specified and Non-Specified Investments applicable to this Council can be found in Appendix 5.

	Colour (and long term rating where applicable)	% Limit	Time Limit
Banks *	yellow	25%	5yrs
Banks	purple	25 %	2 yrs
Banks	orange	25 %	1 yr
Banks – part nationalised	blue	50% (subject to a maximum value of £5m, whichever is the lower) Requires Chief Financial Officer approval if greater than 25%	1 yr
Banks	red	25 %	6 mths
Banks	green	25 %	100 days
Other institutions limit	green	25 %	100 days
DMADF	AA+	unlimited	6 months
Local authorities	n/a	25 %	5 yrs
Money market funds	AAA	25%	liquid
Enhanced money market funds with a credit score of 1.25	Dark pink / AAA	25 %	liquid
Enhanced money market funds with a credit score of 1.5	Light pink / AAA	25 %	liquid

* The yellow colour category is for UK Government debt or its equivalent, constant net asset value (CNAV) money market funds and collateralised deposits where the collateral is UK Government debt.

** The green limit was formerly for 3 months but, in July 2013, the Financial Conduct Authority set a requirement for qualifying deposits for bank liquidity buffers of a minimum of 95 days so the green band has been slightly extended to accommodate this regulatory change.

The Capita credit worthiness service uses a wider array of information than just primary ratings and by using a risk weighted scoring system does not give undue preponderance to just one Agency's ratings. The financial institutions, on the resultant Counterparty list, are detailed in Appendix 9.

Typically the minimum credit ratings criteria the Council use will be a short term rating (Fitch or equivalents) of short term rating F1, long term rating A-, viability rating of A-, and a support rating of 1. There may be occasions when the counterparty ratings from one rating agency are marginally lower than these ratings but may still be used. In these instances consideration will be given to the whole range of ratings available, or other topical market information, to support their use.

All credit ratings will be monitored on a weekly basis as a minimum requirement. The Council is immediately alerted to changes to ratings of all three agencies through its use of the Capita creditworthiness service.

- If a downgrade results in the counterparty/investment scheme no longer meeting the Council's minimum criteria, its further use as a new investment will be withdrawn immediately.
- In addition to the use of credit ratings the Council will be advised of information in movements in Credit Default Swap (CDS) against the iTraxx benchmark and other market data on a weekly basis. Extreme market movements may result in downgrade of an institution or removal from the Council's lending list.

Sole reliance will not be placed on the use of this external service. In addition this Council will also use market data and market information, information on government support for banks and the credit ratings of that supporting government; Capita will supply this information to the Treasury team as part of their comprehensive service.

The Local Authority Mortgage Scheme (LAMS) – if the Council were to participate in the cash backed mortgage scheme it will require the Council to place a matching five year deposit to the life of the indemnity. This capital expenditure is an integral part of the LAMS policy initiative and would be outside the criteria specified above as it is not classified as an Investment for the purposes of the Treasury Management Strategy Statement.

3.7.3 Non UK Country Limits

The Council has determined that it will only use approved counterparties from countries outside the UK with a minimum sovereign credit rating of AAA from Fitch Ratings (or equivalent from other agencies if Fitch does not provide). The list of countries that qualify using this credit criteria as at the date of this report are shown in Appendix 6. This list will be added to or deducted from by officers should ratings change in accordance with this policy.

In addition to the minimum sovereign credit rating, no more than 25% would be placed with any individual non-UK country at any time should they meet the creditworthiness criteria.

3.7.4 Investment Strategy

In-house funds: Investments will accordingly be made with reference to the core balance and cash flow requirements and the outlook for short-term interest rates (i.e. rates for investments up to 12 months).

Investment returns expectations: Bank Rate is forecast to remain unchanged at 0.5% before starting to rise from quarter 2 of 2016. Bank Rate forecasts for financial year ends (March) are:

- 2013/14 0.50%
- 2014/15 0.50%
- 2015/16 0.50%
- 2016/17 1.25%

There are upside risks to these forecasts (i.e. start of increases in Bank Rate occurs sooner) if economic growth remains strong and unemployment falls faster than expected. However, should the pace of growth fall back, there could be downside risk, particularly if Bank of England inflation forecasts for the rate of fall of unemployment were to prove to be too optimistic.

For its cash flow generated balances, the Council will seek to utilise its instant access/call accounts, business reserve accounts, 30 and 95 day accounts, money market funds, money market instruments (such as gilts and Treasury Bills) and short-dated deposits (overnight to 100 days) in order to benefit from the compounding of interest.

3.7.5 End of Year Investment Report

At the end of each financial year, the Council will report on its investment activity as part of its Annual Treasury Report.

3.7.6 External Fund Managers

The use of specialist investment managers be considered by the Chief Financial Officer on an ongoing basis, to manage a proportion of the Council's investments (minimum market requirement is usually £10 million) where market conditions are considered favourable to achieve higher overall investment returns. Specialist investment managers will be appointed by the Chief Financial Officer under delegated powers and subject to the Council's Standing Orders Relating to Contracts, if applicable. It is however highly unlikely the Council will hold sufficient funds for investment to be able to consider the use of External Fund Managers due to diminishing cash reserves and the increasing Capital Financing Requirement.

The Council's external fund manager(s) will comply with the Annual Investment Strategy. The agreement(s) between the Council and the fund manager(s) additionally stipulate guidelines and duration and other limits in order to contain and control risk.

The minimum credit criteria to be used by the cash fund manager(s) are as follows: -

	Fitch	Moody's	Standard and Poors
Long Term	A	A2	A
Short Term	F1	P-1	A-1
Viability/Financial Strength	BBB	C	N/A
Support	2	N/A	N/A

(The combination of Fitch ratings above is either B2 or C2)

3.8 POLICY ON THE USE OF EXTERNAL SERVICE PROVIDERS

- 3.8.1 The Council uses Capita Asset Services – Treasury Solutions (Capita) as its external treasury management advisers, appointed from 1st September 2010. The contract for treasury services was recently extended by a further 2 years on favourable terms.
- 3.8.2 The Council recognises that responsibility for treasury management decisions remains with the organisation at all times and the Chief Financial Officer will ensure that statutory Section 151 responsibilities continue to be met, in close liaison with, but without undue reliance, upon our external service providers.
- 3.8.3 It also recognises that there is value in employing external providers of treasury management services in order to acquire access to specialist skills and resources. The Council will ensure that the terms of their appointment and the methods by which their value will be assessed are properly agreed and documented, and subjected to regular review.

3.9 SCHEME OF DELEGATION

- 3.9.1 The Council's Treasury Management Scheme of Delegation is detailed in Appendix 7.

3.10 ROLE OF THE SECTION 151 OFFICER

- 3.10.1 The Treasury Management Role of the Section 151 Officer is detailed in Appendix 8.

