

NOTICE OF DECISION OF CABINET MEMBER


Pursuant Section 15(4) of the Local Government Act 2000, as amended by section 63 of the Local Government and Public Involvement in Health Act 2007, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

In accordance with the authority delegated to me by the Leader, I have made the following decision:

Subject	Decision	Reason for decision	Date for Decision to be taken
Churchill and Blakedown Neighbourhood Plan	The Inspector's Report including modifications is agreed and the Decision Statement is approved and that the Churchill and Blakedown Neighbourhood Plan proceeds to referendum on 4th May 2017.	To enable Churchill and Blakedown Parish Council to progress a Neighbourhood Plan to referendum under the provisions of the Localism Act 2011 and in accordance with the Town and Country Planning (Neighbourhood Planning) Regulations 2012, as amended.	27/2/17

I confirm that the appropriate statutory officer consultation has taken place with regard to this decision.

Dated: 27TH FEBRUARY, 2017

Signed: 

Councillor: IAN D. HARDMAN
Cabinet Member

NOTICE OF DELEGATION OF DECISION TO CABINET MEMBER BY STRONG LEADER

Section 15(4) of the Local Government Act 2000, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

I, Marcus Hart, as Strong Leader, delegate the decisions of Churchill and Blakedown Neighbourhood Plan detailed in the Forward Plan to the Cabinet Member/Officer detailed below:

Cabinet Member/~~Officer~~: Councillor Ian Hardiman

Dated:

23rd February, 2017

Signed:

M.H.S.

Leader of the Council

To: Cabinet Member for Planning and Economic Regeneration

From: Mike Parker
Director of Economic Prosperity and Place

23rd February 2017

1. PURPOSE OF REPORT

- 1.1 This report seeks Members approval of the decision statement and that the Churchill and Blakedown Neighbourhood Plan proceeds to referendum on 4th May 2017.

2. RECOMMENDATION

The Cabinet Member for Planning and Economic Regeneration is asked to DECIDE that:

- 2.1 The Independent Examiner's Report, including modifications, into the Churchill & Blakedown Neighbourhood Plan is agreed;
- 2.2 The Decision Statement which forms Appendix two to this report is approved and that the Churchill and Blakedown Neighbourhood Plan proceeds to referendum on 4th May 2017.

3. BACKGROUND

- 3.1 The Localism Act 2011 gave local communities more power to plan for the future of their areas by introducing Neighbourhood Development Plans and Neighbourhood Development Orders.
- 3.2 Wyre Forest District Council designated the Parish of Churchill and Blakedown as a Neighbourhood Area for the purposes of Neighbourhood Planning on 2nd April 2013. The Parish Council have worked with the District Council in preparing the Neighbourhood Plan. The Parish Council undertook consultation on a draft plan during November/December 2015 and the District Council made formal representations at this stage. Churchill and Blakedown Parish Council submitted their Neighbourhood Plan to the District Council on 26th April 2016 and a six week publication period was held, closing on 1st July 2016. The District Council appointed Ms Ann Skippers to undertake an independent examination of the Neighbourhood Plan. The Plan was withdrawn on 8th November 2016 at the request of the Examiner in order for additional work to be carried out and a further public consultation carried out which started on 30th November 2016 and ended on 25th January 2017. The Neighbourhood Plan was resubmitted to the Examiner on 28th January 2017, her report was received on 13th February 2017 and forms Appendix One to this report.

- 3.3 Neighbourhood Plans must be prepared in accordance with The Neighbourhood Planning (General) Regulations 2012. Regulation 17 requires the District Council to arrange for the examination of a Neighbourhood Plan and Regulation 18 requires the District Council to publish a Decision Statement (Appendix 2) setting out how it intends to respond.
- 3.4 The Independent Examiner's Report recommended a number of modifications to ensure that the basic conditions are met satisfactorily and that the Plan is clear enabling it to provide a practical framework for decision making. The Examiner concluded that the Plan, subject to the modifications met the basic conditions and recommended to Wyre Forest District Council that the Churchill and Blakedown Neighbourhood Plan can go forward to referendum. The modifications recommended were reported to Churchill and Blakedown Parish Council who accept all of the modifications which are contained in Appendix 2 Churchill and Blakedown Neighbourhood Plan Decision Statement.

4. NEXT STEPS

- 4.1 Subject to approval of the decision statement accepting the modifications the Churchill and Blakedown Neighbourhood Plan will proceed to a local referendum on 4th May 2017 where a minimum of 50% of those voting must be in favour of its adoption.

5. FINANCIAL IMPLICATIONS

- 5.1 The cost of preparing Churchill and Blakedown Neighbourhood Plan has been met by Churchill and Blakedown Parish Council. The District Council has to meet the costs of the examination and the referendum. This will be met from the existing Neighbourhood Planning budget. The District Council received £5,000 from Department for Communities and Local Government (DCLG) when the neighbourhood area was designated, a further £5000 when the Plan was submitted to the District Council. The District Council is due to receive an additional £20,000 on setting a date for referendum, however the next window of opportunity to apply for this is June 2017 therefore this will be after the referendum. This funding will cover the expenditure associated with the Neighbourhood Planning process including the referendum.

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 Should the Neighbourhood Development Plan, once prepared, be approved by the community at a referendum, the District Council will be required to make the plan and it will become part of the Development Plan for the purposes of determining planning applications.

7. EQUALITY IMPACT NEEDS ASSESSMENT

7.1 The Decision does not require an Equality Impact Needs Assessment.

8. RISK MANAGEMENT

8.1 N/A

9. CONCLUSION

9.1 The Churchill and Blakedown Neighbourhood Plan has been prepared by Churchill and Blakedown Parish Council. The Plan has now passed an independent examination and can therefore proceed to referendum. If a simple majority of those voting, vote in favour of the Plan the District Council must 'make' the Plan and use it in the determination of planning applications within the Neighbourhood Area.

10. CONSULTEES

N/A

11. BACKGROUND PAPERS

APPENDICES:

Appendix 1:

Churchill and Blakedown Neighbourhood Plan Examiner's Report

Appendix 2:

Churchill and Blakedown Neighbourhood Plan Decision Statement

Appendix 3:

Churchill and Blakedown Neighbourhood Plan – Referendum Version (in electronic form)

Appendix 4: Consultation Statement

Churchill & Blakedown Parish Council

**Churchill and Blakedown
Neighbourhood
Development Plan
2016 - 2026**

Independent Examiner's Report

By Ann Skippers MRTPI FRSA AoU

13 February 2017

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Summary

I have been appointed as the independent examiner of the Churchill and Blakedown Neighbourhood Development Plan.

The Plan is clearly presented and well organised with planning policies clearly defined and 'Parish Actions' clearly differentiated. The Parish falls within the Green Belt with the exception of Blakedown village. Churchill has a Conservation Area. The vision is to ensure that the two villages retain their distinct and distinctive identities. The vision is underpinned by seven objectives. Policies cover housing, traffic and transport, heritage and the environment, community and business and the economy.

Further to consideration of the Plan and its policies I have recommended a number of modifications that are intended to ensure that the basic conditions are met satisfactorily and that the Plan is clear enabling it to provide a practical framework for decision-making.

Subject to those modifications, I have concluded that the Plan does meet the basic conditions and all the other requirements I am obliged to examine. I am therefore pleased to recommend to Wyre Forest District Council that the Churchill and Blakedown Neighbourhood Development Plan can go forward to a referendum.

In considering whether the referendum area should be extended beyond the Neighbourhood Plan area I see no reason to alter or extend this area for the purpose of holding a referendum.

Ann Skippers MRTPI
Ann Skippers Planning
13 February 2017



1.0 Introduction

This is the report of the independent examiner into the Churchill and Blakedown Neighbourhood Development Plan (the Plan).

The Localism Act 2011 provides a welcome opportunity for communities to shape the future of the places where they live and work and to deliver the sustainable development they need. One way of achieving this is through the production of a neighbourhood plan.

I have been appointed by Wyre Forest District Council (WFDC) with the agreement of Churchill and Blakedown Parish Council, to undertake this independent examination. I have been appointed through the Neighbourhood Planning Independent Examiner Referral Service (NPIERS).

I am independent of the qualifying body and the local authority. I have no interest in any land that may be affected by the Plan. I am a chartered town planner with over twenty-five years experience in planning and have worked in the public, private and academic sectors and am an experienced examiner of neighbourhood plans. I therefore have the appropriate qualifications and experience to carry out this independent examination.

2.0 The role of the independent examiner

The examiner must assess whether a neighbourhood plan meets the basic conditions and other matters set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

The examiner is required to check¹ whether the neighbourhood plan:

- Has been prepared and submitted for examination by a qualifying body
- Has been prepared for an area that has been properly designated for such plan preparation
- Meets the requirements to i) specify the period to which it has effect; ii) not include provision about excluded development; and iii) not relate to more than one neighbourhood area and that
- Its policies relate to the development and use of land for a designated neighbourhood area.

¹ Set out in sections 38A and 38B of the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act

The basic conditions² are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan
- The making of the neighbourhood plan contributes to the achievement of sustainable development
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, European Union (EU) obligations
- Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out two basic conditions in addition to those set out in primary legislation and referred to in the paragraph above. These are:

- The making of the neighbourhood plan is not likely to have a significant effect on a European site³ or a European offshore marine site⁴ either alone or in combination with other plans or projects, and
- Having regard to all material considerations, it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment development (this is not applicable to this examination as it refers to orders).

I must also consider whether the draft neighbourhood plan is compatible with Convention rights.⁵

The examiner must then make one of the following recommendations:

- The neighbourhood plan can proceed to a referendum on the basis it meets all the necessary legal requirements
- The neighbourhood plan can proceed to a referendum subject to modifications or
- The neighbourhood plan should not proceed to a referendum on the basis it does not meet the necessary legal requirements.

If the plan can proceed to a referendum with or without modifications, the examiner must also consider whether the referendum area should be extended beyond the neighbourhood plan area to which it relates.

² Set out in paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended)

³ As defined in the Conservation of Habitats and Species Regulations 2012

⁴ As defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007

⁵ The combined effect of the Town and Country Planning Act Schedule 4B para 8(6) and para 10 (3)(b) and the Human Rights Act 1998

If the plan goes forward to referendum and more than 50% of those voting vote in favour of the plan then it is made by the relevant local authority, in this case Wyre Forest Council. The plan then becomes part of the 'development plan' for the area and a statutory consideration in guiding future development and in the determination of planning applications within the plan area.

3.0 Neighbourhood plan preparation and the examination process

Work began on the Plan in earnest in early 2014 after earlier meetings introduced the concept of neighbourhood planning to residents. A volunteer steering group was established and comments were first sought on the Plan's objectives through a single page questionnaire.

A neighbourhood plan website has been established and regularly updated.

Pre-submission (Regulation 14) consultation took place between 1 November – 13 December 2015. The Plan was available from the website and hard copies available in various locations throughout the Parish and on request. Consultation bodies were written to alongside local groups and organisations. This resulted in 13 responses.

It is clear that the submitted Plan has been the result of sustained effort and consultation.

The Plan was then submitted to WFDC on 26 April 2016. The submission (Regulation 16) consultation took place between 20 May - 1 July 2016. I was appointed to undertake that examination.

After visiting the area on 18 August 2016 and raising some questions of clarification (appended to this report in Appendix 2), I wrote to WFDC because I felt that the Plan would not be found to be compatible with EU obligations, in particular with Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment. This Directive is commonly referred to as the Strategic Environment Assessment (SEA) Directive. The Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004.

In essence it is a requirement that either an environmental report that accords with the Environmental Assessment of Plans and Programmes Regulations 2004 (EAPPR) is submitted or a statement of reasons for the determination that a plan is unlikely to have significant environmental effects must be submitted.

Following on from a number of queries about this, it transpired that neither document had been submitted. Whilst a Sustainability Appraisal (SA) had been prepared, it had not been submitted at the same time as the Plan, but subsequently. In any case I did not consider that the SA satisfactorily met Regulation 12 of the EAPPR. My letter of 12 October 2016 is attached for information to my report in Appendix 3.

As a result of this correspondence, Churchill and Blakedown Parish Council withdrew the Plan on 8 November 2016 to allow for additional work to be undertaken.

The Plan was submitted to WFDC on 28 November 2016 with a number of supporting documents. Whilst the Plan largely remained the same as the previously submitted version, the supporting documents were updated and a SEA Statement of Reasons submitted. The submission (Regulation 16) consultation took place between 30 November 2016 – 25 January 2017, sensibly allowing a little more time over the Christmas period. This resulted in representations from ten different parties and one late representation. I have considered all the representations, including the late one, and taken them into account in preparing my report.

Any representations on the earlier Regulation 16 consultation were not rolled forward to the more recent consultation.

I have set out my remit earlier in this report. It is useful to bear in mind that the examiner's role is limited to testing whether or not the submitted neighbourhood plan meets the basic conditions and other matters set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).⁶ PPG confirms that the examiner is not testing the soundness of a neighbourhood plan or examining other material considerations.⁷ Where I find that policies do meet the basic conditions, it is not necessary for me to consider if further additions or amendments are required. On occasion I refer to a specific representation, but I have not felt it necessary to comment on each of them. I have focused on giving reasons for any recommendations I make.

PPG explains⁸ the general rule of thumb is that the examination will take the form of written representations,⁹ but there are two circumstances when an examiner may consider it necessary to hold a hearing. These are where the examiner considers that it is necessary to ensure adequate examination of an issue or to ensure a person has a fair chance to put a case. After careful consideration of all the documentation and representations, I decided that neither circumstance applied and therefore it was not necessary to hold a hearing.

As previously explained I made an unaccompanied site visit to familiarise myself with Churchill and Blakedown and the Plan area on 18 August 2016. I did not consider it necessary to revisit the Plan area again on the resubmission of the Plan.

It should be noted that the questions of clarification related to the earlier submission of the Plan and its associated documents. Some of the queries and answers are no longer relevant to this examination whilst others are.

⁶ PPG para 055 ref id 41-055-20140306

⁷ *Ibid*

⁸ *Ibid* para 056 ref id 41-056-20140306

⁹ Schedule 4B (9) of the Town and Country Planning Act 1990

Where I recommend modifications in this report they appear as bullet points in **bold text**. Where I have suggested specific changes to the wording of the policies they appear in **bold italics**.

4.0 Compliance with matters other than the basic conditions

I now check the various matters set out in section 2.0 of this report.

Qualifying body

The Basic Conditions Statement (BCS) confirms that the Churchill and Blakedown Parish Council is the qualifying body able to lead preparation of a neighbourhood plan. This requirement is met.

Plan area

The Plan area is coterminous with the Parish Council administrative boundary. WFDC approved the designation of the area on 2 April 2013. The Plan relates to this area and does not relate to more than one neighbourhood area and therefore complies with these requirements. The Plan area is shown on Map 1 on page 41 of the Plan.

Plan period

The Plan covers the period 2016 – 2026. This is clearly shown on the front cover of the Plan.

Excluded development

The Plan does not include policies that relate to any of the categories of excluded development and therefore meets this requirement. This is also helpfully confirmed in the BCS.