3.11 MEMBER AND OFFICER TRAINING

- 3.11.1 The CIPFA Code requires the Responsible Officer to ensure that Members with responsibility for treasury management receive adequate training in treasury management. The increased Member consideration of treasury management matters and the need to ensure officers dealing with treasury management are trained and kept up to date requires a suitable training

process for Members and officers. The Council has addressed this important issue by:

- Annual Portfolio holder training from the Chief Financial Officer and Treasury Consultants;
- Treasury Management Review Panel annual training updates (with additional updates as necessary);
- Quarterly Treasury Update Reports to Members;
- Daily Officer monitoring of Treasury and Money Market information by Treasury Officers;
- Regular attendance by Officers at professional Seminars provided by Treasury Consultants, CIPFA and CLG

3.12 LOCAL ISSUES

3.12.1 The most significant issue to affect the Council relates to the exposure of investments with links to Icelandic Banks. In reacting to this situation the Council established the Treasury Management Review Panel which examined the circumstances leading up to the placing of the particular investments and continues to make recommendations in relation to the Council's lending lists. Repayments in respect of these investments continue in line with expectations. The Council has already recovered over 73% of the principal and remains optimistic of overall recovery rates.

3.12.2 During the next year the funds available for investment will reduce as the Council continues to progress its Transformation Agenda. Wyre Forest Forward initiatives are being pursued to ensure that the Council can reduce on-going revenue costs of delivering services. As other approved capital projects progress, the most significant being the Leisure Future Provision, the borrowing requirement will increase as detailed in this report.

3.12.3 Council on 27th November 2013 approved the creation of a major investment fund of £5m for the development of the Council's assets for housing and other suitable development opportunities. This will be reflected in the February 2014 report to Council along with any final amendments to the Capital Programme, related Prudential Indicators and TMSS. The fund is to initiate the proposal to further develop the portfolio of the Council's assets and invest in development opportunities to produce a positive revenue stream. The associated costs of borrowing will be met from any investment scheme.

The finance team will work closely with Capita on the business cases for any proposals to be funded under this initiative. Members will be given opportunity to scrutinise each business case as part of the process. The business cases will include demonstrations of affordability before the schemes can be committed.

3.12.4 Over the coming years the Council is also scheduled to make disposals of assets, however, careful consideration will be made at each opportunity to ensure that the Council sells at a time that maximises the return to the authority.

3.12.5 The Council entered into external borrowing in January 2013 in line with the Finance Strategy.

3.13 KEY ISSUES

3.13.1 The Key Issues of this report are summarised as follows:

- The Investment Policy and Strategy Statement 2012/13 was revised by Council. Approval was given to increase the counterparty/group limit to 50% with a maximum limit of £5m (whichever is the lower) for the UK part-nationalised banks, by exception only. Where an investment is above 25% this needs prior approval by the Chief Financial Officer. This has allowed the Council to secure effective rates of return whilst ensuring that the funds are placed with those counterparties that are considered to be a low risk, demonstrating security and liquidity over yield. This Policy has continued to date; the Chief Financial Officer has reviewed this Policy and concluded it should continue as part of the ongoing TMSS to avoid increased use of the Debt Management Office (DMO) and to manage investments effectively. It will be subject to regular review and remain to be used by exception only and with specific prior approval.
- The Council has entered into external borrowing in accordance with the current approved TMSS. Loans outstanding as at 10th January 2014 total £5million. Full details can be found in Section 8.1 of this report.
- It has not yet been possible to launch the Local Authority Mortgage Scheme (LAMS) approved at Council in February 2012. The scheme launch has been deferred due to the diminished differential between the broker/commercial rate Lloyds Bank are currently able to offer (caused by poor market conditions together with the impact of the national local lending scheme) and the costs of borrowing currently available. The reduced differential increases the Council's risk of exposure to any defaults. The Chief Financial Officer has now recommended to Council that the initial £1m funding allocated for the Local Authority Mortgage Scheme be removed from the Capital Programme given the launch of the Government's Help to Buy Scheme and withdrawal of the Lloyds Banking Group from this initiative.
- As announced in December 2013, following a competitive tendering process, Lloyds Bank plc have been awarded the Council's banking contract from 1st April 2014. This is excellent news and is well timed given the withdrawal of the Co Operative Bank from Local Authority banking contracts. Whilst the migration to Lloyds involves a considerable amount of work for the Accountancy Team, this will be appropriately resourced and we shall be working closely with both Lloyds and Coop to ensure a smooth transition.

3.13.2 As reported previously, the returns the Council is currently receiving from investment returns remain significantly lower than those achieved during years up to 2007/2008. Interest rates are estimated to remain historically low and are currently subject to a downward trend. Modest increases are anticipated to commence in Quarter 2 of 2016, implemented over a long

period. Section 10 of this report identifies the on-going sensitivity that the Council faces in relation to investment returns.

- 3.13.3 The Chief Financial Officer will continue to keep the current Treasury Management Practices (TMP) under review with the assistance of the Council's Treasury Consultants and report to members as appropriate.
- 3.13.4 The financial situation facing this Council continues to be extremely challenging. The Provisional Local Government Settlement was announced following the Chancellor's Autumn Statement, on 18th December 2013. The Settlement was for 2014/15 only, with illustrative figures for 2015/16. As predicted, the austerity measures look set to continue until 2019, although the outlook for local government, particularly following the decisions announced as part of the Autumn Statement is less bleak than previously thought.

4. Options

Overview and Scrutiny Committee to propose to Cabinet that it recommends to Council to:

- 4.1 Approve the restated Prudential Indicators and Limits for the financial years 2014/15 to 2016/17 included in Appendix 3.**
- 4.2 Approve the updated Treasury Management and Investment Policy and Strategy Statements for the period 1st April 2014 to 31st March 2015 (the associated Prudential Indicators are included in Appendix 3 and the detailed criteria is included in Section 10 and Appendix 5).**
- 4.3 Approve the Minimum Revenue Provision (MRP) Statement that sets out the Council's policy on MRP included in Appendix 1.**
- 4.4 Approve the Authorised Limit Prudential Indicator included in Appendix 3.**

5. Consultation

- 5.1 Capita Asset Services – Treasury Solutions, Treasury Advisors
- 5.2 Cabinet
- 5.3 CLT
- 5.4 Treasury Management Review Panel

6. Related Decisions

- 6.1 Recommendation from Treasury Management Review Panel 28th January 2014.

7. Relevant Council Policies/Strategies

- 7.1 Council 27/02/13 – Treasury Management Strategy Statement, Minimum Revenue Provision Policy Statement and updated Prudential Indicators 2013/14.

http://www.wyreforest.gov.uk/council/docs/doc47705_20130227_council_agenda.pdf

- 7.2 Council 25/09/13 - Annual Report on Treasury Management Service and Actual Prudential Indicators 2012/13.

http://www.wyreforest.gov.uk/council/docs/doc48376_20130925_council_agenda.pdf

- 7.3 Council 27/11/13 – Treasury Management Strategy Statement and Annual Investment Strategy Mid-year Review Report 2013/2014.

http://www.wyreforest.gov.uk/council/docs/doc48584_20131127_council_agenda.pdf

8. Implications

- 8.1 **Resources:** The Financial Implications of the Treasury Management function are included in the Council's Medium Term Financial Strategy and Three Year Budget and Policy Framework.

- 8.2 **Legal & Policy:** The Local Government Act 2003 supplemented by Regulations set out the current framework for a prudential system for local authority capital finance. This Act, together with CIPFA's Prudential Code for Capital Finance in Local Authorities, came into effect on 1st April 2004. This code together with recent revised editions, guides decisions on what Local Authorities can afford to borrow and has statutory backing under Regulations issued in accordance with the Local Government Act 2003.