Development and use of land

Policies in neighbourhood plans must relate to the development and use of land. Sometimes neighbourhood plans contain aspirational policies or projects that signal the community's priorities for the future of their local area, but are not related to the development and use of land. The Plan has very clearly differentiated between planning policies and a number of "Parish Actions" which is to be commended. However, should I consider a policy or proposal to fall within this category, I will recommend it be moved to a clearly differentiated and separate section or annex of the Plan or contained in a separate document. This is because wider community aspirations than those relating to development and use of land can be included in a neighbourhood

plan, but actions dealing with non-land use matters should be clearly identifiable.¹⁰ Subject to any such recommendations, this requirement can be satisfactorily met.

5.0 The basic conditions

Regard to national policy and advice

The main document that sets out national planning policy is the National Planning Policy Framework (NPPF) published in 2012. In particular it explains that the application of the presumption in favour of sustainable development will mean that neighbourhood plans should support the strategic development needs set out in Local Plans, plan positively to support local development, shaping and directing development that is outside the strategic elements of the Local Plan and identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with the neighbourhood plan to proceed.¹¹

The NPPF also makes it clear that neighbourhood plans should be aligned with the strategic needs and priorities of the wider local area. In other words neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. They cannot promote less development than that set out in the Local Plan or undermine its strategic policies.¹²

On 6 March 2014, the Government published a suite of planning guidance referred to as Planning Practice Guidance (PPG). This is an online resource available at planningguidance.communities.gov.uk. The planning guidance contains a wealth of information relating to neighbourhood planning and I have had regard to this in preparing this report.

The NPPF indicates that plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.¹³

PPG indicates that a policy should be clear and unambiguous¹⁴ to enable a decision maker to apply it consistently and with confidence when determining planning applications. The guidance advises that policies should be concise, precise and supported by appropriate evidence, reflecting and responding to both the context and the characteristics of the area.¹⁵

¹⁰ PPG para 004 ref id 41-004-20140306

¹¹ NPPF paras 14, 16

¹² *Ibid* para 184

¹³ *Ibid* para 17

¹⁴ PPG para 041 ref id 41-041-20140306

¹⁵ *Ibid*

PPG states there is no ‘tick box’ list of evidence required, but proportionate, robust evidence should support the choices made and the approach taken.¹⁶ It continues that the evidence should be drawn upon to explain succinctly the intention and rationale of the policies.¹⁷

The BCS sets out how the Plan has responded to national policy and guidance, focusing on the 12 core planning principles of the NPPF.

Contribute to the achievement of sustainable development

A qualifying body must demonstrate how the making of a neighbourhood plan would contribute to the achievement of sustainable development. The NPPF as a whole¹⁸ constitutes the Government’s view of what sustainable development means in practice for planning. The Framework explains that there are three dimensions to sustainable development: economic, social and environmental.¹⁹

Tables 1 and 2 of the BCS help to show how the Plan contributes to the achievement of sustainable development.

General conformity with the strategic policies in the development plan

The development plan of most relevance to this examination consists of the Core Strategy 2006 -2026 (CS) which was adopted in December 2010 and the Site Allocations and Policies Local Plan 2006 – 2026 (SALPP) adopted in July 2013.

The CS is the key strategic level document setting out the broad strategy and vision for development within the District. This identifies Blakedown as a “village” in the settlement hierarchy where housing to meet local needs, local services and small scale rural employment are considered to be suitable. With the exception of Blakedown which is excluded, the Parish falls within the West Midlands Green Belt.

The SALPP allocates and designates areas of land for particular uses including housing and other major development needs and sets out development management policies. SALPP Policy SAL.PFSD1 introduces a presumption in favour of sustainable development and refers to neighbourhood plans. The SALPP allocates a site, Blakedown Nurseries, for development and this has now been built.

Table 3 of the BCS cross-references the Plan policies with the CS and the SALPP. It simply reproduces each of the Plan policies with the relevant policies from the CS and SALPP. Whilst this is a thorough approach, it would have been helpful to also add a short commentary about how the Plan meshes with these two documents, but this has formed part of my own assessment.

¹⁶ PPG para 040 ref id 41-040-20160211

¹⁷ *Ibid*

¹⁸ NPPF para 6 which indicates paras 18 – 219 of the Framework constitute the Government’s view of what sustainable development means in practice

¹⁹ *Ibid* para 7

European Union Obligations

A neighbourhood plan must be compatible with European Union (EU) obligations, as incorporated into United Kingdom law, in order to be legally compliant. A number of EU obligations may be of relevance including Directives 2001/42/EC (Strategic Environmental Assessment), 2011/92/EU (Environmental Impact Assessment), 92/43/EEC (Habitats), 2009/147/EC (Wild Birds), 2008/98/EC (Waste), 2008/50/EC (Air Quality) and 2000/60/EC (Water).

PPG indicates that it is the responsibility of local planning authorities to ensure that the Plan is compatible with EU obligations (including obligations under the Strategic Environmental Assessment Directive) when it takes the decision on a) whether the Plan should proceed to referendum and b) whether or not to make the Plan.²⁰

Strategic Environmental Assessment

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment is relevant. Its purpose is to provide a high level of protection of the environment by incorporating environmental considerations into the process of preparing plans and programmes. This Directive is commonly referred to as the Strategic Environment Assessment (SEA) Directive. The Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004.

A Statement of Reasons dated November 2016 has been submitted. WFDC has assessed the draft Plan and has determined that a SEA is not required. The requisite consultation with the statutory consultees was undertaken. All three statutory consultees responded and concur with the determination.

Therefore EU obligations in respect of SEA have been satisfied.

Habitats Regulations Assessment

Directive 92/43/EEC refers to the conservation of natural habitats, commonly known as the Habitats Directive. A Habitats Regulations Assessment (HRA) identifies whether a plan is likely to have a significant effect on a European site, either alone or in combination with other plans or projects.²¹ The assessment determines whether significant effects on a European site can be ruled out on the basis of objective information.

WFDC has indicated that a HRA is not required based on the premise that HRA was not required for either the CS or the SALPP. The BCS states that there are no European sites in, or near to, the Plan area. There are no representations to indicate that any European sites would be, or might be, affected by the Plan.

²⁰ PPG para 031 ref id 11-031-20150209

²¹ *Ibid* para 047 ref id 11-047-20150209

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) sets out a further basic condition in addition to those set out in primary legislation as detailed in section 2.0 of this report. In my view, requirements relating to Habitats Regulations Assessment have been met and the Plan complies with this basic condition.

European Convention on Human Rights (ECHR)

The BCS contains a statement about fundamental rights and freedoms guaranteed under the ECHR and confirms the Plan complies with the Human Rights Act 1998. There is nothing in the Plan that leads me to conclude there is any breach of the Convention or that the Plan is otherwise incompatible with it.

6.0 Detailed comments on the Plan and its policies

In this section I consider the Plan and its policies against the basic conditions. Where modifications are recommended they appear in **bold text**. As a reminder, where I have suggested specific changes to the wording of the policies or new wording these appear in ***bold italics***.

The Plan is generally presented well with policies which are clearly differentiated from supporting text.

The Plan is organised around five themes. Each theme refers to the relevant objectives of the Plan and outlines the issues of importance to the community. This is then followed by two sections which outline the “technical evidence” and “justification” for the policies appertaining to that particular theme. Each theme is followed by a ‘box’ of what are regarded to be relevant CS and SALPP policies. They are also supported by actions for the Parish Council to take that are associated with that theme. In line with my comments in section 4.0 of this report, I consider that these actions are clearly differentiated from the planning policies.

Many of the “technical evidence” sections contain whole or partial quotes from CS and SALPP policies. However, it is not clear to the reader that this is the case. I feel it is confusing to first of all only quote part of a policy as it could be taken out of context and secondly, not to acknowledge it as a CS or SALPP policy. Where the prose in the Plan simply repeats, partially or in full, other policies from the CS and SALPP this should be made clear. This applies throughout the Plan and I do not repeat this recommendation at every juncture in the interests of brevity.

In addition in some places there is no policy ‘box’. Whilst this is not a recommendation I need to make in order for the Plan to meet the basic conditions, I urge the Parish Council to consider whether in the interests of consistency this should be added to a future version of the Plan.

- **Make it clear that where paragraphs throughout the Plan partially or fully quote from CS or SALPP policies by differentiating the words from the CS or SALPP policies by using a different font or italics and adding a sentence to that effect; this modification applies throughout the Plan and in particular to paragraphs 4.1.2, 4.1.3, 4.1.4, 4.2.2, 4.2.10, 4.2.18, 4.2.20, 4.3.2, 4.4.2, 4.5.2.**

1 Introduction and Background

This section contains contextual and informative information about the Parish.

Amongst other things reference is made to the Hurcott Pool Site of Special Scientific Interest (SSSI) which the SALPP explains is the County's largest alder woodland. I understand that the full name for the SSSI is "Hurcott and Podmore Pools" and this should be reflected here and elsewhere in the Plan in the interests of accuracy. Podmore Pool falls outside the Plan area and this should be explained in the Plan by adding text to paragraphs 1.28 and 4.2.12 and the SSSI referred to by its full name.

- **Change the name of the SSSI in paragraph 1.28 on page 7 and paragraph 4.2.12 on page 20 of the Plan to "*Hurcott and Podmore Pools*" and explain that only part of the SSSI falls within the Plan area**

2 A Neighbourhood Development Plan for Churchill and Blakedown

Overall this section provides useful background information about the Plan and its preparation and helpfully signposts the Parish Council's website and the Consultation Statement for further information.

Paragraph 2.2 refers to neighbourhood plans becoming part of the "Local Plan"; they become part of the development plan and so in the interests of accuracy, a small change in terminology is needed on three separate instances.

The section contains a useful diagram of the Plan process, but naturally needs updating as the Plan progresses and for that reason and in the interests of clarity, it might now be better to remove the indicator of "we are here" which has been helpful in earlier stages.

Paragraph 2.9 refers to a list of CS policies at Appendix B; the list is included as Appendix D. I recommend later in this report that this appendix is deleted.

- **Substitute the phrase "*Development Plan*" for "*Local Plan*" on the three occasions it appears in paragraph 2.2**
- **Remove the different colour and "we are here" from Figure 1 on page 8 of the Plan**

- Delete references to “Appendix B” in paragraph 2.9 as although this should be a reference to “Appendix D”, Appendix D is recommended for deletion later in this report

3 Vision for Churchill and Blakedown and Objectives

The vision for Churchill and Blakedown is:

“Our vision for the villages of Churchill and Blakedown is one of a continuing recognition of their separate characteristics – Churchill maintaining its essentially historic rural nature and Blakedown with its larger more diverse but essentially compact community, each valuing and respecting each other.”

The vision is underpinned by seven objectives; all are clearly articulated and relate to the development and use of land.

4 Neighbourhood Development Plan Policies for Churchill and Blakedown

Theme 1 Traffic and Transport

Policy CB1 Traffic Management

Policy CB1 is a criteria based policy that seeks to address the impacts of new development and will help to ensure that safe and suitable access can be achieved in line with the NPPF and that sustainable development can be achieved.

Criterion 3. causes me some concern as it states that parking should be provided in accordance with the adopted policies, but does not indicate which ones or what they require. It would provide more certainty if the County and District Councils were referred to in the policy so it is clearer for the development industry. Otherwise the policy is in line with the basic conditions.

- **Add at the end of criterion 3. “at County and District Council level.”**

Policy CB2 Transport Improvements

This policy seeks funding, including from developer contributions, towards a range of projects throughout the Parish. It is important that any contributions sought from development meet the statutory tests set out in the Community Infrastructure Levy Regulations 2010 and the policy tests set out in the NPPF. Therefore when the statutory and policy tests would not be complied with, a developer contribution could not be sought, but other sources of funding potentially could be and I have taken this

policy to indicate the project priorities of the community. It is clear in its extent and what it seeks and will particularly help to achieve sustainable development subject to a modification to make it clear about developer contributions.

- **Add the words “*where appropriate,*” after “...developer contributions,...” in the first sentence of the policy**

Theme 2 Heritage and the Environment

Policy CB3 Protecting Heritage Assets

The NPPF²² recognises their heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance.

The policy is in three parts. It firstly refers back to SALPP Policy SAL.UP6 in relation to development within Conservation Areas and the settings of listed buildings. However, it does so a little clumsily both in terms of its interpretation and wording. As a result some revision is suggested in the interests of clarity and to ensure that the policy reflects national policy and guidance more fully.

The second element of the policy refers to the benefits of any scheme outweighing any harmful impacts on any heritage asset or open spaces and views within the Conservation Area. This is different to the tests set out in the NPPF not least because the NPPF distinguishes between designated and non-designated heritage assets. Nevertheless the policy employs a similar approach by employing a balanced judgment and subject to some amendment will meet the basic conditions. Other modifications are made in the interests of clarity and providing a practical framework.

The last part of the policy is positively worded outlining a number of criteria that new development is required to meet. Some of the criteria are onerous and restrictive and rather make the assumption that historic development is ‘good’ and should be followed. It is important to support local distinctiveness, but also important not to stifle innovative design.

Taking each of the criteria I have concerns about in turn, criterion 1. requires the maintenance of the historic pattern of development through density and layout; I recommend a change to make this more flexible.

Criterion 3. is very specific and is not supported by sufficient evidence to justify its retention.

Criterion 4. Is complex and its intention unclear. It does not therefore provide the practical decision making framework sought by national policy and guidance.

²² NPPF Section 12

Criterion 5. may inadvertently stifle innovative design and so requires more flexibility. All of the criteria seek to ensure that new development makes a positive contribution to local character and distinctiveness in line with national policy and are worded well.

Criterion 6. lacks any justification and may stifle the achievement of sustainable development.

Criterion 8. requires all development to reuse traditional buildings that make a contribution. It requires more flexibility to take account of the NPPF and its stance on the substantial harm to or loss of designated heritage assets when it is necessary to achieve substantial public benefits and that harm or loss is outweighed by the benefit of bringing the site back into use.²³

I note that Historic England in their representation is supportive of the Plan and “the emphasis on the conservation of local distinctiveness and the protection of locally significant buildings and landscape character including important views is to be applauded.”²⁴

- **Reword paragraph one of the policy so that it reads: “*New development in the Conservation Area and/or within the settings of listed buildings will be expected to meet the requirements of Policy SAL.UP6.*”**
- **Add the words “*the significance of*” after “...detrimental impact on...” and before “...any heritage asset...” to paragraph two of the policy**
- **Delete the words “...or on the identified open spaces and views within the conservation area...” from paragraph two of the policy**
- **Reword criterion 1. to read: “*Respect the historic pattern of development, taking into account density and layout in the local context.*”**
- **Delete criterion 3. in its entirety**
- **Delete criterion 4. in its entirety**
- **Delete the words “...maintain unity of appearance and style at both front and back” from criterion 5.**
- **Delete criterion 6. in its entirety**
- **Add at the end of criterion 8. “...where it is appropriate and possible to do so.”**
- **Consequential renumbering to criteria will of course be necessary**

²³ NPPF para 133

²⁴ Representation from Historic England of 15 December 2016

Policy CB4 Local Heritage and Archaeology

This policy refers to archaeology and local heritage. Appendix B of the Plan is a list of locally listed buildings and structures. It would have been helpful had the explanatory text at least referred to this list and I suggest an additional paragraph of supporting text is inserted.

The policy seeks to ensure that archaeological interests are taken into account and that any proposals affecting structures on the local heritage list are sensitively designed and any loss of locally listed buildings is resisted. The policy is clearly worded and with an amendment to include a little more flexibility in relation to the archaeology element and to recognise national policy's emphasis on significance it will meet the basic conditions.