Adoption of the CIPFA Code of Practice on Treasury Management in the Public Services as part of the Authority's Standing Orders and Financial Regulations, gives it the status of a "code of practice made or approved by or under any enactment", and hence proper practice under the provisions of the Local Government and Housing Act 1989.

- 8.3 **Risk Management:** The Council is aware of the risks of passive management of the treasury portfolio. With the support of Capita, the Council's treasury advisors, the Council has proactively managed the portfolio over the year.

Shorter-term variable rates and likely future movement in these rates predominantly determine the Council's investment return. These returns can therefore be volatile and, whilst the risk of loss of principal is minimised through the lending list, accurately forecasting returns can be difficult.

In the event of a counterparty default, a formal demand for payment, to include principal, contractual interest and default interest, will be made as soon as possible. Such demand will need to meet the criteria as specified in the Insolvency Act Amendments Rules 2010.

The main risk associated to the Council's Capital Programme, allied to this TMSS, is that given the current depressed economy, asset disposals are not

fully realised in terms of timing and valuation assumptions. This may increase external borrowing until such sales proceeds are realised and also incur additional costs, of debt repayment to these already included in Finance Strategy.

There will be a small increase in risk by placing up to 50% of the total investments with the part-nationalised banks. However, such investments will only be placed by exception, with the express approval of the Chief Financial Officer. The Council will continue to aim to achieve the optimum return on its investments commensurate with its investment priorities of security and liquidity. The Council has been advised that any withdrawal of Government support for the part-nationalised banks could take 12 months.

The change of banks will be closely managed to mitigate any risk to the treasury management day to day activity.

9. Equality Impact Needs Assessment

- 9.1 This is a financial report and there is no requirement to consider an Equality Impact Assessment.

10. Wards affected

- 10.1 All

11. Appendices

- 11.1 Appendix 1 - MRP Strategy
- 11.2 Appendix 2 - Interest Rate Forecasts
- 11.3 Appendix 3 - Prudential and Treasury Indicators
- 11.4 Appendix 4 - Economic Background
- 11.5 Appendix 5 - Specified and Non Specified Investments
- 11.6 Appendix 6 - Approved Countries for Investments
- 11.7 Appendix 7 - Treasury Management Scheme of Delegation
- 11.8 Appendix 8 - The Treasury Management Role of the Section 151 Officer
- 11.9 Appendix 9 – Sector Weekly Credit List (Counterparty List as at 10th January 2014)

12. Background Papers

- 12.1 Local Government Act 2003.
- 12.2 CIPFA's Revised Prudential Code for Capital Finance in Local Authorities, 2011.
- 12.3 CIPFA's Revised Code of Practice on Treasury Management in the Public Services, 2011.
- 12.4 Local Government and Housing Act 1989.
- 12.5 Council 27/02/13 – Treasury Management Strategy Statement, Minimum Revenue Provision Policy Statement and updated Prudential Indicators 2013/14.

http://www.wyreforest.gov.uk/council/docs/doc47705_20130227_council_agenda.pdf

12.6 Council 25/09/13 - Annual Report on Treasury Management Service and Actual Prudential Indicators 2012/13.

http://www.wyreforest.gov.uk/council/docs/doc48376_20130925_council_agenda.pdf

12.7 Council 27/11/13 – Treasury Management Strategy Statement and Annual Investment Strategy Mid-year Review Report 2013/2014.

http://www.wyreforest.gov.uk/council/docs/doc48584_20131127_council_agenda.pdf

Officer Contact Details:

Name: Tracey Southall
Title: Chief Financial Officer
Contact Number: 01562 732100
Email: tracey.southall@wyreforestdc.gov.uk

Name: Lisa Hutchinson
Title: Principal Accountant
Contact Number: 01562 732120
Email: lisa.hutchinson@wyreforestdc.gov.uk

APPENDIX 1 MINIMUM REVENUE PROVISION (MRP) POLICY STATEMENT

The Council is required to pay off an element of the accumulated General Fund capital spend each year (the CFR) through a revenue charge (the minimum revenue provision - MRP), although it is also allowed to undertake additional voluntary payments if required (voluntary revenue provision - VRP).

CLG regulations have been issued which require the full Council to approve **an MRP Statement** in advance of each year. A variety of options are provided to councils, so long as there is a prudent provision. The Council is recommended to approve the following MRP Statement:

For capital expenditure incurred before 1 April 2008 or which in the future will be Supported Capital Expenditure, the MRP policy will be:

Option 1: Regulatory Method

Under the previous MRP regulations, MRP was set at a uniform rate of 4% of the adjusted CFR (i.e. adjusted for "Adjustment A") on a reducing balance method (which in effect meant that MRP charges would stretch into infinity). This historic approach must continue for all capital expenditure incurred in years before the start of this new approach. It may also be used for new capital expenditure up to the amount which is deemed to be supported through the SCE annual allocation.

This option provides for an approximate 4% reduction in the borrowing need (CFR) each year.

From 1 April 2008 for all unsupported borrowing (including PFI and finance leases) the MRP policy will be:

Option 3: Asset Life Method

Under this option, it is intended that MRP should be spread over the estimated useful life of either an asset created, or other purpose of the expenditure. There are two useful advantages of this option: -

- Longer life assets e.g. freehold land can be charged over a longer period.
- No MRP charges need to be made until the financial year after that in which an item of capital expenditure is fully incurred and, in the case of a new asset, comes into service use (this is often referred to as being an 'MRP holiday').

The equal instalment method will be used to calculate charges under option 3. Estimated life periods will be determined by the Chief Financial Officer (Section 151 Officer) under powers delegated by Council. To the extent that expenditure is not on the creation of an asset and is of a type that is subject to estimated life periods that are referred to in the guidance, these periods will generally be adopted by the Council as determined by the Chief Financial Officer. However, under these powers delegated by Council, the Chief Financial Officer reserves the right to determine useful life periods and prudent MRP in exceptional circumstances where the recommendations of the guidance would not be appropriate.

As some types of capital expenditure incurred by the Council are not capable of being related to an individual asset, asset lives will be assessed on a basis which most reasonably reflects the anticipated period of benefit that arises from the expenditure. For example, the Guidance recommends that in the case of Loans and grants towards capital expenditure by third parties (under Regulation 25(1)(b)), a charge should be made over a period "equal to the estimated life of the assets in relation to which the third party expenditure is incurred" and this is the approach adopted in this revised MRP Policy. Also, whatever type of expenditure is involved, it will be grouped together in a manner which reflects the nature of the main component of expenditure and will only be divided up in cases where there are two or more major components with substantially different useful economic lives.

This option provides for a reduction in the borrowing need over approximately the asset's life.

In accordance with the Guidance, MRP will be charged in the financial year following that in which the asset is completed or becomes operational.

The Council are satisfied that the policy for calculating MRP set out in this Policy Statement will result in the Council continuing to make prudent provision for the repayment of debt, over a period that is on average reasonably commensurate with that over which expenditure provides benefit.

The Chief Financial Officer will, where it is prudent to do so, use discretion to review the overall financing of the Capital Programme and the opportunities afforded by the regulations, to maximise the benefit to the Council whilst ensuring the Council meets its duty to charge a prudent provision.

Should this Council decide to launch the Local Authority Mortgage Scheme (LAMS) using the cash backed option, the mortgage lenders require a 5 year deposit from the local authority to match the 5 year life of the indemnity. The deposit placed with the mortgage lender provides an integral part of the mortgage lending, and is treated as capital expenditure and a loan to a third party. The Capital Financing Requirement (CFR) will increase by the amount of the total indemnity. The deposit is due to be returned in full at maturity, with interest paid either annually or on maturity. Once the deposit matures and funds are returned to the local authority, the returned funds are classed as a capital receipt, and the CFR will reduce accordingly. As this is a temporary (five years) arrangement and the funds will be returned in full, there is no need to set aside prudent provision to repay the debt liability in the interim period, so there is no MRP application.

APPENDIX 2 INTEREST RATE FORECASTS

The data below shows a variety of forecasts published by a number of institutions, being Capita Asset Services, UBS and Capital Economics (an independent forecasting consultancy).

The forecast within this strategy statement has been drawn from these diverse sources and officers' own views.

Capita Asset Services Interest Rate View													
	Mar-14	Jun-14	Sep-14	Dec-14	Mar-15	Jun-15	Sep-15	Dec-15	Mar-16	Jun-16	Sep-16	Dec-16	Mar-17
Bank Rate View	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.75%	1.00%	1.00%	1.25%
3 M onth LIBID	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.60%	0.70%	0.90%	1.30%
6 M onth LIBID	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	0.60%	0.70%	0.80%	1.00%	1.20%	1.40%
12 M onth LIBID	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	1.00%	1.20%	1.40%	1.60%	1.80%	2.00%	2.30%
5yr PW IB Rate	2.50%	2.60%	2.70%	2.70%	2.80%	2.80%	2.90%	3.00%	3.10%	3.20%	3.30%	3.40%	3.40%
10yr PW IB Rate	3.60%	3.70%	3.80%	3.80%	3.90%	3.90%	4.00%	4.10%	4.20%	4.30%	4.30%	4.40%	4.50%
25yr PW IB Rate	4.40%	4.50%	4.50%	4.60%	4.60%	4.70%	4.80%	4.90%	5.00%	5.10%	5.10%	5.10%	5.10%
50yr PW IB Rate	4.40%	4.50%	4.50%	4.60%	4.70%	4.80%	4.90%	5.00%	5.10%	5.20%	5.20%	5.20%	5.20%
Bank Rate													
Capita Asset Services	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.75%	1.00%	1.00%	1.25%
UBS	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.75%	1.00%	-	-	-	-	-
Capital Economics	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.75%	-	-	-	-	-
5yr PW IB Rate													
Capita Asset Services	2.50%	2.60%	2.70%	2.70%	2.80%	2.80%	2.90%	3.00%	3.10%	3.20%	3.30%	3.40%	3.40%
UBS	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Economics	2.60%	2.60%	2.60%	2.60%	2.70%	2.80%	3.00%	3.20%	-	-	-	-	-
10yr PW IB Rate													
Capita Asset Services	3.60%	3.70%	3.80%	3.80%	3.90%	3.90%	4.00%	4.10%	4.20%	4.30%	4.30%	4.40%	4.50%
UBS	3.70%	3.80%	3.90%	4.05%	4.05%	4.30%	4.55%	4.55%	-	-	-	-	-
Capital Economics	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	4.05%	-	-	-	-	-
25yr PW IB Rate													
Capita Asset Services	4.40%	4.50%	4.50%	4.60%	4.60%	4.70%	4.80%	4.90%	5.00%	5.10%	5.10%	5.10%	5.10%
UBS	4.55%	4.55%	4.80%	4.80%	5.05%	5.05%	5.30%	5.30%	-	-	-	-	-
Capital Economics	4.35%	4.35%	4.35%	4.35%	4.35%	4.35%	4.35%	4.45%	-	-	-	-	-
50yr PW IB Rate													
Capita Asset Services	4.40%	4.50%	4.50%	4.60%	4.70%	4.80%	4.90%	5.00%	5.10%	5.20%	5.20%	5.20%	5.20%
UBS	4.45%	4.45%	4.70%	4.70%	4.90%	4.90%	5.05%	5.05%	-	-	-	-	-
Capital Economics	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.60%	-	-	-	-	-

APPENDIX 3 PRUDENTIAL AND TREASURY INDICATORS

1 THE CAPITAL PRUDENTIAL INDICATORS 2013/14 – 2016/17

The Council's capital expenditure plans are the key driver of treasury management activity. The output of the capital expenditure plans are reflected in prudential indicators, designed to assist members' overview and confirm capital expenditure plans.

The prudential indicators will be revised in February 2014 as part of the Council's approval of the Financial Strategy 2014 to 2017, as the indicators included within this report are based on current recommendations.

1.1 Capital expenditure

This prudential indicator is a summary of the Council's capital expenditure plans.

Capital expenditure £'000	2012/13 Actual	2013/14 Estimate	2014/15 Estimate	2015/16 Estimate	2016/17 Estimate
Chief Executive	3,296	2,185	2,523	-	-
Community Well-being and Environment	207	2,342	6,583	3,000	202
Economic Prosperity and Place	1,167	1,880	2,034	557	462
Resources	436	-	-	-	-
Vehicle, Equipment and Systems Renewals	440	364	900	348	350
Total	5,546	6,771	12,040	3,905	1,014

Other long term liabilities. The above financing need excludes other long term liabilities, such as PFI and leasing arrangements which already include borrowing instruments. However, the Council currently has no other long term liabilities.

The table below summarises the above capital expenditure plans and how these plans are being financed by capital or revenue resources. Any shortfall of resources results in a funding borrowing need.

Capital expenditure £'000	2012/13 Actual	2013/14 Estimate	2014/15 Estimate	2015/16 Estimate	2016/17 Estimate
Total	5,546	6,771	12,040	3,905	1,014
Financed by:					
Capital receipts	3,661	1,406	2,767	1,501	-
Capital grants	748	1,452	1,861	1,462	462
Revenue	-	13	250	-	-
Net financing need for the year	1,137	3,900	7,162	942	552

1.2 The Council's borrowing need (the Capital Financing Requirement)

The second prudential indicator is the Council's Capital Financing Requirement (CFR). The CFR is simply the total historic outstanding capital expenditure which has not yet been paid for from either revenue or capital resources. It is essentially a measure of the Council's underlying borrowing need. Any capital expenditure above, which has not immediately been paid for, will increase the CFR.

The CFR does not increase indefinitely, as the minimum revenue provision (MRP) is a statutory annual revenue charge which broadly reduces the borrowing need in line with each assets life.

The CFR includes any other long term liabilities (e.g. PFI schemes, finance leases). Whilst these increase the CFR, and therefore the Council's borrowing requirement, these types of scheme include a borrowing facility and so the Council is not required to separately borrow for these schemes. The Council does not currently have such schemes within the CFR.

The current CFR projections are presented below:

£'000	2012/13 Actual	2013/14 Estimate	2014/15 Estimate	2015/16 Estimate	2016/17 Estimate
Capital Financing Requirement					
Total CFR	5,505	9,104	15,936	16,536	16,425
Movement in CFR	935	3,599	6,832	600	(111)

Movement in CFR represented by:					
Net financing need for the year (above)	1,137	3,900	7,162	942	552
Less MRP/VRP and other financing movements	(202)	(301)	(330)	(342)	(663)
Movement in CFR	935	3,599	6,832	600	(111)

1.3 Affordability prudential indicators

Within this framework prudential indicators are required to assess the affordability of the capital investment plans. These provide an indication of the impact of the capital investment plans on the Council's overall finances.