- **Add a new paragraph (4.2.6), subsequent paragraphs will require renumbering, that reads:**

“Locally listed buildings and structures are also of importance. A Local Heritage List is to be found in Appendix B. From time to time this list will be updated and so it is important that applicants seek the most up to date information from the relevant authorities before submitting any planning applications.”

- **Change part 1. of the policy to read:**

“New development must take account of known surface and sub-surface archaeology and, where there is a reasonable and identifiable potential for unknown and potentially significant deposits ensure they are identified and appropriately considered during development. Lack of evidence of sub-surface archaeology must not be taken as proof of absence.”

- **Add the words “the significance of” after “...how they protect or enhance...” and before “...such heritage assets.” to criterion 2. of the policy**

Policy CB5 General Design Principles

This policy is preceded by (existing) paragraph 4.2.6 which provides a summary of SALPP Policy SAL.UP7 which I consider is suitably worded for retention in this instance. It is followed by two other well worded paragraphs that set the scene for Policy CB5.

The policy itself sets out 18 criteria which are worded well and aimed at achieving high quality, sustainable development in line with the thrust of national policy and the CS and SALPP. Criterion 11. refers to Policy CB7 which in turn refers to local green spaces rather than views and for this reason this appears to be an anomaly. Even assuming

that the reference should have been to Policy CB6 rather than CB7 this is unnecessary cross-referencing. With this exception, the policy meets the basic conditions.

- **Delete criterion 11. in its entirety**
- **Consequential amendments to the policy's numbering will of course be needed**

Policy CB6 Protecting and Enhancing Local Landscape Character and Views

This is a long policy that has 12 paragraphs or criteria referred to as landscape design principles.

Criterion 1. refers to a “green wedge” separating Blakedown and Hagley. In response to a query, I am advised that this land is Green Belt and that “green wedge” is a generally descriptive term.

The effect of this would be to prevent any development in the area between Blakedown and Hagley within the Parish/Plan area boundary. This would not accord with Green Belt policy. One of the purposes of Green Belt policy is to prevent neighbouring settlements from coalescence. The green wedge is not referred to elsewhere in the Plan and so there is little justification or explanation for it. This part of the policy does not accord with the basic conditions and should be deleted.

Criteria 2. and 3. seek to preserve and enhance character and local habitats respectively. Enhancement is a high bar and so some flexibility should be inserted in relation to this.

Criterion 5. refers to “locally significant views” and “protected views” shown on Map 2. In response to a query these are one and the same. Maps 2 show numbered viewpoint arrows and the circles on the maps illustrate the area in view from those numbered arrows. The criterion requires consideration of any adverse impacts on these views through a landscape appraisal and impact study. The phraseology should be referred to consistently between the text, policy and map in the interests of clarity.

All other criteria are worded appropriately.

The policy as modified will generally conform to CS Policy CP12, take account of national policy and guidance and help to achieve sustainable development.

- **Delete criterion 1. of the policy in its entirety [subsequent renumbering will of course be needed]**
- **Add the word “or” in criteria 2. and 3. before “enhance” and “enhanced” respectively**

- **Change the last sentence in criterion 5. to read “*Locally Significant Views* are shown on Maps 2”**
- **Change the title of Maps 2 to “*Locally Significant Views*” [see also other changes to these maps later in the report]**

Policy CB7 Protection of Local Green Spaces

Four new Local Green Spaces (LGS) are identified in this policy. The designation has been introduced via the NPPF²⁵ which explains that LGSs are green areas of particular importance to local communities. The effect of such a designation is that new development will be ruled out other than in very special circumstances. Identifying such areas should be consistent with local planning of sustainable development and complement investment. The NPPF makes it clear that this designation will not be appropriate for most green areas or open space. Further guidance about Local Green Spaces is given in PPG.

The proposed LGSs are shown on “Maps 3” in the Plan although the policy refers to Map 4; clearly the map numbers need to tie up with the wording of the policy. In addition it would be preferable to identify the maps for Blakedown and Churchill as 3a and 3b and to name both appropriately. Furthermore it was apparent to me at the site visit that the key incorrectly identifies each of the LGSs; for instance 1. is the Millennium Green not the Avenue, 2. is Churchill Village Green not the Millennium Green. In the interests of accuracy and to avoid confusion, these small presentational matters need to be addressed.

The policy is clearly worded in terms of what development will be permitted on the LGSs. However, it refers to the designation of such areas and refers to the specific paragraphs in the NPPF. This is not necessary and may even prove to be problematic during the lifetime of the Plan if the NPPF is changed. So to make the policy clearer, I suggest an amendment to address this concern.

With regard to each proposed LGS, I saw at my visit that the Millennium Green is an open, grassed area enclosed by trees and hedges close to the Parish Rooms and Scout Hall. It has parking nearby and is close to housing development with a footpath. The designation also includes the bowls club. It is a self-contained and secluded area with seating on it. It was well used at the time of my visit and the Plan explains it is also used for village events as well as for recreational purposes.

The Village Green is a small area of grass at an important junction and key point in Blakedown village. It forms part of the village centre and is close to the car park. It contains a seat. It is important both for its visual impact and functionality. The Plan explains that this is also the location for the Christmas tree.

²⁵ NPPF paras 76 and 77

The Avenue is a path which begins with rear access to houses which then backs onto gardens. It leads from the village centre to close to the railway station. It is clearly well used as a route connecting the Village Green with the station and is a historic thoroughfare.

The Village Green in Churchill is an area of grass with a war memorial at an important crossroads.

In my view, all four proposed LGSs meet the criteria in the NPPF satisfactorily.

- **Rename the “Maps 3” as “Map 3a Local Green Spaces in Blakedown” and “Map 3b Local Green Space in Churchill” and ensure that the key correctly identifies the relevant LGS**
- **Refer to “Maps 3a and 3b” instead of “Map 4” in the policy**
- **Reword the first sentence of the first paragraph of the policy to read: “The following local green spaces as shown on Maps 3a and 3b are designated:”**

Policy CB8 Water Management and Surface Water Run-off

The CS explains that water supply within the District is a finite resource and that water management and conservation are becoming increasingly important. This is further emphasised in the SALPP and its policy SAL.CC7. Policy CB8 contains five criteria that will assist with this strategic aim. All are worded well.

The policy takes account of national policy and guidance, is in general conformity with relevant policies in the CS and SALPP and will help to achieve sustainable development. No modifications are therefore recommended.

Policy CB9 Connectivity

The policy supports the enhancement of the bridleway network with the Plan area and seeks to improve connections to the surrounding area. A third criterion requires all new development to maximise accessibility and improve biodiversity. The aim of this part of the policy is to be supported, but it would be very difficult and onerous for all development including minor householder extensions for instance to be able to meet these requirements. Therefore the wording of the policy needs some adjustment to increase flexibility without losing its overall aim which is in line with national policy and guidance and will help to achieve sustainable development.

- **Reword criterion 3. of the policy to read:**

“3. Development proposals should take every available opportunity to maximise accessibility to residents, improve connectivity and support local biodiversity through:” [retain the three bullet points]

Theme 3 Community

Policy CB10 Protection of Local Community Facilities

Policy CB10 starts with a presumption in favour of protecting community facilities in general and permitting other health, education or “community type” uses for those existing community facilities listed in Appendix C. The facilities listed in that appendix range from churches to schools, car parks to a website, the golf club to a sports field. In response to a query the list at Appendix C is intended to be illustrative, but not exhaustive and the policy intended to support all community facilities. Unfortunately it is worded confusingly.

The policy as currently worded protects rather than resists the loss of community facilities and there are inherent difficulties in having the list comprised as it is of both private and public interests, and non development and use of land facilities.

There is little flexibility within the policy and the potential for a great deal of argument as to what a “community type” use might be. Health, education and community type uses are preferred, but there is little evidence to support that preference.

However, the NPPF²⁶ promotes the retention of and development of local services and community facilities. CS Policy CP07 also resists the loss of any community facilities unless an appropriate alternative is provided or that there is evidence to show the facility is no longer required and suitable alternatives have been considered. SALPP Policy SAL.DPL11 also refers to the loss of community facilities. Therefore a modification is recommended to ensure the policy takes account of national policy, is in general conformity with the relevant policies of the CS and the SALPP and helps to achieve sustainable development.

- **Reword Policy CB10 to read:**

“The loss of local community facilities will be resisted.

A change of use to another community use or for health and education uses will generally be supported subject to acceptable impacts.

Other changes of use will only be permitted when:

²⁶ NPPF para 28

1. The proposal includes alternative provision of an equivalent or enhanced quality on an appropriate site within the locality which is accessible by public transport, walking or cycling and has satisfactory car parking provision; or

2. Where satisfactory evidence demonstrates there is no longer a need for the facility or that the community facility is no longer viable to provide on that site or building.”

Policy CB11 New and Enhancement of Existing Local Community Facilities

The title of the policy could be clearer and a modification is made to simplify it.

The policy supports new or enhanced community facilities within or adjacent to the settlement boundary subject to satisfactory transport impacts, parking provision and effects on residential amenity. It is worded clearly.

Criterion 4. Requires “opportunities to integrate services”; this phrase is open to interpretation and is a high bar to achieve. As a result it should be deleted.

The policy will help to provide such facilities which will help to achieve the social dimension of sustainable development. The settlement boundary is the same as that identified in the SALPP and although land adjacent to it falls within the Green Belt, any proposal would be subject to Green Belt policies at national and District level.

- **Change the title of the policy to: “*New and Enhanced Local Community Facilities*”**
- **Delete criterion 4. from the policy [consequent renumbering of the remaining criteria will of course be needed]**

Policy CB12 Supporting Development of Communications Infrastructure

The title of the policy could read better through the inclusion of the word “the”.

This policy supports the provision of high quality communications infrastructure both through support for the infrastructure itself and through new development making provision for it. The NPPF²⁷ states that such infrastructure is essential for sustainable economic growth and plays a vital role in enhancing local services and facilities. The policy also reflects SALPP Policy SAL.CC5. Subject to the insertion of greater flexibility in relation to new development making provision for high speed broadband, the policy will meet the basic conditions.

²⁷ NPPF Section 5

- Insert the word “*the*” into the title of the policy so that it reads “Supporting *the* Development of Communications Infrastructure”
- Change the last sentence of the policy to read: “All new development will be required *where appropriate* to make provision for *high quality communications infrastructure.*”

Policy CB13 Developer Contribution and Community Infrastructure Levy

The title of the policy should be changed so that developer contribution is plural so that it reads better.

Simply worded, this policy seeks developer contributions for community facilities and infrastructure and sets out two priorities. It is important that any contributions sought from development meet the statutory and policy tests. To ensure this is the case they should only be sought where it is appropriate to do so and a modification is recommended to ensure that this is the case in line with the statutory tests set out in the Community Infrastructure Levy Regulations 2010 and the policy tests set out in the NPPF.

Subject to these modifications and in other respects the policy will meet the basic conditions as there is sufficient flexibility in the wording.

- Change “Developer Contribution” to “Developer *Contributions*” in the policy’s title
- Reword the policy to read:

“Developer or Community Infrastructure Levy contributions will be sought from new development where appropriate to fund improvements to community facilities and infrastructure in the Parish.

Priority will be given to the following:

- 1. Healthcare including a Doctor’s Surgery***
- 2. Parking facilities at the school and railway station.”***

Policy CB14 Village Centre

It would be helpful for the policy to refer to Blakedown just in the interests of clarity.

The village centre is defined on Map 4. This is a relatively small area which, I saw at my site visit, comprises the Village Green, a car park, a collection of shops and businesses and a public house. It straddles an important junction across a busy road, but is a

compact area that also includes part of the Avenue route from this area to the railway station. It is appropriate to define a village centre and its definition seemed to me to be rational.

Within the village centre, the policy seeks to ensure that any changes of use from retail to other uses that require planning permission do not adversely affect the vitality and viability of the centre, a shop front display is retained, day time opening hours are encouraged and that the unit has been marketed for over six months.

It seems sensible to me to seek to protect and develop this small area as the centre so that local facilities and services are protected and encouraged as this helps to create a sustainable settlement and adds to quality of life. The criteria are worded well with sufficient flexibility. The policy will support SALPP Policy SAL.GPB3 which identifies Blakedown Village Centre and protects local retail services and supports new retail development.

The policy takes account of national policy, is in general conformity with relevant policies at District level and will help to achieve sustainable development. It therefore meets the basic conditions.

- **Add the word “*Blakedown*” to the start of the policy’s title**

Theme 4 Business and the Economy

Policy CB15 Supporting Existing Local Employment

Existing local employment uses are supported by this policy. It only permits changes of use or redevelopment of employment sites in three circumstances. Firstly, after marketing for six months when the premises has been empty. Secondly, the site is no longer suitable for employment uses because of poor access or incompatibility with surrounding uses. Lastly, when the use is no longer viable and this is supported by evidence.

In general terms support for existing employment uses is important as such uses will make a contribution to the Parish both in terms of the employment they provide, but also in terms of the service they offer. CS Policy DS04 supports developments that provide the rural community with essential services and facilities and supports appropriate schemes to support the rural economy. CS Policy CP08 safeguards appropriate rural employment sites. The policy as worded is sufficiently flexible to allow changes of use in a variety of circumstances. It meets the basic conditions and no modifications are recommended.

Policy CB16 New Local Employment Opportunities

Policy CB16 permits new employment uses in the Plan area provided they are in accordance with the relevant policies at District Council level. CS Policy DS04 is of relevance here. The policy then continues with a number of criteria which reflect local circumstances.

With regard to criterion 1. I do not know what “community amenity” means and there is little explanation in the supporting text. As a result I recommend this be removed to help with the clarity of the policy.

The second criterion refers to the loss of open space or green infrastructure. In certain circumstances the loss of spaces or green infrastructure may be outweighed by the benefits of the development, the development may be locationally specific or the proposal may include equivalent or enhanced open space or green infrastructure provision. As a result greater flexibility in the criterion is needed to ensure that sustainable development can be achieved and a modification is recommended to this effect.

The conversion of agricultural buildings is also covered by the policy reflecting CS Policy DS04 and SALPP Policy SAL.UP11.

In all other respects the policy is worded clearly.

In order for the policy to meet the basic conditions the following modifications are needed:

- **Delete the words “or community” from criterion 1. in the policy**
- **Add the word “unacceptable” after “Do not lead to the...” and before “...loss of open space...” to criterion 2.**

Theme 5 Housing

PPG clearly states that neighbourhood plans do not have to contain policies addressing all types of development.²⁸ Whilst a neighbourhood plan can allocate sites, there is no obligation to do so and many do not.

CS Policy DS04 states that new residential development will be to meet local housing needs only, as established through Parish surveys.

²⁸ PPG para 040 ref id 41-040-20160211

A Housing Needs Survey has been carried out in 2015 and information from the Census 2011 updated to reflect new housing completed in the period 2011 – 2015 is contained in a table on page 35 of the Plan.

The Plan explains that there is a shortfall of one, two and three bed properties compared to the District as a whole.

SALPP Policy SAL.DPL1 identifies sites and sets out locations for housing development. Residential development outside of either the sites or specified locations will not be permitted unless in accordance with SALPP Policy SAL.DPL2 or other rural development and Green Belt policies.

Policy CB17 Scale and Type of New Residential Development

The first part of this policy supports housing development within the Blakedown settlement boundary subject to a number of criteria. This principle reflects CS Policy DS04. The settlement boundary is shown on Maps 1 in the Plan and is the same as that defined in the SALPP.

The first criterion is that there should be no loss of open space, shops or other local facilities. This is a valid approach, but leaves no flexibility for relocation, new or enhanced provision and as a result may inadvertently stifle sustainable development. To overcome this concern, a modification is recommended.

I also have concerns about criterion 3. which requires new housing to contribute to local open space and village amenity. It might be difficult for smaller sites or conversions to achieve this. Again whilst I understand the sentiment, more flexibility is needed so that this can be considered on a site by site basis to ensure that sustainable development can be achieved.

Criterion 4. requires compliance with another policy in the Plan; this is unnecessary as all relevant policies will need to be taken account of. It should therefore be deleted.

Criterion 5. Requires any new development to convert or reuse an existing building or previously developed land. This policy applies within the settlement boundary and so this criterion is unduly onerous and will potentially prevent sustainable development being achieved. It should be deleted.

Criterion 6. Requires development to be “in proportion with the surrounding area”. Whilst I understand what this is ‘getting at’ it is clumsily worded. There are other policies in the Plan which cover this aspect. The second element refers to the amenity of the occupiers of neighbouring properties and this can be retained. I have though recommended more precise wording.

Criterion 7. seeks to ensure that development is located within easy reach of facilities and services. This is not unreasonable, but given that the policy applies to locations within the settlement boundary is unduly onerous and unnecessary.

Criterion 8. requires adequate car parking; I consider “satisfactory” to be better phraseology. In addition given the policy’s applicability, car parking may be provided off site but still in a convenient and suitable location. The criterion should therefore be more flexible.

Criterion 9. resists the extension of existing ribbon development. Again given the policy applies to locations within the settlement boundary, this is unnecessary and unduly onerous. In any case, the effect on character and appearance is covered by other policies in the Plan.

The second part of the policy indicates that larger scale redevelopment opportunities will be subject to all relevant policies in the Plan and at District level. Whilst this does not add anything to planning policy, given that the last policy then covers rural exception sites, in this instance it can be retained for completeness.

The last part of the policy refers to rural exception sites. These are supported if they accord with national and District level policy, in particular SALPP Policy SAL.DPL2, and subject to consultation and agreement with the Parish Council. This latter requirement is not a development and use of land matter and so these words should be deleted.

Subject to these modifications, the policy will meet the basic conditions.

- **Add the word “*unacceptable*” after “It would not lead to the...” and before “...loss of open space...” to criterion 1.**
- **Add the words “*wherever possible*” to the end of criterion 3.**
- **Delete criterion 4. in its entirety**
- **Delete criterion 5. in its entirety**
- **Change criterion 6. to read: “*The development should not materially harm the living conditions of the occupiers of neighbouring properties.*”**
- **Delete criterion 7. in its entirety**
- **Change the word “adequate” in criterion 8. to “*satisfactory*” and delete the words “within the site”**
- **Delete the words “...after consultation and agreement with the Parish Council.” from the last paragraph of the policy**

- **Consequential amendments to the numbering of the criteria etc. will be needed**

Policy CB18 Ensuring an Appropriate Range of Tenures, Types and Sizes of Houses

The policy begins by ensuring that all new housing proposals should show how they maintain and enhance the mix of tenures, types and sizes of dwellings in the Parish. Smaller affordable units of 2 and 3 beds and market bungalows are encouraged by this policy. This will help to deliver the wide choice of homes and create inclusive and mixed communities promoted by national policy.

On sites of three or more, a mix of tenure, type and size is required; this is an onerous requirement particularly in relation to tenure. CS Policy CP04 seeks affordable housing provision on sites of six or more dwellings. There is no explanation in the Plan as to why the threshold of three units has been selected or what number or sort of sites might be 'caught' by this policy.

The policy then seeks to resist proposals that, over time, would lead cumulatively to an over provision of one tenure, type or size. This is very difficult to 'police' and it may be better to word the policy positively so that proposals should reflect local housing needs. This would also align better with CS Policies DS01, DS04 and CP05. This in itself may have the same outcome, but would not preclude a number of bungalows or homes suitable for older people, a need identified in the Plan, being built.

Lastly, the policy seeks to integrate market and affordable housing across sites. I consider this will help to integrate and create sustainable communities although is unlikely to be achieved on smaller sites, but could potentially be achieved on larger sites or rural exception sites.

CS Policy DS04 supports new housing development to meet local housing needs. In order to better reflect this and to address my concerns set out above and to ensure that the policy meets the basic conditions, the following modification is suggested:

- **Change the second paragraph of the policy to read: *"A mix of types and sizes of dwellings must be provided on suitable sites based on the most up to date information available about local housing needs."***

5 Conclusions

This is a short, well written section to end the Plan.

Maps

A series of maps then follows. I have already recommended some modifications to the Maps in my report and recommend further modifications here.

The Maps need to be identified properly and be legible. This will help to provide clarity and a practical framework for decision making in line with national policy and guidance.

- **Re-number and rename the Maps as follows: the three maps on pages 41 and 42 of the Plan respectively become Map 1 titled “Churchill and Blakedown Neighbourhood Plan Area”; Map 2 titled “Churchill Conservation Area” and Map 3 titled “Blakedown Settlement Boundary”**
- **Both the new Maps 2 and 3 should be reproduced in better quality**
- **Re-number the three maps on pages 43 and 44 of the Plan “Map 4a”, “Map 4b” and “Map 4c” and title these maps “Locally Significant Views”**
- **Re-number the Maps 3 on page 51 of the Plan “Map 5a” and “Map 5b” and title Map 5a “Local Green Spaces in Blakedown” and Map 5b “Local Green Spaces in Churchill”**
- **Ensure that the key for the new Maps 5a and 5b is correct and that each Local Green Space is numbered and identified correctly on that key**
- **Re-number Map 4 as “Map 6” and retain its title “Blakedown Village Centre”**
- **Re-number Map 5 as “Map 7” and retain its title “Churchill and Blakedown Watercourses”**
- **Consequential amendments to the maps will be needed throughout the Plan to reflect the new numbering system and new titles**

Appendices

A number of appendices then follow. I have commented on any changes needed to references to these appendices earlier in my report at the appropriate place.

Appendices A, B and C are relevant and contain useful information. It will however be important to ensure that users of the Plan seek the most up to date information available as this information may change throughout the lifetime of the Plan. For this reason I suggest that a sentence directing users of the Plan to the most up to date information is added to each of these three appendices.

Appendix D is a list of extracts from the NPPF, the CS and the SAL. It does not add anything to the contents of the Plan, is unnecessary and is risky if not all the relevant extracts and policies have been correctly identified.

Appendix E is a summary of Parish Actions. These are clearly identified throughout the Plan and there is little to be gained from reproducing them here. The Plan will be more succinct and user friendly without superfluous appendices.

As a result it would be better if these appendices (D and E) were deleted in the interests of clarity and providing a practical framework in line with national policy and guidance. Appendix F is a useful summary of the new builds and conversions since 2002 and is referred to in the Plan, but will become out of date quickly. For this reason a similar sentence to that added in Appendices A, B and C is recommended.

- **Add to Appendices A, B and C a sentence that reads: “*The information in this appendix reflects information and is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority, the Parish Council or other relevant organisation such as Historic England.*”**
- **Delete Appendix D in its entirety**
- **Delete Appendix E in its entirety**
- **Add to Appendix F a sentence that reads: “*The information in this appendix reflects information and is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority or the Parish Council.*”**
- **Consequential renumbering of appendices will be needed and amendments made throughout the Plan to the revised renumbering**

Jargon Guide

A helpful glossary of terms is then included.

7.0 Conclusions and recommendations

I am satisfied that the Churchill and Blakedown Neighbourhood Development Plan, subject to the modifications I have recommended, meets the basic conditions and the other statutory requirements outlined earlier in this report.

I am therefore pleased to recommend to Wyre Forest District Council that, subject to the modifications proposed in this report, the Churchill and Blakedown Neighbourhood Development Plan can proceed to a referendum.

Following on from that, I am required to consider whether the referendum area should be extended beyond the Churchill and Blakedown Neighbourhood Plan area. I see no reason to alter or extend the Plan area for the purpose of holding a referendum and no representations have been made that would lead me to reach a different conclusion.

I therefore consider that the Plan should proceed to a referendum based on the Churchill and Blakedown Neighbourhood Plan area as approved by Wyre Forest District Council on 2 April 2013.

Ann Skippers MRTPI
Ann Skippers Planning
13 February 2017

Appendix 1 List of key documents specific to this examination

Churchill and Blakedown Submission Neighbourhood Plan 2016 – 2026

Basic Conditions Statement undated

Consultation Statement November 2016

Strategic Environmental Assessment (SEA) Statement of Reasons November 2016

Wyre Forest District Council Core Strategy 2006 – 2026 (adopted December 2010)

Wyre Forest District Council Site Allocations and Policies Local Plan 2006 – 2026
(adopted July 2013)

Various evidence documents and other information on www.cnbdnp.co.uk

List ends

Appendix 2 Questions of Clarification from examiner to WFDC and the Parish Council of 5 September 2016

Churchill and Blakedown Neighbourhood Plan Examination

Questions of clarification from the Examiner to the Parish Council and WFDC

Having completed an initial review of the Neighbourhood Plan (the Plan) and some of the evidence submitted in support of it, I would be grateful if both Councils could kindly assist me as appropriate in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information.

Please ensure that your answers are as brief as possible and factual in nature. Please do not send or direct me to evidence that is not already publicly available.

1. Has the Blakedown settlement boundary been reviewed as part of the neighbourhood planning process or has it been brought forward from the CS/SAL?
2. Where is the site Station Yard? This site is referred to in the representation from RCA Regeneration and I would find it useful if it could be identified on a map please.
3. Policy CB6 refers to a “green wedge that separates Blakedown and Hagley”. Is it the intention to designate a green wedge and/or is the green wedge defined on a map or is it a designation which is brought forward from an earlier or another plan (at Parish, District or County level) or is it the intention of the policy to use the term in a more general sense? If it is defined, please provide a map of the green wedge.
4. Policy CB6 refers to “local significant views” and “protected views” and refers to “Maps 2”. Maps 2 is titled “protected views”.
 - Are “locally significant views” and “protected views” one and the same? If not which is which and how do they differ?
 - Are the views the circled areas on the three Maps 2 or the viewpoint arrows which are then described and photographed?
5. Policy CB7 seeks to designate The Avenue as a Local Green Space.
 - Is The Avenue a public right of way?
 - Have the owners of The Avenue been contacted (in line with PPG advice)? Is there a possibility of multi-ownership given that part of The Avenue appears to given access to private properties?
6. Policy CB10 refers to existing community facilities and refers to a list of such facilities at Appendix C. Was it the intention that only those facilities listed in Appendix C would be subject to this policy (or was it intended that the policy should apply to any/all existing community facilities)?
7. Does part of the Hurcott and Podmore Pools SSSI fall outside the Plan area?

8. The next series of questions relate to Strategic Environmental Assessment (SEA). It would be useful if you could factually outline the series of events in relation to the Sustainability Appraisal from any screening determination onto the first Scoping Report to the submission of the SA including consultations carried out, dates and any responses received etc. please.
9. Was a screening opinion undertaken as to the need for Strategic Environmental Assessment? If so, please provide a copy of this together with the statutory consultees' responses.
10. There are two SA Scoping Reports; one is dated March 2016 and one April 2016. The baseline report is dated 2014 and so this would suggest there was an earlier Scoping Report? If so, please provide me with a copy of this.
11. WFDC's website appears to only include the responses to the Scoping Report of March 2016. Is this right?
12. Please provide me with the responses to the Scoping Report of April 2016 or confirm that this was not consulted upon.
13. The neighbourhood plan was submitted to WFDC on 26 April 2016, but the Sustainability Appraisal presumably submitted with the neighbourhood plan is dated May 2016. Please explain this apparent anomaly or is it a typo? Please confirm whether not the SA was submitted to WFDC at the same time as the Plan and its other accompanying documents? Has the SA been out to consultation?
14. The SA dated May 2016 states that it refers to the policies in the Consultation Draft Plan (October 2015) and indicates that the report has been amended to take account of comments received. Please explain.
15. The SA Framework at 1.2.3 does not appear to reflect the revised framework in the revised Scoping Report of April 2016. Is this correct? Please give me any reasons as to why this was the case given the SA is dated after the revised Scoping Report.
16. Please explain why a revised Scoping Report was undertaken, whether it has been consulted upon and its status.
17. It would appear that changes were made to the Plan as the first paragraph on page iv of the non technical summary of the SA assesses whether the changes made to the Plan in response to representations made during the (presumably) Regulation 14 stage have not been considered to be significant enough for more work on the SA to be done. This is also borne out by Table 6.0.1 which details the changes made. Is this correct?

It may be the case that on receipt of your anticipated assistance on these matters that I may need to ask for further clarification or that further queries will occur as the examination progresses. Please note that this list of clarification questions is a public

document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils' websites as appropriate. With many thanks.

Ann Skippers
5 September 2016



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12 October 2016

Dear Ms. Wells,

Churchill & Blakedown Neighbourhood Plan Examination

I am writing in relation to the above examination which I am undertaking via NPIERS.

I sent some questions of clarification to you and you have kindly recently responded. One of those queries related to the Strategic Environmental Assessment (SEA).

I am mindful of the information on the Planning Practice Guidance (PPG) website in relation to the strategic environmental assessment requirements for neighbourhood plans. This explains, as you know, that there is no legal requirement for a sustainability appraisal but a SEA may be needed where a neighbourhood plan is likely to have significant environmental effects. It advises that plans should be assessed i.e. screened to determine whether the plan is likely to have significant effects. This 'screening' should be carried out in accordance with Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004 (EAPPR). If likely significant effects are identified an environmental report must be prepared in accordance with Regulation 12 of the EAPPR.

As you know part of my role is to see whether the making of the plan would be compatible with European Union obligations including under the SEA Directive. From 9 February 2015 it is a requirement that either an environmental report that accords with the EAPPR is submitted or a statement of reasons for the determination that a plan is unlikely to have significant environmental effects must be submitted to the examiner.

Your responses confirm that a 'screening' assessment was not undertaken. A sustainability appraisal has been prepared. However, your responses indicate that this was not submitted to the District Council and that it was in fact completed by the District Council after the Plan had been submitted.

My original concern was that the sustainability appraisal did not meet the EAPPR in any case; it does not appear to identify, describe or evaluate the likely significant effects on the environment of any reasonable alternatives taking into account the objectives and the geographical scope of the plan in line with Regulation 12 of the EAPPR. In fact the report states this itself. It is widely accepted that the assessment of reasonable alternatives does not mean all possible alternatives, but requires a judgement as to which alternatives should be included in any evaluation. On occasion it may be the case that only one policy might meet the objectives of the neighbourhood plan. It does seem to me however that consideration should have been given to reasonable alternatives. The Plan would not comply with the basic conditions if Regulation 12 of the EAPPR has not been followed.

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However, of more import now in the light of your responses to my queries, it seems to me that the plan as currently submitted does not meet the requirements set out in PPG as neither a statement of reasons for a determination under Regulation 9 of the EAPPR or an environmental report prepared in accordance with Regulation 12 of the EAPPR was submitted to the local planning authority.

Furthermore it is not particularly clear to me what process was followed in reaching the point we are now at.