1.4 Ratio of financing costs to net revenue stream

This indicator identifies the trend in the cost of capital (borrowing and other long term obligation costs net of investment income) against the net revenue stream.

%	2012/13 Actual	2013/14 Estimate	2014/15 Estimate	2015/16 Estimate	2016/17 Estimate
Ratio	0.88	2.98	5.83	8.50	12.25

The estimates of financing costs include current commitments.

1.5 Incremental impact of capital investment decisions on the Band D Council Tax

This indicator identifies the revenue costs associated with proposed changes to the three year capital programme compared to the Council's existing approved commitments and current plans. The assumptions are based on the budget, but will invariably include some estimates, such as the level of Government support, which are not published over a three year period.

£	2014/15 Estimate	2015/16 Estimate	2016/17 Estimate
Council tax - band D	(1.26)	(2.31)	(2.31)

1.6 Current portfolio position

The Council's treasury portfolio position at 31 March 2013, with forward projections are summarised below. The table shows the actual external debt (the treasury management operations), against the underlying capital borrowing need (the Capital Financing Requirement - CFR), highlighting any over or under borrowing.

£'000	2012/13 Actual	2013/14 Estimate	2014/15 Estimate	2015/16 Estimate	2016/17 Estimate
External Debt					
Gross debt at 31st March	3,023	8,920	15,579	16,018	15,567
The Capital Financing Requirement	5,505	9,104	15,936	16,536	16,425
Under / (over) borrowing *	2,482	184	357	518	858

Within the prudential indicators there are a number of key indicators to ensure that the Council operates its activities within well defined limits. One of these is that the Council needs to ensure that its gross debt does not, except in the short term, exceed the total of the CFR in the preceding year plus the estimates of any additional CFR for 2014/15 and the following two financial years. This allows some flexibility for limited early borrowing for future years, but ensures that borrowing is not undertaken for revenue purposes.

The Chief Financial Officer reports that the Council complied with this prudential indicator in the current year and does not envisage difficulties for the short term.

*However, in the future it may be that the Council will not be able to comply with this indicator introduced in November 2012 since any fixed term maturity loans would not be reduced until they are repaid. The CFR would continue to be reduced by MRP, hence the gross external debt may eventually exceed the CFR. The debt would attract excessive premiums if it was prematurely repaid. The unexpected change from net to gross debt in 2012 will be unachievable for many Councils given past decisions made in full accordance with the Prudential Code. Capita's advice is that it is sufficient to disclose this as part of the Strategy review.

1.7 Treasury Indicators: limits to borrowing activity

The operational boundary

This is the limit beyond which external debt is not normally expected to exceed. In most cases, this would be a similar figure to the CFR, but may be lower or higher depending on the levels of actual debt.

Operational boundary £'000	2013/14 Estimate	2014/15 Estimate	2015/16 Estimate	2016/17 Estimate
Debt	15,000	25,000	27,000	27,000
Other long term liabilities	-	-	-	-
Total	15,000	25,000	27,000	27,000

The authorised limit for external debt

A further key prudential indicator represents a control on the maximum level of borrowing. This represents a limit beyond which external debt is prohibited, and this limit needs to be set or revised by the full Council. It reflects the level of external debt which, while not desired, could be afforded in the short term, but is not sustainable in the longer term.

This is the statutory limit determined under section 3 (1) of the Local Government Act 2003. The Government retains an option to control either the total of all councils' plans, or those of a specific council, although this power has not yet been exercised.

Authorised limit £'000	2013/14 Estimate	2014/15 Estimate	2015/16 Estimate	2016/17 Estimate
Debt	20,000	30,000	33,000	33,000
Other long term liabilities	0	0	0	0
Total	20,000	30,000	33,000	33,000

1.8 Treasury management limits on activity

There are three debt related treasury activity limits. The purpose of these are to restrain the activity of the treasury function within certain limits, thereby managing risk and reducing the impact of any adverse movement in interest rates. However, if these are set to be too restrictive they will impair the opportunities to reduce costs/improve performance. The indicators are:

- Upper limits on variable interest rate exposure. This identifies a maximum limit for variable interest rates based upon the debt position net of investments;
- Upper limits on fixed interest rate exposure. This is similar to the previous indicator and covers a maximum limit on fixed interest rates;

- Maturity structure of borrowing. These gross limits are set to reduce the Council's exposure to large fixed rate sums falling due for refinancing, and are required for upper and lower limits.

	2014/15	2015/16	2016/17
Interest rate exposures			
	Upper	Upper	Upper
Limits on fixed interest rates based on net debt	100%	100%	100%
Limits on variable interest rates based on net debt	100%	100%	100%
Maturity structure of fixed interest rate borrowing 2014/15			
	Lower	Upper	
Under 12 months	0%	100%	
12 months to 2 years	0%	100%	
2 years to 5 years	0%	100%	
5 years to 10 years	0%	100%	
10 years and above	0%	100%	
Maturity structure of variable interest rate borrowing 2014/15			
	Lower	Upper	
Under 12 months	0%	100%	
12 months to 2 years	0%	100%	
2 years to 5 years	0%	100%	
5 years to 10 years	0%	100%	
10 years and above	0%	100%	

These limits give maximum flexibility for borrowing, to ensure financial advantages of each transaction.

1.9 Investment treasury indicator and limit

This indicator sets the limits on total principal funds invested for greater than 364 days. These limits are set with regard to the Council's liquidity requirements and to reduce the need for early sale of an investment, and are based on the availability of funds after each year-end.

Maximum principal sums invested > 364 days			
£m	2014/15	2015/16	2016/17
Principal sums invested > 364 days	£2m	£2m	£2m

APPENDIX 4 ECONOMIC BACKGROUND (AS PROVIDED BY CAPITA ASSET SERVICES – TREASURY SOLUTIONS (TREASURY ADVISORS))

Economic Background

4.1 Global economy

Eurozone. The sovereign debt crisis has eased during 2013 which has been a year of comparative calm after the hiatus of the Cyprus bailout in the spring. The Eurozone (EZ) finally escaped from seven quarters of recession in quarter 2 of 2013 but growth is likely to remain weak and so will dampen United Kingdom (UK) growth. The European Central Bank's (ECB) pledge to buy unlimited amounts of bonds of countries which ask for a bailout, has provided heavily indebted countries with a strong defence against market forces. This has bought them time to make progress with their economies to return to growth or to reduce the degree of recession. However, debt to Gross Domestic Product (GDP) ratios (2012 figures) of 176% Greece, Italy 131%, Portugal 124%, Ireland 123% and Cyprus 110%, remain a cause of concern, especially as many of these countries are experiencing continuing rates of increase in debt in excess of their rate of economic growth i.e. these debt ratios are continuing to deteriorate. Any sharp downturn in economic growth would make these countries particularly vulnerable to a new bout of sovereign debt crisis. It should also be noted that Italy has the third biggest debt mountain in the world behind Japan and the United States (US). Greece remains particularly vulnerable and continues to struggle to meet EZ targets for fiscal correction. Many commentators still view a Greek exit from the Euro as inevitable and there are concerns that austerity measures in Cyprus could also end up in forcing an exit. The question remains as to how much damage an exit by one country would do and whether contagion would spread to other countries. However, the longer a Greek exit is delayed, the less are likely to be the repercussions beyond Greece on other countries and on European Union (EU) banks.