Whilst I am aware that it is the responsibility of the local planning authority to ensure that all the regulations appropriate to the nature and scope of the plan proposal submitted to it have been met in order for the plan to progress and ultimately must decide whether the plan is compatible with EU obligations, I feel it is appropriate for me to write to you pointing this out. This is because if I continue with the examination I would be likely to recommend to you that the Plan should not proceed to a referendum.

I have considered whether it would be best to suspend the examination or to advise you to withdraw it from examination. As it appears that the requisite documentation was not submitted to the District Council, it is my advice that the plan should be withdrawn from examination.

This course of action would allow the requisite 'screening' determination to be undertaken in accordance with the EAPPR which requires consultation with the statutory bodies and publicity. If the 'screening' assessment determines that a SEA is not needed, I suggest the plan is resubmitted with this assessment and without the sustainability appraisal or it should be made clear the sustainability appraisal is a background supporting document. If a SEA is found to be needed, useful groundwork has been done and a SEA can be produced, but the existing SA would need significant amendment to ensure its compliance with Regulation 12 of the EAPPR. Regulation 16 consultation would then need to be undertaken in either scenario as the plan would have been withdrawn.

I appreciate that this and the ensuing delay will come as a disappointment to you and the Parish Council and others involved in the development of this Plan; it is only after very careful consideration I believe this is the most appropriate way to proceed. It is, I feel, important to ensure that all the basic conditions are satisfactorily met and that the Plan once it proceeds to its latter stages can do so with confidence.

Given the nature of the situation in that there is a remedy to this issue, I am therefore writing to you to ascertain your further instructions as to whether you would wish to withdraw the Plan from examination to allow the situation to be remedied or whether you wish me to continue the examination. Once the Council has decided on the course of action it wishes to take, please let me know how you wish to proceed.

The comments made in this letter are without prejudice to my conclusions on any other issue.

Yours sincerely

Ann Skippers

Ann Skippers
Director

via email to Helen Wills, Senior Planning Policy Officer, Wyre Forest District Council

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WYRE FOREST DISTRICT COUNCIL

CHURCHILL AND BLAKEDOWN NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Churchill and Blakedown Neighbourhood Plan

- 1.1 I confirm, that the Churchill and Blakedown Neighbourhood Plan, as revised according to the modifications set out below, complies with the legal requirements and Basic Conditions set out in the Localism Act 2011, and can therefore proceed to referendum. The referendum will be held on 4th May 2017.
- 1.2. I also declare that I have no disclosable personal or disclosable prejudicial interest in respect of this decision.

Signed

Mike Parker
Director of Economic Prosperity and Place

1. Summary

- 1.1 Following an independent Examination, Wyre Forest District Council now confirms that the Churchill and Blakedown Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

2. Background

- 2.1 On 2 April 2013, Wyre Forest District Council designated the area comprising the Parish of Churchill and Blakedown as a Neighbourhood Area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.
- 2.2 Following the submission of the Churchill and Blakedown Neighbourhood Plan to the District Council, the plan was publicised and representations were invited. The publicity period ended on Tuesday 1st July 2016 following additional work a further publicity period was held which ended on 25th January 2017.
- 2.3 Wyre Forest District Council appointed an independent examiner, Ms Ann Skippers to review whether the Plan should proceed to referendum.
- 2.4 The examiner's report concludes that subject to making the modifications recommended by the examiner the Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.
- 2.5 Having considered each of the recommendations made by the examiner's report, and the reasons for them, the District Council has decided to make the modifications to the draft plan referred to in paragraph 3.1 below, to secure that the draft plan meets the Basic Conditions set out in legislation.

3. Decision and Reasons

- 3.1 The District Council has made the following modifications, proposed by the examiner, to ensure that the draft plan meets the Basic Conditions, for the reasons given. Where modifications are recommended they appear in **bold text**, changes in wording or a new word appear in ***bold italics***.

Part of Document (Publication Plan)	Change	Reason for change
	Make it clear that where paragraphs throughout the Plan partially or fully	In the interests of

Part of Document (Publication Plan)	Change	Reason for change
	quote from CS or SALPP policies by differentiating the words from the CS or SALPP policies by using a different font or italics and adding a sentence to that effect; this modification applies throughout the Plan and in particular to paragraphs 4.1.2, 4.1.3, 4.1.4, 4.2.2, 4.2.10, 4.2.18, 4.2.20, 4.3.2, 4.4.2, 4.5.2.	accuracy.
1 Introduction and Background	<ul style="list-style-type: none"> Change the name of the SSSI in paragraph 1.28 on page 7 and paragraph 4.2.12 on page 20 of the Plan to “<i>Hurcott and Podmore Pools</i>” and explain that only part of the SSSI falls within the Plan area 	In the interests of accuracy.
2 A Neighbourhood Development Plan for Churchill and Blakedown	<ul style="list-style-type: none"> Substitute the phrase “<i>Development Plan</i>” for “Local Plan” on the three occasions it appears in paragraph 2.2 Remove the different colour and “we are here” from Figure 1 on page 8 of the Plan Delete references to “Appendix B” in paragraph 2.9 as although this should be a reference to “Appendix D”, Appendix D is recommended for deletion later in this report 	In the interests of accuracy.
4 Neighbourhood Development Plan Policies for Churchill and Blakedown		
<i>Theme 1 Traffic and Transport</i>		
Policy CB1 Traffic Management	Add at the end of criterion 3. “ <i>at County and District Council level.</i> ”	To provide more certainty.
Policy CB2 Transport Improvements	Add the words “ <i>where appropriate,</i> ” after “...developer contributions,...” in the first sentence of the policy	To ensure clarity.
<i>Theme 2 Heritage and the Environment</i>		

Part of Document (Publication Plan)	Change	Reason for change
Policy CB3 Protecting Heritage Assets	<ul style="list-style-type: none"> • Reword paragraph one of the policy so that it reads: “<i>New development in the Conservation Area and/or within the settings of listed buildings will be expected to meet the requirements of Policy SAL.UP6.</i>” • Add the words “<i>the significance of</i>” after “...detrimental impact on...” and before “...any heritage asset...” to paragraph two of the policy. • Delete the words “...or on the identified open spaces and views within the conservation area...” from paragraph two of the policy. • Reword criterion 1. to read: “<i>Respect the historic pattern of development, taking into account density and layout in the local context.</i>” • Delete criterion 3. in its entirety • Delete criterion 4. in its entirety • Delete the words “...maintain unity of appearance and style at both front and back” from criterion 5. 	<p>To ensure clarity</p> <p>To ensure clarity</p> <p>To ensure clarity</p> <p>For flexibility.</p> <p>Criterion 3. is very specific and is not supported by sufficient evidence to justify its retention.</p> <p>Criterion 4. Is complex and its intention unclear. It does not therefore provide the practical decision making framework sought by national policy and guidance.</p> <p>Criterion 5. may inadvertently stifle innovative design and so requires more</p>

Part of Document (Publication Plan)	Change	Reason for change
	<ul style="list-style-type: none"> <li data-bbox="524 727 1048 759">• Delete criterion 6. in its entirety <li data-bbox="524 935 1648 999">• Add at the end of criterion 8. “...<i>where it is appropriate and possible to do so.</i>” 	<p data-bbox="1720 288 2033 632">flexibility. All of the criteria seek to ensure that new development makes a positive contribution to local character and distinctiveness in line with national policy and are worded well.</p> <p data-bbox="1720 683 2011 866">Criterion 6. lacks justification and may stifle the achievement of sustainable development.</p> <p data-bbox="1720 917 2033 1374">Criterion 8. requires all development to reuse traditional buildings that make a contribution. It requires more flexibility to take account of the NPPF and its stance on the substantial harm to or loss of designated heritage assets when it is necessary to</p>

Part of Document (Publication Plan)	Change	Reason for change
		achieve substantial public benefits and that harm or loss is outweighed by the benefit of bringing the site back into use.
Policy CB4 Local Heritage and Archaeology	<ul style="list-style-type: none"> • Add a new paragraph (4.2.6), subsequent paragraphs will require renumbering, that reads: <i>“Locally listed buildings and structures are also of importance. A Local Heritage List is to be found in Appendix B. From time to time this list will be updated and so it is important that applicants seek the most up to date information from the relevant authorities before submitting any planning applications.”</i> • Change part 1. of the policy to read: <i>“New development must take account of known surface and sub-surface archaeology and, where there is a reasonable and identifiable potential for unknown and potentially significant deposits ensure they are identified and appropriately considered during development. Lack of evidence of sub-surface archaeology must not be taken as proof of absence.”</i> • Add the words <i>“the significance of”</i> after <i>“...how they protect or enhance...”</i> and before <i>“...such heritage assets.”</i> to criterion 2. of the policy 	More flexibility in relation to the archaeology element and to recognise national policy’s emphasis on significance it will meet the basic conditions.
Policy CB5 General Design Principles	<ul style="list-style-type: none"> • Delete criterion 11. in its entirety • Consequential amendments to the policy’s numbering will of course be needed 	Is unnecessary and refers to local green spaces rather than views.
Policy CB6 Protecting and	<ul style="list-style-type: none"> • Delete criterion 1. of the policy in its entirety [subsequent renumbering will of course be needed] 	Does not accord with basic conditions.

Part of Document (Publication Plan)	Change	Reason for change
Enhancing Local Landscape Character and Views	<ul style="list-style-type: none"> • Add the word “or” in criteria 2. and 3. before “enhance” and “enhanced” Respectively • Change the last sentence in criterion 5. to read “<i>Locally Significant Views</i> are shown on Maps 2” • Change the title of Maps 2 to “<i>Locally Significant Views</i>” [see also other changes to these maps later in the report] 	<p>To add flexibility.</p> <p>To ensure clarity.</p> <p>To ensure clarity.</p>
Policy CB7 Protection of Local Green Spaces	<ul style="list-style-type: none"> • Rename the “Maps 3” as “<i>Map 3a Local Green Spaces in Blakedown</i>” and “<i>Map 3b Local Green Space in Churchill</i>” and ensure that the key correctly identifies the relevant LGS • Refer to “<i>Maps 3a and 3b</i>” instead of “Map 4” in the policy • Reword the first sentence of the first paragraph of the policy to read: “<i>The following local green spaces as shown on Maps 3a and 3b are designated:</i>” 	<p>To ensure clarity.</p> <p>To ensure clarity.</p> <p>To ensure clarity.</p>
Policy CB9 Connectivity	<ul style="list-style-type: none"> • Reword criterion 3. of the policy to read: “<i>3. Development proposals should take every available opportunity to maximise accessibility to residents, improve connectivity and support local biodiversity through:</i>” [retain the three bullet points] 	<p>Policy is supported, but difficult and onerous for all development including minor householder extensions for instance to be able to meet these requirements.</p>
Theme 3 Community		
Policy CB10 Protection of Local Community Facilities	<p>Reword Policy CB10 to read:</p> <p><i>“The loss of local community facilities will be resisted. A change of use to another community use or for health and education uses will generally be supported subject to acceptable impacts. Other changes of use will only be permitted when: 1. The proposal includes alternative provision of an equivalent or enhanced</i></p>	<p>To ensure clarity and to add flexibility.</p>

Part of Document (Publication Plan)	Change	Reason for change
	<p><i>quality on an appropriate site within the locality which is accessible by public transport, walking or cycling and has satisfactory car parking provision; or</i></p> <p>2. Where satisfactory evidence demonstrates there is no longer a need for the facility or that the community facility is no longer viable to provide on that site or building.”</p>	
Policy CB11 New and Enhancement of Existing Local Community Facilities	<ul style="list-style-type: none"> • Change the title of the policy to: “<i>New and Enhanced Local Community Facilities</i>” • Delete criterion 4. from the policy [consequent renumbering of the remaining criteria will of course be needed] 	<p>To ensure clarity.</p>
Policy CB12 Supporting Development of Communications Infrastructure	<ul style="list-style-type: none"> • Insert the word “<i>the</i>” into the title of the policy so that it reads “Supporting <i>the</i> Development of Communications Infrastructure” • Change the last sentence of the policy to read: “All new development will be required <i>where appropriate</i> to make provision for <i>high quality communications infrastructure.</i>” 	<p>To read better grammatically.</p> <p>To ensure that the policy meets the basic conditions.</p>
Policy CB13 Developer Contribution and Community Infrastructure Levy	<ul style="list-style-type: none"> • Change “Developer Contribution” to “Developer <i>Contributions</i>” in the policy’s title • Reword the policy to read: “<i>Developer or Community Infrastructure Levy contributions will be sought from new development where appropriate to fund improvements to community facilities and infrastructure in the Parish.</i> <p><i>Priority will be given to the following:</i></p> <ol style="list-style-type: none"> 1. Healthcare including a Doctor’s Surgery 2. Parking facilities at the school and railway station.” 	<p>To read better grammatically.</p> <p>To ensure that the policy is in line with the statutory tests set out in the Community Infrastructure Levy Regulations 2010 and the policy tests set out in the NPPF.</p>
Policy CB14 Village Centre	<ul style="list-style-type: none"> • Add the word “<i>Blakedown</i>” to the start of the policy’s title 	<p>In the interests of clarity.</p>
Theme 4 Business		

Part of Document (Publication Plan)	Change	Reason for change
<i>and the Economy</i>		
Policy CB16 New Local Employment Opportunities	<ul style="list-style-type: none"> • Delete the words “or community” from criterion 1. in the policy • Add the word “<i>unacceptable</i>” after “Do not lead to the...” and before “...loss of open space...” to criterion 2. 	<p>In the interests of clarity.</p> <p>Flexibility is required.</p>
<i>Theme 5 Housing</i>		
Policy CB17 Scale and Type of New Residential Development	<ul style="list-style-type: none"> • Add the word “<i>unacceptable</i>” after “It would not lead to the...” and before “...loss of open space...” to criterion 1. • Add the words “<i>wherever possible</i>” to the end of criterion 3. • Delete criterion 4. in its entirety • Delete criterion 5. in its entirety • Change criterion 6. to read: “<i>The development should not materially harm the living conditions of the occupiers of neighbouring properties.</i>” • Delete criterion 7. in its entirety • Change the word “adequate” in criterion 8. to “<i>satisfactory</i>” and delete the words “within the site” • Delete the words “...after consultation and agreement with the Parish Council.” from the last paragraph of the policy 	<p>Flexibility is required.</p> <p>Flexibility is required. Unnecessary. Unduly onerous and should be deleted. In the interests of clarity. Unduly onerous and unnecessary. Flexibility is required. Flexibility is required.</p> <p>Unduly onerous and unnecessary.</p>
Policy CB18 Ensuring an Appropriate Range of Tenures, Types and Sizes of Houses	<ul style="list-style-type: none"> • Change the second paragraph of the policy to read: “<i>A mix of types and sizes of dwellings must be provided on suitable sites based on the most up to date information available about local housing needs.</i>” 	<p>To ensure that the policy meets the basic conditions.</p>
Maps	<ul style="list-style-type: none"> • Renumber and rename the Maps as follows: the three maps on pages 41 	<p>To provide clarity.</p>

Part of Document (Publication Plan)	Change	Reason for change
	<p>and 42 of the Plan respectively become Map 1 titled “<i>Churchill and Blakedown Neighbourhood Plan Area</i>”; Map 2 titled “<i>Churchill Conservation Area</i>” and Map 3 titled “<i>Blakedown Settlement Boundary</i>”</p> <ul style="list-style-type: none"> • Both the new Maps 2 and 3 should be reproduced in better quality • Renumber the three maps on pages 43 and 44 of the Plan “<i>Map 4a</i>”, “<i>Map 4b</i>” and “<i>Map 4c</i>” and title these maps “<i>Locally Significant Views</i>” • Renumber the Maps 3 on page 51 of the Plan “<i>Map 5a</i>” and “<i>Map 5b</i>” and title Map 5a “<i>Local Green Spaces in Blakedown</i>” and Map 5b “<i>Local Green Spaces in Churchill</i>” • Ensure that the key for the new Maps 5a and 5b is correct and that each Local Green Space is numbered and identified correctly on that key • Renumber Map 4 as “<i>Map 6</i>” and retain its title “Blakedown Village Centre” • Renumber Map 5 as “<i>Map 7</i>” and retain its title “Churchill and Blakedown Watercourses” 	
Appendices	<ul style="list-style-type: none"> • Add to Appendices A, B and C a sentence that reads: “<i>The information in this appendix reflects information and is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority, the Parish Council or other relevant organisation such as Historic England.</i>” • Delete Appendix D in its entirety • Delete Appendix E in its entirety • Add to Appendix F a sentence that reads: “<i>The information in this appendix reflects information and is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority or the Parish Council.</i>” • Consequential renumbering of appendices will be needed and amendments made throughout the Plan to the revised renumbering 	To ensure users of the Plan are directed to the most up to date Information.
Throughout	Revise paragraph numbering to ensure that all paragraphs have a paragraph number and to	For consistency.