Sentiment in financial markets has improved considerably during 2013 as a result of firm Eurozone commitment to support struggling countries and to keep the Eurozone intact. However, the foundations to this current "solution" to the EZ debt crisis are still weak and events could easily conspire to put this into reverse. There are particular concerns as to whether democratically elected governments will lose the support of electorates suffering under EZ imposed austerity programmes, especially in countries like Greece and Spain which have unemployment rates of over 26% and unemployment among younger people of over 50%. The Italian political situation is also fraught with difficulties in getting a viable coalition which will implement an EZ imposed austerity programme and undertake overdue reforms to government and the economy. There are also concerns over the lack of political will in France to address issues of poor international competitiveness.

United States of America. The economy has managed to return to robust growth in Q2 2013 of 2.5% y/y and 4.1% y/y in Q3, in spite of the fiscal cliff induced sharp cuts in federal expenditure that kicked in on 1 March, and increases in taxation. The Federal Reserve therefore decided in December to reduce its \$85bn per month asset purchases programme of quantitative easing by \$10bn. It also amended its forward guidance on its pledge not to increase the central rate until unemployment falls to 6.5% by adding that there would be no increases in the central rate until 'well past the time that the unemployment rate declines below 6.5%, especially if projected inflation continues to run below the 2% longer run goal'. Consumer, investor and business confidence levels have all improved markedly in 2013. The housing market has turned a corner and house sales and increases in house prices have returned to healthy levels. Many house owners have, therefore, been helped to escape from negative equity and banks have also largely repaired their damaged balance sheets so that they can resume healthy levels of lending. All this portends well for a reasonable growth rate looking forward.

China. Concerns that Chinese growth could be heading downwards have been allayed by recent stronger statistics. There are still concerns around an unbalanced economy which is heavily dependent on new investment expenditure, and for a potential bubble in the property sector to burst, as it did in Japan in the 1990s, with its consequent impact on the financial health of the banking sector. There are also increasing concerns around the potential size, and dubious creditworthiness, of some bank lending to local government organisations and major corporates. This primarily occurred during the government promoted expansion of credit, which was aimed at protecting the overall rate of growth in the economy after the Lehmans crisis.

Japan. The initial euphoria generated by "Abenomics", the huge QE operation instituted by the Japanese government to buy Japanese debt, has tempered as the follow through of measures to reform the financial system and introduce other economic reforms, appears to have stalled. However, at long last, Japan has seen strong growth of 4% in the first two quarters of 2013 which portends well for the hopes that Japan can escape from the bog of stagnation and help support world growth. The fiscal challenges though are huge; the gross debt to GDP ratio was about 245% in 2013 while the government is currently running an annual fiscal deficit of around 50% of total government expenditure. Within two years, the central bank will end up purchasing about Y190 trillion (£1,200 billion) of government debt. In addition, the population is ageing due to a low birth rate and will fall from 128m to 100m by 2050.

4.2 UK economy

Economic growth. Until 2013, the economic recovery in the UK since 2008 had been the worst and slowest recovery in recent history. However, growth strongly rebounded in 2013 - quarter 1 (+0.3%), 2 (+0.7%) and 3 (+0.8%), to surpass all expectations as all three main sectors, services, manufacturing and construction contributed to this strong upturn. The Bank of England has, therefore, upgraded growth forecasts in the August and November quarterly Inflation Reports for 2013 from 1.2% to 1.6% and for 2014 from 1.7% to 2.8%, (2015 unchanged at 2.3%). The November Report stated that: -

In the United Kingdom, recovery has finally taken hold. The economy is growing robustly as lifting uncertainty and thawing credit conditions start to unlock pent-up demand. But significant headwinds — both at home and abroad — remain, and there is a long way to go before the aftermath of the financial crisis has cleared and economic conditions normalise. That underpins the Monetary Policy Committee's (MPC) intention to maintain the exceptionally stimulative stance of monetary policy until there has been a substantial reduction in the degree of economic slack. The pace at which that slack is eroded, and the durability of the recovery, will depend on the extent to which productivity picks up alongside demand. Productivity growth has risen in recent quarters, although unemployment has fallen by slightly more than expected on the back of strong output growth.

Forward surveys are currently very positive in indicating that growth prospects are also strong for 2014, not only in the UK economy as a whole, but in all three main sectors, services, manufacturing and construction. This is very encouraging as there does need to be a significant rebalancing of the economy away from consumer spending to construction, manufacturing, business investment and exporting in order for this start to recovery to become more firmly established. One drag on the economy is that wage inflation continues to remain significantly below Consumer Price Index (CPI) inflation so disposable income and living standards are under pressure, although income tax cuts have ameliorated this to some extent. This therefore means that labour productivity must improve significantly for this situation to be corrected by the warranting of increases in pay rates.

Forward guidance. The Bank of England issued forward guidance in August 2013 which stated that the Bank will not start to consider raising interest rates until the jobless rate (Labour Force Survey /International Labour Organisation (ILO) i.e. not the claimant count measure) has fallen to 7% or below. This would require the creation of about 750,000 jobs and was forecast to take three years in August, but revised to possibly quarter 4 2014 in November. The UK unemployment rate has already fallen to 7.4% on the three month rate to October 2013 (although the rate in October alone was actually 7.0%). The Bank's guidance is subject to three provisos, mainly around inflation; breaching any of them would sever the link between interest rates and unemployment levels. This actually makes forecasting Bank Rate much more complex given the lack of available reliable forecasts by economists over a three year plus horizon. The recession since 2007 was notable for how unemployment did NOT rise to the levels that would normally be expected in a major recession and the August Inflation Report noted that productivity had sunk to 2005 levels. There has, therefore, been a significant level of retention of labour, which will mean that there is potential for a significant amount of GDP growth to be accommodated without a major reduction in unemployment. However, it has been particularly encouraging that the strong economic growth in 2013 has also been accompanied by a rapid increase in employment and forward hiring indicators are also currently very positive. It is therefore increasingly likely that early in 2014, the MPC will need to amend its forward guidance by reducing its 7.0% threshold rate and/or by adding further wording similar to the Fed's move in December (see below).

Credit conditions. While Bank Rate has remained unchanged at 0.5% and quantitative easing has remained unchanged at £375bn in 2013, the Funding for Lending Scheme (FLS) was extended to encourage banks to expand lending to small and medium size enterprises. The second phase of Help to Buy aimed at supporting the purchase of second hand properties, will also start in earnest in January 2014. These measures have been so successful in boosting the supply of credit for mortgages, and so of increasing house purchases, (though levels are still far below the pre-crisis level), that the Bank of England announced at the end of November that the Funding for Lending Scheme (FLS) for mortgages would end in February 2014. While there have been concerns that these schemes are creating a bubble in the housing market, house price increases outside of London and the south-east have been much weaker. However, bank lending to small and medium enterprises continues to remain weak and inhibited by banks still repairing their balance sheets and anticipating tightening of regulatory requirements.

Inflation. Inflation has fallen from a peak of 3.1% in June 2013 to 2.1% in November. It is expected to remain near to the 2% target level over the MPC's two year time horizon.