Part of Document (Publication Plan)	Change	Reason for change
Document	remove duplicate paragraph numbers as well as incorporating consequential amendments to paragraph numbering arising from changes set out above.	

- 3.2 The District Council has considered whether to extend the area in which the referendum is to take place. Like the examiner, the District Council has decided that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.
- 3.3 The examiner has concluded that with the modifications made the Plan meets the Basic Conditions and other relevant legal requirements. The District Council concurs with this view. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question 'Do you want Wyre Forest District Council to use the Neighbourhood Plan for Churchill and Blakedown to help it decide planning applications in the neighbourhood area?' will be held in Churchill and Blakedown Parish.
- 3.4 The date on which the referendum will take place is agreed as 4th May 2017.

WYRE FOREST DISTRICT COUNCIL



Churchill and Blakedown Submission Neighbourhood Plan

2016 to 2026



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Appendices

- A Listed Buildings
- B Locally listed buildings
- C Community Facilities
- D Housing Development and Changes

1 Introduction and Background

About Churchill and Blakedown Parish

- 1.1 Churchill and Blakedown are two neighbouring villages in North Worcestershire.
- 1.2 Blakedown sits on and around the A456, Birmingham to Kidderminster road, approximately 15 miles west of Birmingham, 5 miles south west of Stourbridge and the south west corner of the West Midlands conurbation, and 5 miles east of Kidderminster. Churchill is a smaller village, comprising the village of Churchill just to the north of Blakedown and, to the north east, the hamlet of Stakenbridge, and to the northwest, Ismere. The area is bisected by the railway line, Blakedown having a small station which offers a regular passenger service to Birmingham, Stourbridge, Kidderminster, Worcester, and many stops between. To the West, the Parish takes in Hurcott Wood and Hurcott Pool.
- 1.3 Both villages nestle amongst gently rolling hills and are surrounded by beautiful countryside, the area being popular with walkers, horse riders and cyclists (both road and off-road). There are open fields, brooks which run down from the Clent Hills, feeding numerous pools in the area on the way to the River Stour (at Kidderminster) which, itself, is a tributary of the River Severn. There are also quiet woodlands, a large variety of wildlife and, from the brows of hills, fantastic views across Worcestershire (the Malvern Hills can be seen on a clear day to the South), the Clent Hills to the east, the South Staffordshire countryside to the north and west and, in the far distance, the Clee Hills in Shropshire to the west.
- 1.4 Churchill and Blakedown are mainly residential villages, although there are a number of farms and other businesses in the area. Blakedown has a school (Blakedown Church of England Primary School), a church, a sports club and playing fields, 3 public houses (in Blakedown The Old House at Home and The Swan, in Ismere The Old Waggon & Horses), a post office and a few shops. There are no shops in Churchill, although there is a church. Between the two villages is the Churchill and Blakedown Golf Club, and in Churchill the old Baches Forge Mill which is open to the public on certain days of the year and is identified by Historic England as 'Heritage at Risk'. There are two active churches; one, the mother church, serving Churchill, the other, Blakedown. Lord Cobham holds the living in both cases – in earlier days, Blakedown was part of Hagley. Hagley Hall, Lord Cobham's estate, is on the boundary. There is a Parish Council (Churchill & Blakedown Parish Council) for the villages, which currently meets at the Sports Pavilion. Both areas also have a Neighbourhood Watch and are policed by West Mercia Constabulary. The village is in the Wyre Forest Parliamentary Constituency, and the area is administered by Wyre Forest District Council and Worcestershire County Council.

- 1.5 Many local people travel to nearby Hagley, slightly further afield to the nearby towns of Kidderminster, Stourbridge, Bromsgrove, the Black Country, or Birmingham, for work, schools, colleges, shopping, entertainment and leisure. That is the beauty of the area – it has the best of both worlds within very easy reach.

A Portrait of Blakedown

- 1.6 Blakedown is a village in the Wyre Forest District in the north of the county of Worcestershire, England. Due to its road and rail links it serves mainly as a dormitory village for Kidderminster, and the cities of Birmingham and Worcester. Originally part of Hagley Parish, it was transferred in 1888 to the small adjacent parish of Churchill, which became Churchill and Blakedown. The parish is recorded in the Domesday Book.
- 1.7 A turnpike road linking Kidderminster and Birmingham built in 1777 ran through Blakedown. There was a toll house at its junction with the Belbroughton Road, and with the coming of the railway, the owner of the Spring Brook Forge at the bottom of Forge Lane, made a short cut from there to the station to avoid paying toll on his goods. He planted this with trees and it is still known as The Avenue. Then, the coming of the Oxford, Worcester & Wolverhampton railway (known as the 'Old Worse and Worse' owing to its unreliable rolling-stock) through Blakedown brought many changes. Churchill became a quiet rural backwater while Blakedown developed rapidly.
- 1.8 Blakedown railway station was opened in 1852 and was originally called Churchill station. Later it was called Churchill and Blakedown before adopting its current name.
- 1.9 The village lay on the Saltway and from Roman times this brought links with the outside world. It was also famous for its water and lakes, made by damming streams from the Clent hills, which brought industry to the area even before the advent of the railway. The water powered the many corn mills and ironworks (making spades, shovels, and in the world wars, bomb casings).
- 1.10 In the 1930s water also brought workers from Lancashire and Cumberland for two months each year. They came to cut willow and make clogs. The water and the willow are still here, but no cutters now come. Instead, the lakes are used for fishing.
- 1.11 From being a truly rural village the years have brought many changes, particularly since the last war, when American troops were stationed here. A new council estate for Kidderminster was built in 1950. Private estates grew as land was made available, so that the village is now almost a dormitory area for Birmingham. Despite that it is still a close-knit community, with many newcomers bringing young families, which helps keep the primary school active.
- 1.12 One of the oldest houses is Harborough Hall, built in the 1600s, and for some time occupied by William Penn (who founded Pennsylvania, USA). William

Shenstone, poet and landscape gardener, also lived here for a time. A Sports Centre with football pitches, children's playground and car park has been built on part of the Harborough Hall estate. Recently this has been enhanced by a new Sports Pavilion, built with money from the estate of Norman Dawson, a long-term resident of Blakedown.

- 1.13 Being so near to Kidderminster, the village seeks to preserve its Green Belt status and the progress and growth of the motorways which surround it. The main Kidderminster to Birmingham A456 road runs straight through Blakedown, cutting the village in half and frequent repairs to the M5 mean that traffic is often diverted through the village. Despite this busy thoroughfare, the area is very popular with walkers, with a wealth of footpaths and bridle paths, often alongside streams and the former mill pools, and there are several easily accessible viewpoints.
- 1.14 The village has a small church, St. James the Great, and a Church of England primary school. Blakedown also includes two local pubs, and a village shop that offers a range of fresh foods and a newspaper delivery service. The Post Office is within the village shop.

A Portrait of Churchill

Cercehalle (xi cent.); Chirhulle (xii cent.).

- 1.15 The parish of Churchill, containing 954 acres, of which 721 acres are arable land, 160¾ permanent grass, and 8 acres woodland, is on the Staffordshire border, about 3½ miles north-east of Kidderminster. It is generally known as Churchill near Kidderminster or Churchill in Halfshire to distinguish it from Churchill near Worcester in the hundred of Oswaldslow. In 1306 it was referred to as 'Churchill in the forest of Kinver,' and some years later was amerced with neighbouring townships for non-attendance at the court of the regarder of that forest. It was still described as in Kinver Forest in 1604.
- 1.16 An Act for inclosing Churchill Common was passed in 1773.
- 1.17 Churchill is watered by 'a quick and clear stream,' which rises in the Clent Hills and is occasionally artificially widened into pools - about 2 miles from Churchill it flows into the River Stour. The land slopes upwards from the valley of this stream, and at its lowest level towards the west and north is 211 ft. above the ordnance datum, while near the northern boundary of the parish it attains a height of 400 ft.
- 1.18 The village of Churchill stands on the right bank of this stream, and consists of one rather straggling street continued southward as a branch road joining the main road from Kidderminster to Halesowen near Blakedown. At the north of the village three roads diverge, going respectively to Cookley, Kinver, and Stakenbridge.
- 1.19 The nearest station to Churchill is at Blakedown.

- 1.20 The hamlets of Blakedown, Stakenbridge, and Harborough in the civil parish of Hagley were in 1888 transferred to Churchill for ecclesiastical purposes by Order in Council. In Blakedown is a chapel of ease to the parish church.
- 1.21 The subsoil consists of Bunter Pebble Beds; the surface is very dry and is mostly sand. The parish is mainly agricultural, wheat, barley and green crops being raised. It is said that during the 18th century Churchill so abounded in damsons and plums that all the neighbouring markets were supplied from it. In recent years there has been a significant number of horses and ponies kept in livery in both Churchill and Blakedown.

A Spatial Portrait

- 1.22 The 2011 Census¹ listed the usual resident population as 1,604 people (792 males and 812 females). Of these:
- 295 people were aged 15 years and under, 18.4% compared to 17.1% across the District and 18.9% across England;
 - 961 people were aged 16 to 64 years, 59.9% compared to 62% across the District and 64.8% across England;
 - 348 people were aged 65 years and over, 21.7% compared to 20.9% across the District and 16.3% across England.
- 1.23 Economic activity levels in the Parish were similar to or slightly higher than those elsewhere in Wyre Forest and across England.
- 69.5% of those aged between 16 and 74 years were economically active (68.7% in Wyre Forest and 69.9% across England).
 - 435 of these were employed full-time or part-time (54.2%) compared to 54.4% across Wyre Forest and 55.2% nationally.
 - There were more people self-employed in Churchill and Blakedown (21%) than Wyre Forest (14.1%) and England (14%).
 - A lower proportion were unemployed (2.6%) compared to 4.2% in Wyre Forest and 6.3% for England. 19.7% were economically inactive in Churchill and Blakedown Parish.
 - 19.7% of usual residents were retired compared to 18.5% in Wyre Forest and 13.7% across England.
- 1.24 There are 733 dwellings located within the Parish. Of these:
- 345 dwellings are detached (47.3%) compared to 29.2% in Wyre Forest;
 - 227 dwellings are semi-detached (31.1%) compared to 36.6% in Wyre Forest;
 - 79 dwellings are terraced (10.8%) compared to 18.5% in Wyre Forest;
 - 79 dwellings are Flats/apartments (10.8%) compared to 12.6% in Wyre Forest.

¹ <http://www.neighbourhood.statistics.gov.uk/dissemination/>

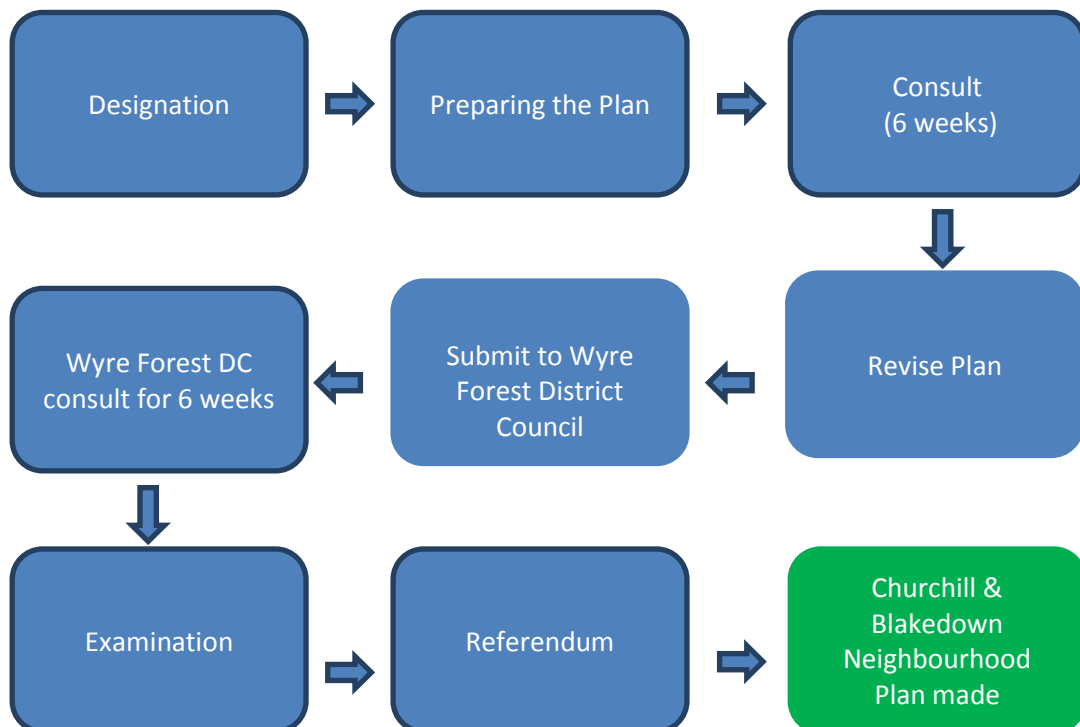
Churchill and Blakedown Submission Neighbourhood Plan
November 2016

- 1.25 The 2011 Census shows that a higher proportion of households in Churchill and Blakedown were owned outright (40.4%) compared to 37.7% across the District, with 36% owned with a mortgage/loan compared to 33% across the District. 11.6% of dwellings were privately rented accommodation compared to 13.2% across the District, and 10.6% of dwellings were social rented accommodation compared to 14.4% across the district.
- 1.26 In terms of transport, local residents depend more on cars and vans than elsewhere, with fewer households having no car or van (9.7%) compared to 18.4% in Wyre Forest and 25.8% across England.
- 1.27 The parish has 17 Grade II Listed Buildings and 1 Scheduled Monument - A list is included at Appendix A.
- 1.28 Part of the Hurcott and Podmore Pools SSSI (Site of Special Scientific Interest), falls within the Plan area.

2 A Neighbourhood Development Plan for Churchill and Blakedown

- 2.1 This Plan has been prepared following the changes introduced by the Localism Act 2011, which gave Town and Parish Councils and other bodies the power to prepare Neighbourhood Development Plans for their local areas.
- 2.2 Neighbourhood Development Plans set out planning policies to help determine planning applications for new development and, as statutory planning documents, form part of the local authority “Development Plan”. Policies and site allocations in Neighbourhood Plans have to be in general conformity with the local authority’s Development Plan and must take account of the National Planning Policy Framework. Neighbourhood Development Plans can help to shape and direct development, but cannot propose less development than the local authority’s Development Plan.
- 2.3 This Neighbourhood Development Plan has been prepared following the procedure set by government.
- 2.4 This procedure includes two six week periods of consultation on the Draft Plan, the first of which has been completed, and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Wyre Forest.

Figure 1 – The Neighbourhood Development Plan Preparation Process



Designation

- 2.5 The Parish Council applied to Wyre Forest District Council for designation as a Neighbourhood area. This was approved on 2nd April 2013. The Designated Neighbourhood Area is shown on Map 1.
- 2.6 A volunteer steering group of villagers was set up by the Parish Council to help in the development of this plan. Initially a presentation was made to parishioners about the Neighbourhood Plan Process.
- 2.7 The Churchill and Blakedown Neighbourhood Development Plan takes account of national planning policy as contained in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).
- 2.8 This means the Churchill and Blakedown Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in the Wyre Forest District Council Core Strategy (2006-2026).
- 2.9 The Wyre Forest District Core Strategy (2006-2026) sets the current local planning policy framework for Churchill and Blakedown, and therefore the Churchill and Blakedown Neighbourhood Development Plan must be in “general conformity” with.

Informal Public Consultation

- 2.10 The Neighbourhood Plan was first introduced to residents at a Parish Meeting in October 2013, and work began on drawing up an outline plan in early 2014. In April 2015 a one page questionnaire asking for comments on the Plan Objectives was circulated to households through the Parish Distribution Network, with responses collected through boxes at the pubs, shop and Post Office, and also at the Annual Parish Meeting later in the month. Overall, the 24 replies were supportive of the Objectives and their intent – where comments were adverse they related predominantly to Objective 7 (Housing development), with concerns expressed that further development would detract from the rural nature of the villages. Many of the responses included positive suggestions for additional village amenities and for improvements to the villages and their environment.

Formal Public Consultation

- 2.11 The Draft Plan was published for formal (Regulation 14) consultation for 6 weeks from 1st November to 13th December 2015. The Plan, representation form and supporting documents were placed on the Parish Council's website (www.cnwndp.co.uk) and hard copies were provided at a range of locations open to the public around the Parish. A number of responses were received from local residents, consultation bodies and Wyre Forest District Council. These comments have been carefully considered and used to inform the Submission version of the Plan. Further information about this is provided in the accompanying Consultation Statement.

3 Vision for Churchill and Blakedown and objectives.

- 3.1 The vision and objectives for the Neighbourhood Development Plan have been prepared taking into consideration the results of the informal public consultation process set out in Chapter 2.

The Vision for Churchill and Blakedown

Our vision for the villages of Churchill and Blakedown is one of a continuing recognition of their separate characteristics - Churchill maintaining its essentially historic rural nature and Blakedown with its larger more diverse but essentially compact community, each valuing and respecting the other.

Our objectives

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

- Objective 1 – To create a safe community for our residents and visitors; giving particular attention to traffic management and parking.
- Objective 2 – To create a sustainable environment, with emphasis on maintaining the ancient tree scape, paths and green spaces to a high standard.
- Objective 3 – To ensure that new development respects the character and is in keeping with the historic centres of the essentially rural villages.
- Objective 4 – To preserve and improve local facilities to serve the needs of our residents and for future generations to enjoy.
- Objective 5 – To increase local access to health and wellbeing services.
- Objective 6 – To support existing and new local business opportunities, in particular home working and rural enterprises appropriate to the rural area.
- Objective 7 – To support small-scale housing developments within the village boundaries that meet identified local needs.

- 3.2 This Plan and these objectives have been developed in the interests of residents and friends of Blakedown and Churchill, to preserve and promote their enjoyment of the villages, the amenities, the countryside and the community, both now and in the future, embracing and managing change for the better.

4 Neighbourhood Development Plan Policies for Churchill and Blakedown

This section sets out the planning policies to guide development in Churchill and Blakedown up to 2026. The six themes have developed from the vision and the objectives. Each section includes complementary actions to be undertaken by the Parish Council, to support the planning policies. These proposed actions will be used to prioritise activity by the Parish Council over the lifetime of the Neighbourhood Plan. These are not part of the statutory neighbourhood plan but are an important tool in the implementation of the plan. A summary of the Parish Actions is included at Appendix E.

4.1 Traffic and Transport

Objective 1 – To create a safe community for our residents and visitors; giving particular attention to traffic management and parking.

Local Issues

4.1.1 Through previous work undertaken with the community the following issues have been identified:

Planning related Issues

- Need to preserve the essential rail and bus services serving the villages at least at their present levels.
- Increasing volume and speed of traffic on the A456, especially HGVs.
- One pelican crossing on the A456 – heavily used by older children crossing to go the station for secondary schools, and by younger children crossing to get to the primary school.
- No dropping off point for the school on the A456, which will be exacerbated by the increase in the number of pupils from outside the villages attending the school as it doubles in size.
- Lack of parking spaces, especially on Birmingham Road (A456) and the lower section of Belbroughton Road.
- Increasing congestion caused by commuters from the station parking on Station Drive, Lynwood Drive, Mill Lane, Sculthorpe Road and Mill Close.
- Shoppers' car park (chargeable) with a capacity for 20 cars off the A456. Other car parks in the villages are owned by the Parish Rooms, the Sports Committee, the Church and the three pubs. Of these, the Parish Room car park is informally used by a small number of Belbroughton Road and Gladstone Place residents, and the Sports Ground is used for drop-off and collection of children attending the School.

Non-Planning related issues

- Living with the A456.
- Being a commuter village without a commuter car park.
- Traffic speed along Stakenbridge Lane and at Churchill Cross.
- Dangerous bend at Stakenbridge Railway Bridge, accentuated by lack of pedestrian footpath under the bridge.

Technical Evidence

4.1.2 Policy *CP03: Promoting Transport Choice and Accessibility* of the Wyre Forest District Council Core Strategy states in part that:

4.1.3 *“Development proposals should have full regard to the traffic impact on the local highway network. Major development proposals or those likely to have a significant impact on the local transport network will be required to submit a Travel Plan to demonstrate that they have fully considered access by all modes of transport. The Travel Plan should set out targets and measures for addressing travel demand through a package of measures, maximising accessibility by sustainable transport modes, minimising traffic generation and mitigating the effects of additional traffic through a package of multi-modal measures.”*

4.1.4 *Where appropriate, new developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking and cycling facilities within the District and the provision of an integrated public transport network across the District. Future proposals for employment development, particularly along the Stourport Road Employment Corridor, should have regard to the possibility of utilising the existing rail infrastructure for the sustainable movement of freight and to provide sustainable transport links.”*

Justification

4.1.5 There is a major road which runs through the centre of Blakedown village – the A456. This route is also designated as a lorry route in the County. There are several issues relating to the traffic congestion, lack of crossing points, number of HGV's and alternative routes being used as rat runs.

4.1.6 To add to this, the school is located on the A456. There are no dropping off points for those attending the primary school and this results in severe congestion at peak school times.

4.1.7 Speed is an issue throughout the Parish with several roads in the village being identified as dangerous by the community, due to speeding traffic.

4.1.8 Parking is an issue around the railway station. Blakedown Station provides links to Worcester and London, commuter parking causes a great amount of congestion in surrounding roads.

- 4.1.9 Developer contributions towards traffic management and highway improvements can only be sought where there is a direct relationship between proposed development and traffic impacts. However residents in the villages have identified the issues above and the Neighbourhood Plan seeks to address their concerns.

Policy CB1 - Traffic Management

New development will be permitted subject to all the following criteria:

1. Suitable and safe access is provided to the site, both during development and on completion of the project.
2. All additional traffic generated by the development is identified and any on-site mitigation measures are provided by the developer.
3. Parking is provided in accordance with adopted policies at County and District Council level.
4. There is no detrimental impact on the pedestrian/cycleway network.
5. Parking/Access to the proposed development does not adversely affect existing parking/access arrangements to the detriment of neighbouring residents.

Policy CB2 - Transport Improvements.

Funding from a range of sources, including developer contributions where appropriate, will be sought towards the following projects within the parish:

1. Highway improvement schemes to promote the safety of pedestrians and cycle users.
2. In response to the ongoing serious concerns of local residents, improved safety provisions at the Churchill Cross and Fiveways junctions.
3. Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the village centres and on the 'rat-runs' (Belbroughton Road and Stakenbridge to Churchill Cross).
4. Increasing public transport to and from the village.
5. To provide commuter parking in the area around the station, so as to ease the increasing on-street parking and congestion.
6. Improvements to footways which may emerge as 'desire lines' - preferred walking routes between village features.

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

Worcester County Council Local Transport Plan

Action 1

The Parish Council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the village. This will include developing relations with transport suppliers to provide transport direct to supermarkets etc. to cover the needs of those who need assistance; and the maintenance and improvement of current rail services to and from Blakedown Station, both in terms of frequency and of direct (no change) services to Birmingham and Worcester.

Action 2

The Parish Council will work with Worcestershire County Council to address issues to regulate/control the speed of traffic travelling through the villages, and to look at appropriate traffic calming measures

Action 3

The Parish Council will work with Worcestershire County Council to reduce the amount of traffic signs and direction indicator signs in the village.

Action 4

The Parish Council will work with Wyre Forest District Council to provide appropriate controlled parking facilities, including the current public car park, to accommodate the needs of residents, visitors and villages businesses whilst, where possible, reducing congestion, especially in the area around the station.

Action 5

The Parish Council will work with Worcestershire County Council to terminate the designation of the A456 as a lorry route, and divert HGVs to routes to the south of the village.

4.2 Heritage and the Environment

Objective 2 – To create a sustainable environment, with emphasis on maintaining the ancient tree scape, paths and green spaces to a high standard.

Objective 3 – To ensure that new development respects the character and is in keeping with the historic centres of the essentially rural villages.

Local Issues

4.2.1 Through previous work undertaken with the community the following issues have been identified:

- The history of the villages goes back to Iron Age and medieval settlements in the East and North, the Royal Ride goes through the Parish from the Chaddesley border over to Ismere.
- Blakedown developed around the iron and steel industries of the 19th Century, mainly Springbrook Forge (Blakedown Ironworks).
- There is a wide variety of buildings and dwellings in the Neighbourhood, from dispersed rows of cottages, wayside cottages and isolated farmhouses around Churchill to thoroughfare development around the railway in Blakedown as a result of small scale industry at the many forges in the area. In Blakedown historic buildings are of red brick and Welsh slate tiles.
- The villages are a centre for walkers (both residents and visitors), horse riders and off road cyclists, using the extensive network of footpaths and bridle paths.
- The natural features of the area – hills, valleys, streams and pools (some of which are man-made) are an important attraction for visitors, and also for people moving into the villages.

Technical Evidence

4.2.2 Policy *SAL.UP6: Safeguarding the Historic Environment* of the Wyre Forest Site Allocations and Policies Local Plan seeks to protect Heritage Assets. It states, in part: *“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.”*

Justification

- 4.2.3 The Parish has a long history dating back to the Domesday Book, which has resulted in a many heritage assets, and significant historic landscapes. There is a wide variety of buildings and dwellings in the Neighbourhood, from dispersed rows of cottages, wayside cottages and isolated farmhouses around Churchill to thoroughfare development around the railway in Blakedown as a result of small scale industry at the many forges in the area. In Blakedown historic buildings are of red brick and Welsh slate tiles.
- 4.2.4 The Parish also includes a Grade II Listed Building and Scheduled Monument which is identified by Historic England as being 'Heritage at Risk' – Baches Forge, Churchill Lane, Churchill. There are an additional 16 Grade II Listed Buildings (See list at Appendix A).
- 4.2.5 The built heritage, the character and the natural features of the area are considered important by the community, to be retained for future generations. The overall aim is to protect Churchill and Blakedown so that it retains some character, and to ensure that future development respects the character of the existing Parish.

Policy CB3 - Protecting Heritage Assets

New development within the conservation area and/or within the settings of listed buildings will be expected to meet the requirements of Policy SAL.UP6: Safeguarding the Historic Environment, of the Wyre Forest Site Allocations and Policy Local Plan.

Development will not be permitted where it has a detrimental impact on the significance of any heritage asset in the parish which is not outweighed by the benefits of the scheme as a whole.

All new development will be expected to:

1. Respect the historic pattern of development taking into account density and layout in the local context..
2. Complement the human scale, height and massing of historic development in the immediate streetscape.
3. Respect the design and character of neighbouring properties.
4. Reinforce local identity by the use of the traditional materials used in the immediate surrounding area.
5. Re-use traditional buildings which contribute to townscape quality (Heritage Assets, where it is appropriate and possible to do so.

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

- 4.2.6 Locally listed buildings and structures are also of importance. A Local Heritage List is to be found in Appendix B. From time to time this list will be updated and so it is important that applicants seek the most up to date information from the relevant authorities before submitting any planning applications.

Policy CB4 - Local Heritage and Archaeology

1. New development must take account of known surface and sub-surface archaeology and, where there is a reasonable and identifiable potential for unknown and potentially significant deposits, ensure they are identified and appropriately considered during development. Lack of evidence of sub-surface archaeology must not be taken as proof of absence.
2. Proposals requiring consent which affect a building or structure on the Local Heritage List must demonstrate how they protect or enhance the significance of such heritage assets.
3. The renovation, or alteration, of a building or part thereof, or structures, identified on the Local Heritage List should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.
4. Loss of Locally listed buildings will be resisted.

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

Action 6

The Parish Council will work with Wyre Forest District Council to ensure that the Local List of buildings is maintained and reviewed to ensure it is up-to-date.

- 4.2.7 Policy *SAL.UP7: Quality Design and Local Distinctiveness* of the Wyre Forest Site Allocations and Policies Local Plan states in part that:

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

All proposals for new development must demonstrate that they satisfy a significant number of criteria relating to design.

4.2.8 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. Continuous addition to the housing stock has resulted in a blend of old and new buildings particularly in and around the villages.

4.2.9 New development proposals should be designed sensitively to ensure that the high quality built environment of the Parish is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of traditional and high quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

Policy CB5 - General Design Principles

All new development within the Parish will be required to meet the following criteria:

1. Gives priority to the use of brownfield sites/conversion of existing buildings.
2. Uses and where possible improves existing services and facilities.
3. Does not have a detrimental effect on residential amenity by reason of noise or other nuisance.
4. Does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure.
5. Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function.
6. Does not result in backland development which has a detrimental impact on the character of the village.
7. Contributes to local identity, and sense of place.
8. Is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access, lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, existing layout, spaces, vegetation, water areas and other features of the street scene.
9. Uses, and where appropriate re-uses local and traditional materials or suitable artificial alternatives.
10. Uses appropriate landscape design, in keeping with the rural character.
11. Relates well to the street and has an active frontage.
12. Respects local settings and garden forms/landscaping.
13. Facilitates movement to, within, around, and through the development.
14. Includes energy efficiency and energy conservation measures, where possible.
15. Uses appropriate lighting for the location.
16. Ensures that there are no negative impacts on the surrounding environment, particularly the local SSSI.
17. Encourages the use of Sustainable Drainage Systems, and retains surface water

on site.