AAA rating. The UK has lost its AAA rating from Fitch and Moody's but that caused little market reaction.

4.3 Capita Asset Services forward view

Economic forecasting remains difficult with so many external influences weighing on the UK. Major volatility in bond yields is likely to endure as investor fears and confidence ebb and flow between favouring more risky assets i.e. equities, and safer bonds.

There could well be volatility in gilt yields over the next year as financial markets anticipate further tapering of asset purchases by the Fed. The timing and degree of tapering could have a significant effect on both Treasury and gilt yields. Equally, while the political deadlock and infighting between Democrats and Republicans over the budget has almost been resolved the raising of the debt limit, has only been kicked down the road. A final resolution of these issues could have a significant effect on gilt yields during 2014.

The longer run trend is for gilt yields and Public Works Loan Board (PWLB) rates to rise, due to the high volume of gilt issuance in the UK, and of bond issuance in other major western countries. Increasing investor confidence in economic recovery is also likely to compound this effect as a continuation of recovery will further encourage investors to switch back from bonds to equities.

The overall balance of risks to economic recovery in the UK is currently evenly weighted. However, only time will tell just how long this period of strong economic growth will last; it also remains exposed to vulnerabilities in a number of key areas.

The interest rate forecasts in this report are based on an initial assumption that there will not be a major resurgence of the EZ debt crisis, or a break-up of the EZ, but rather that there will be a managed, albeit painful and tortuous, resolution of the debt crisis where EZ institutions and governments eventually do what is necessary - but only when all else has been tried and failed. Under this assumed scenario, growth within the EZ will be tepid for the next couple of years and some EZ countries experiencing low or negative growth, will, over that time period, see a significant increase in total government debt to GDP ratios. There is a significant danger that these ratios could rise to the point where markets lose confidence in the financial viability of one, or more, countries. However, it is impossible to forecast whether any individual country will lose such confidence, or when, and so precipitate a resurgence of the EZ debt crisis. While the European Central Bank (ECB) has adequate resources to manage a debt crisis in a small EZ country, if one, or more, of the large countries were to experience a major crisis of market confidence, this would present a serious challenge to the ECB and to EZ politicians.

Downside risks currently include:

- UK strong economic growth is currently very dependent on consumer spending and recovery in the housing market. This is unlikely to endure much beyond 2014 as most consumers are maxed out on borrowing and wage inflation is less than CPI inflation, so disposable income is being eroded.
- A weak rebalancing of UK growth to exporting and business investment causing a major weakening of overall economic growth beyond 2014
- Weak growth or recession in the UK's main trading partners - the EU and US, depressing economic recovery in the UK.
- Prolonged political disagreement over the raising of the US debt ceiling.
- A return to weak economic growth in the US, UK and China causing major disappointment in investor and market expectations.
- A resurgence of the Eurozone sovereign debt crisis caused by ongoing deterioration in government debt to GDP ratios to the point where financial markets lose confidence in the financial viability of one or more countries and in the ability of the ECB and Eurozone governments to deal with the potential size of the crisis.

- The potential for a significant increase in negative reactions of populaces in Eurozone countries against austerity programmes, especially in countries with very high unemployment rates e.g. Greece and Spain, which face huge challenges in engineering economic growth to correct their budget deficits on a sustainable basis.
- The Italian political situation is frail and unstable; this will cause major difficulties in implementing austerity measures and a programme of overdue reforms. Italy has the third highest government debt mountain in the world.
- Problems in other Eurozone heavily indebted countries (e.g. Cyprus and Portugal) which could also generate safe haven flows into UK gilts, especially if it looks likely that one, or more countries, will need to leave the Eurozone.
- A lack of political will in France, (the second largest economy in the EZ), to dynamically address fundamental issues of low growth, poor international uncompetitiveness and the need for overdue reforms of the economy.
- Monetary policy action failing to stimulate sustainable growth in western economies, especially the Eurozone and Japan.
- Geopolitical risks e.g. Syria, Iran, North Korea, which could trigger safe haven flows back into bonds.

The potential for upside risks to UK gilt yields and PWLB rates, especially for longer term PWLB rates include: -

- A sharp upturn in investor confidence that sustainable robust world economic growth is firmly expected, causing a surge in the flow of funds out of bonds into equities.
- A reversal of Sterling's safe-haven status on a sustainable improvement in financial stresses in the Eurozone.
- UK inflation being significantly higher than in the wider EU and US, causing an increase in the inflation premium inherent to gilt yields.
- In the longer term – an earlier than currently expected reversal of QE in the UK; this could initially be implemented by allowing gilts held by the Bank to mature without reinvesting in new purchases, followed later by outright sale of gilts currently held.

APPENDIX 5 SPECIFIED AND NON-SPECIFIED INVESTMENTS

SPECIFIED INVESTMENTS:

The Council has determined to authorise Specified Investments as follows:

(All such investments will be sterling denominated, with **maturities up to maximum of 1 year**, meeting the minimum 'high' rating criteria where applicable)

	Minimum 'High' Credit Criteria	Use
Debt Management Agency Deposit Facility (DMADF) – UK Government	-	In-house
The Councils Own Bank - Transactional	End of day balance £1m	In-house
The Council's Own Bank - Investments	Green	In-house
Term deposits – local authorities	-	In-house
Term deposits – banks and building societies *	Green	In-house
Money Market Funds and Financial Instruments	Green	In-house

	Minimum Credit Criteria	Use	Max % of total investments*	Max. maturity period
UK nationalised banks*— currently Lloyds Bank and Royal Bank of Scotland. These banks can be included if they continue to be part nationalised or they meet the ratings in the Table above.	Blue	In-house	50% (subject to a maximum value of £5m, whichever is the lower) Requires Chief Financial Officer approval if greater than 25%	As per colour
Banks nationalised by high credit rated (AAA sovereign rating) countries – non UK*. For UK revert to Sector Creditworthiness Methodology	Green	In-house and Fund Managers	25%	As per colour
Government guarantee (explicit) on ALL deposits by high credit rated (non UK AAA sovereign rating) countries**. For UK revert to Sector Creditworthiness Methodology	Green	In-house and Fund Managers	25%	As per colour

* Where a bank is part of a group then the total exposure to the group will be the same as the individual exposure assigned to the parent organisation

** e.g. Singapore (AAA); specified list of countries approved for investing with their banks detailed in Appendix 6

Additional Information on Specified Investments as Detailed Above

Nationalised banks in the UK have credit ratings which do not conform to the credit criteria usually used by local authorities to identify banks which are of high creditworthiness. In particular, as they are no longer separate institutions in their own right, it is impossible for Fitch to assign them a viability individual rating for their stand alone financial strength. Accordingly, Fitch assigned a BBB rating which means that at a historical point of time, this bank failed and is now owned by the Government. However, these institutions are now recipients of an F1+ short term rating as they effectively take on the creditworthiness of the Government itself i.e. deposits made with them are effectively being made to the Government. They also have a support rating of 1; in other words, on both counts, they have the highest ratings possible. Current examples include Lloyds Banking Group and Royal Bank of Scotland Group.

Other countries. The US, countries within the EU and Switzerland (and other countries) are currently providing major support packages to their banking systems. The Council will only consider investments with non UK countries that are AAA rated (for UK revert to Sector Creditworthiness Methodology).

Council's Own Bank – For transactional purposes. Where the Council's own bankers fail to meet the basic credit criteria, balances will be minimised as far as possible with an upper limit of £1m. This allows for reasonable flexibility needed for day to day cash flow management.

Council's Own Bank – For investment purposes. Where the Council's own bankers fail to meet the basic credit criteria, it shall not be used for investment purposes.

NON-SPECIFIED INVESTMENTS:

The Council has determined to authorise Non-Specified Investments as follows:

1. Maturities of ANY period

	Minimum Credit Criteria	Use	Max % of total investments	Max. maturity period
Fixed term deposits with variable rate and variable maturities: - Structured deposits	Green	In-house	25%	As per colour
Treasury Bills	UK sovereign rating	In-house and Fund Managers	25%	6 months
Bonds issued by multi-lateral development banks	AAA	In-house and Fund Managers	25%	As per colour
CDs or Corporate Bonds with banks and building societies	Green	In-house and Fund Managers	25%	As per colour

2. Maturities in excess of 1 year

	* Minimum Credit Criteria/Colour Band	Use	Max % of total investments	Max. maturity period
Term deposits – local authorities	-	In-house	25%	As per colour
Term deposits – banks and building societies	Green	In-house	25%	As per colour
Certificates of deposit issued by banks and building societies covered by UK Government (explicit) guarantee)	Green	In-house	25%	As per colour
Certificates of deposit issued by banks and building societies covered by the UK government banking support package (implicit guarantee)	Green	In-house	25%	As per colour
Certificates of deposit issued by banks and building societies NOT covered by UK Government support package (implicit guarantee)	Green	In-house	25%	As per colour
UK Government Gilts	UK sovereign rating	In-house and Fund Managers	25%	As per colour

For both Specified and Non Specified Investments, due to the uncertainty in the financial markets, it is recommended that the Investment Strategy is approved on a similar approach to previous years which will provide officers with the flexibility to deal with any unexpected occurrences. Officers will restrict the pool of available counterparties from this criteria to ensure that security of capital remains the paramount consideration. Currently this may involve the use of the Debt Management Account Deposit Facility (DMADF), AAA rated Money Market Funds and institutions (as deemed appropriate) with higher credit ratings than those outlined in the investment strategy or which are provided support from the Government. Investments are being maintained short term to also improve the security of investments. This is also applicable to the approved countries detailed in Appendix 6.

APPENDIX 6 APPROVED NON UK COUNTRIES FOR INVESTMENTS

AAA

- Australia
- Canada
- Denmark
- Finland
- Germany
- Luxembourg
- Norway
- Singapore
- Sweden
- Switzerland

The Council has determined that it will only use approved counterparties from non UK countries with a minimum sovereign credit rating of AAA from Fitch Ratings (or equivalent from other agencies if Fitch does not provide). This list will be added to or deducted from by officers should ratings change in accordance with this policy. For the UK revert to Sector Methodology (currently AA-).

In addition to the minimum sovereign credit rating, no more than 25% would be placed with any individual non-UK country at any time, should they meet the credit worthiness criteria.

APPENDIX 7 TREASURY MANAGEMENT SCHEME OF DELEGATION

(i) Full Council

- receiving and reviewing reports on treasury management policies, practices and activities
- approval of annual strategy.

(ii) Committees/Council/responsible body – Cabinet, with recommendations from the Overview and Scrutiny Committee and Treasury Management Review Panel as appropriate

- approval of/amendments to the organisation's adopted clauses, treasury management policy statement and treasury management practices
- budget consideration and approval
- approval of the division of responsibilities
- receiving and reviewing regular monitoring reports and acting on recommendations
- approving the selection of external service providers and agreeing terms of appointment.

(iii) Body/person(s) with responsibility for scrutiny – Cabinet, with recommendations from the Overview and Scrutiny Committee and Treasury Management Review Panel as appropriate

- reviewing the treasury management policy and procedures and making recommendations to the responsible body.

APPENDIX 8 THE TREASURY MANAGEMENT ROLE OF THE SECTION 151 OFFICER

The S151 (responsible) officer

- recommending clauses, treasury management policy/practices for approval, reviewing the same regularly, and monitoring compliance
- submitting regular treasury management policy reports
- submitting budgets and budget variations
- receiving and reviewing management information reports
- reviewing the performance of the treasury management function
- ensuring the adequacy of treasury management resources and skills, and the effective division of responsibilities within the treasury management function
- ensuring the adequacy of internal audit, and liaising with external audit
- recommending the appointment of external service providers

WYRE FOREST DISTRICT COUNCIL

**FEEDBACK FROM CABINET MEETING HELD ON
TUESDAY 21ST JANUARY 2014**

**Agenda
Item No.**

DECISION

9.1 Home Choice Plus Allocation Policy Review

Decision:

- **Approval be given to the Strategic Housing Services Team to consult on the proposed allocations policy changes.**
- **The Home Choice Plus questionnaire as attached at Appendix 2 of the report to the Overview and Scrutiny Committee, be approved as the appropriate means to undertake the consultation.**
- **The results of the consultation be brought back to a further meeting of the Overview and Scrutiny Committee prior to approval of the final policy.**

Overview & Scrutiny Committee Work Programme 2013-2014

June 2013

Performance Management Quarter 4 Update (including March and annual lagging measures)

Recs from the No Surprises Protocol Review Panel

Recs from the Housing Review Panel

July 2013

Development Plan Documents (DPDs)

Scrutiny Scoping Form – Parking Enforcement

Wyre Forest House – update on the savings achieved and other matters relating to the project

Nominations for the Treasury Management Review Panel

September 2013

Affordable Housing SPD

How Are We Doing? Performance Update (Q1)

Recs from Treasury Management Panel to approve the Treasury Management Strategy

Backward Look 2012/13

West Midlands Safari and Leisure Park Planning Brief and Masterplan

October 2013

Health Action Plan update

Community Infrastructure Levy (CIL)

Revised Local Development Scheme (Project Plan) 2013 – 2016

NNDR Relief Policy

Internal Signage Proposals

Local Letting Plan for Bromsgrove Street Foyer

November 2013

Hereford and Worcester Fire and Rescue Authority – Draft Community Risk Management Plan 2014-2020

Recs from Treasury Management Review Panel – approve the TMSS and Annual Investment Strategy Mid Yr Review Report 2013/14

December 2013

5th Annual Crime & Disorder Review
How Are We Doing? Performance Update (Q2)
Social Fund Update
Council Tax Localisation Update
SCA Proposed Levy on Large Retail Outlets
Leisure Centre Update
Recs from LDF Review Panel

19th Subsidised Bus Consultation (WCC)

January 2014

9th Leisure Centre Update
Revised draft of Allocations Policy (for consultation)

February 2014

How Are We Doing? Performance Update (Q3)

Recs from Treasury Management Review Panel – approve the TMSS Report 2014/15

Leisure Centre Update

Chaddesley Corbett Neighbourhood Plan – Regulation 14 Consultation Response

March 2014

Draft Affordable Housing Supplementary Planning Document (SPD) – Consultation

Leisure Centre Update

Commercial Approach to Kidderminster Town Hall

Development of a strategy for the future sustainability of Arts, Play, Events, Sports and Leisure

June 2014

How Are We Doing? Performance Update (Q4)

Leisure Centre Update