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

4.2.10 Churchill and Blakedown (and most of Wyre Forest District) falls within the Mid-Severn sandstone plateau National Character Area, as defined by Natural England and the County Council Landscape Character Assessment identifies one landscape type prevalent in Churchill and Blakedown - Sandstone Estate lands

Key Characteristics are as follows

Primary:

- Arable land use
- Hedgerow boundaries to fields
- Planned enclosure pattern - straight roads and field boundaries

Secondary:

- Woodland pattern of discrete blocks
- Planned woodland character - estate plantations and groups of trees
- Large-scale landscape with wide views over open farmland
- Impoverished soils with relic heath vegetation
- Dispersed pattern of isolated farmsteads and scattered wayside dwellings
- Discrete settlement clusters often in the form of small estate villages

Tertiary:

- Rolling topography with occasional low escarpments

LANDSCAPE GUIDELINES

- Conserve and restore the distinctive hedgerow pattern with priority given to primary hedgerows.
- Identify opportunities for further large scale planting of woodlands and tree belts to strengthen the regular patterns of the landscape.
- Conserve and restore parklands.

- Conserve and enhance tree cover along watercourses.
- Conserve the integrity of estate villages.
- Promote the creation and appropriate management of natural vegetation communities along highways and other non-farmed areas.
- Promote the development of wide field margins for wildlife benefit.

4.2.11 Policy *CP12: Landscape Character*, of the Wyre Forest District Core Strategy states in part that:

“New development must protect and where possible enhance the unique character of the landscape including the individual settlement or hamlet within which it is located. Opportunities for landscape gain will be sought alongside all new development, such that landscape character is strengthened and enhanced.”

The Worcestershire County Council Landscape Character Assessment and Historic Landscape Characterisation will be used when determining applications for development within the rural areas. The Worcestershire Landscape Character Assessment and Historic Landscape Characterisation will form the basis for the development of supplementary guidance relating to landscape character.

Where it is considered appropriate to the landscape character, small scale development which can reasonably be considered to meet the needs of the rural economy, outdoor recreation, or to support the delivery of services for the local community will be supported subject to it meeting all other relevant criteria within the Local Development Framework.”

Justification

- 4.2.12 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.
- 4.2.13 Hurcott Pool, part of the Hurcott and Podmore Pools SSSI, falls within the Plan area and is the largest wetland area in the county. Hurcott (and the neighbouring Podmore) Pool was probably formed by mediaeval damming of the Hurcott Brook to provide water for industrial use. As well as open water there is a range of swamp, mire and wet woodland communities that have developed in the valley bottom. Peat deposition has occurred on the site and, although the hydrology has been adversely affected by groundwater abstraction, recent works have restored the water levels of the Pools so as to preserve and protect the flora and fauna of the area.
- 4.1.14 As well as the range of wetland communities, the site is important for birds and invertebrates. The wet alder woodland is the largest alder woodland in the West Midlands.
- 4.1.15 The Parish Council consider it is extremely important to ensure that that there are no negative impacts on the surrounding environment particularly the local SSSI.

- 4.2.16 The surrounding landscape frames the two villages and should be protected.
- 4.2.17 It is vital that these natural assets are protected and enhanced, to ensure local wildlife, habitats and the wider local landscape character are supported both for their intrinsic value, and for the benefit and enjoyment of existing and future residents. A key element of the character of the Parish is the pattern of open spaces which contain the traditional settlement patterns of the villages, and provide an attractive open setting around the tighter built form. Significant views towards key natural and historic features are identified, and these should be protected through careful siting, design and the use of appropriate scale in any new development.
- 4.2.18 Landscaping schemes should be used to add value to habitats through the appropriate use of native species and traditional boundary treatments. In addition, new development should demonstrate consideration of archaeological features and incorporate sustainable drainage in order to reduce the potential for flooding.

Policy CB6 - Protecting and enhancing local landscape character and views

Development proposals will be required to incorporate the following landscape design principles:

1. Development proposals should seek to preserve and/or enhance the character of the village and surrounding scattered rural settlements and farmsteads. Schemes will be expected to conserve and protect the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed, through the use of appropriate styles and locally distinctive materials.
2. Local habitats and wildlife corridors should be preserved and/or enhanced. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used. Existing hedgerows should be retained where possible and incorporated into new developments. The establishment of new native hedges is encouraged to support and protect wildlife.
3. Development proposals should conserve important local landscape features such as trees, woodlands, pools and streams wherever possible. Mature and established trees and hedgerows should be retained where possible and incorporated into landscaping schemes. All trees, woodland, and hedgerows within the parish which are a positive integral feature of the area will be expected to be retained wherever possible.
4. Locally Significant Views are protected and developments will be required to

take into consideration any adverse impacts on these views through landscape appraisals and impact studies. Locally Significant Views are shown on Maps 4a, 4b and 4c.

5. Developments will be required to design and deliver high-quality green infrastructure, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high-quality experience of nature and heritage.
6. New residential development should protect the area's historic settlement pattern, through small-scale developments within the settlement boundary. Inappropriate boundary treatments will be resisted.
7. The conservation of traditional farm buildings through continued and appropriate new uses is supported. Proposals for redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework.²
8. Sustainable construction, low carbon technologies and use of innovative solutions will be encouraged such as grey water recycling, rainwater harvesting and opportunities for local food production such as community gardens.
9. Opportunities should be taken for noise attenuation measures and visual screening of transport corridors such as main roads and rail routes where there is an adverse impact on the rural environment and community.
10. Developments should be designed so as to respect and complement the neighbouring buildings and landscapes.
11. Protect and enhance the network of pools and interconnecting watercourses in the Parish.

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

² Reference: Lake, J. (Ed.). (2014) Worcestershire Farmstead Assessment Framework. English Heritage & Worcestershire Archive and Archaeology Service, Worcester

SAL.UP5 Providing Opportunities for Safeguarding Local Biodiversity and Geodiversity
SAL.UP6 Safeguarding the Historic Environment
SAL.UP7 Quality Design and Local Distinctiveness

Action 7

The Parish Council will work with land owners and statutory bodies to ensure that the networks of pools and interconnecting streams run freely and ensuring that this is done in a sensitive manner with regard to any streams within or with links to the SSSI .

4.2.19 The National Planning Policy Framework (NPPF) advises at paragraph 76 that “local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”.

4.2.20 Paragraph 77 of the NPPF advises that “the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves.
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife. and
- where the green area concerned is local in character and is not an extensive tract of land.”

4.2.21 Table 1 below sets out how each the proposed protected local green spaces meet these criteria. There are two distinctive green spaces in Churchill and Blakedown, which have not been included in this list: Blakedown Sports Centre and Playing Field, Churchill and Blakedown Golf Course. These areas are within the Green Belt, and therefore have a significant degree of protection from this designation. The guidance within the NPPF at Paragraph 78 states that policies for managing development within a Local Green Space should be consistent with policy for Green Belts

Policy CB7 - Protection of local green spaces

The following local green space(s) as shown on Maps 5a and 5b are designated:

Millennium Green
Blakedown Village Green
Churchill Village Green
The Avenue

1. New development which impacts adversely on the openness and visual amenity of these sites will not be permitted except in very special circumstances.
2. Informal pedestrian paths and shortcuts such as The Avenue will be protected to ensure that they continue to provide alternative passable pedestrian routes

around the villages.

Table1 – Local Greenspace – NPPF Criteria

Name of Site	Distance from Local Community	Special Qualities/Local Significance	Extensive tract of land
Millennium Green	Within Blakedown Village Centre, at the rear of the Parish Rooms	Used for village events (e.g. fetes) and for play /exercise groups (e.g. the Scout and Guide troupes)	No
Blakedown Village Green	Birmingham Road	Buffer between the Car Park and Birmingham Road – and where the Christmas Tree is located	No
Churchill Village Green	Churchill Cross	Site of the War Memorial	No
The Avenue	Off Birmingham Road	Historic thoroughfare, now a pedestrian route to Station	No

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

4.2.22 Policy *CP02: Water Management*, of the Wyre Forest District Core Strategy states in part that:

“New developments will be required to incorporate appropriate Sustainable Drainage Measures (SUDs). This should be informed by the Water Cycle Strategy to ensure compatibility with specific catchment and ground characteristics, and will require the early consideration of a wide range of issues relating to the management, long term adoption and maintenance of SUDs.

For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required.”

4.2.23 Further detail is provided in *Policy SAL.CC7: Water Management*, of the Wyre Forest District Site Allocations and Policies Local Plan

Policy CB8 - Water Management and surface water run-off

1. New development should be designed to maximise the retention of surface water on the development site and to minimise runoff.
2. The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.
3. Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.
4. Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.
5. All new developments should aim to ensure that there are no negative impacts on the surrounding environment, particularly the local SSSI.

Wyre Forest District Core Strategy policies:

DS04 Rural Regeneration
CP02 Water Management

Wyre Forest District Site Allocations and Policies Local Plan policies:

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

4.2.24 Policy *SAL.CC1: Sustainable Transport Infrastructure*, of the Wyre Forest District Site Allocations and Policies Local Plan states in part that:

“Developments should safeguard and enhance the existing Cycle Route Network, including providing new links where possible. All new developments must be designed to maximise accessibility to, and movement around, the development for cyclists.

New developments should take into account movement around the site for all members of the community and should consider the use of shared surfaces with an emphasis on pedestrians over vehicles in a way that promotes highway safety. Proposals should include connected and legible layouts in order to improve sustainability.”

Policy CB9 – Connectivity

1. Proposals for the enhancement and improvement of the existing footpath/cycleway/ bridleway network within the designated area will be supported.
2. Proposals for improved linkages and accessibility within Churchill and Blakedown Parish and to the areas beyond will be supported.
3. Development proposals should take every available opportunity to maximise accessibility to residents, improve connectivity and support local biodiversity through:
 - enhanced public access and signage from residential areas;
 - new footpaths and cycle routes linking to existing and new networks; and
 - linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.

Action 8

The Parish Council will work with Worcestershire County Council to ensure that the footpath network is kept clear, accessible and well signposted

4.3 Community

Objective 4 - To preserve and improve local facilities to serve the needs of our parishioners and for future generations to enjoy.

Objective 5 – To increase local access to health and wellbeing services.

Local Issues

4.3.1 Through previous work undertaken with the community the following issues have been identified:

- Ageing population – need to encourage a more evenly distributed demographic profile, and ensure that there are inclusive facilities and activities to involve younger residents.
- Community split into areas – either side of the Birmingham Road, Churchill Village, Stakenbridge. Some residents only rarely cross over onto the other side of the main road / railway.
- Generally good programme of community events, well supported, and welcoming, but occasional date clashes
- Communal facilities governed by a variety of Trust structures, with no common standards or policies around community versus private / commercial use.
- Poor or negligible provision of activities and facilities for teenage residents. Play facilities and activities for pre-teens are centred around the school.

Technical Evidence

4.3.2 Policy *CP07: Delivering Community Wellbeing*, of the Wyre Forest District Core Strategy states in part that:

“The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, sustainable location.

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

Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.

Justification

- 4.3.3. The Parish Council and the community consider it extremely important to retain and enhance the existing community facilities in the area, and retain the local village centre for retail use.

Policy CB10 – Protection of local community facilities

The loss of local community facilities will be resisted.

A change of use to another community use or for health and education uses will generally be supported subject to acceptable impacts.

Other changes of use will only be permitted when:

1. The proposal includes alternative provision of an equivalent or enhanced quality on an appropriate site within the locality which is accessible by public transport, walking or cycling and has satisfactory car parking provision; or
2. Where satisfactory evidence demonstrates there is no longer a need for the facility or that the community facility is no longer viable to provide on that site or building.

Policy CB11 – New and Enhanced Local Community Facilities

All development proposals for new community facilities, and improvements to existing community facilities will be supported, provided that:

1. Adequate provision for parking is provided, in accordance the Worcestershire County Council Parking Standards.³
2. The site is, wherever possible, located in or adjacent to the settlement boundary.
3. The site is accessible by walking and cycling.
4. Detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development.
5. The proposal would not have an adverse effect on residential amenity.

Wyre Forest District Core Strategy policies:

CP07: Delivering Community Wellbeing

DS04: Rural Regeneration

Wyre Forest District Site Allocations and Policies Local Plan policies:

SAL.DPL11 Community Facilities

³ http://www.worcestershire.gov.uk/download/downloads/id/1847/highways_design_guide.pdf

Policy CB12 – Supporting the Development of Communications Infrastructure.

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

All new development will be required where appropriate to make provision for high quality communications infrastructure.

Policy CB13 – Developer Contributions and Community Infrastructure Levy

Developer or Community Infrastructure Levy contributions will be sought from new development where appropriate to fund improvements to community facilities and infrastructure in the Parish.

Priority will be given to the following:

1. Healthcare including a Doctor's Surgery
2. Parking facilities at the school and railway station

Policy CB14 – Blakedown Village Centre

Within the village centre as defined on Map 6, where planning permission is required, proposals for the change of use from retail to other uses will be required to meet the following criteria:

1. The proposal when taken cumulatively, with other existing or consented non-retail uses, does not have a detrimental impact on the vitality and viability of the village centre.
2. The proposal retains a pedestrian level shop front with windows and display.
3. Any proposed non-A1 use, should wherever possible, include at least in part traditional daytime opening hours (9am to 5pm).
4. There is evidence that the unit has been actively marketed as a retail unit for a period of over 6 months.

Action 9

The Parish Council will improve community coordination by facilitating communication and cooperation between the various village societies, their organisers and the appropriate Trustees.

Action 10

The Parish Council will maintain and improve the village amenities, promoting their use

and making sure that residents are confident in taking advantage of the benefits of village life.

Action 11

The Parish Council will encourage and enable village organisations to organise activities which will also involve and provide for younger residents.

4.4 Business and the Economy

Objective 6 – To support local business, in particular home working and rural enterprises.

Local Issues

4.4.1 The following issues have been identified:

- Need to support the development of current and new businesses whilst retaining the rural nature of the Parish
- Support, maintain and promote good relations between local employers and residents.
- Maintain the segregation between village community facilities and commercial premises, for example ensuring that the shoppers' car park and The Avenue is not used as long term parking for commercial vehicles.

Technical Evidence

4.4.2 Policy *DS04: Rural Regeneration*, of the Adopted Core Strategy states in part that:

Sustaining Community Facilities and Services

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

The network of local groups of shops and public houses will be safeguarded in order to support nearby settlements and reduce the need to travel.

Kidderminster, Stourport-on-Severn and Bewdley will remain the most sustainable places to provide higher order services and facilities to the rural areas, but access to them by public transport should be improved.

The Rural Economy

The rural economy will be supported by promoting development which contributes to traditional rural employment sectors as well as encouraging appropriate farm diversification schemes. This includes proposals such as the Grow with Wyre project that improve the sustainable tourism offer of the rural areas. Development proposals will not be permitted where they would be likely to have an adverse impact on the District's best and most versatile agricultural land.

The provision of rural based workspace and live/work units will be permitted providing the proposals are small scale and that they are appropriate to the character of the area and do not have an adverse impact on the integrity of the Green Belt. Priority will be placed on the re-use or replacement of existing rural buildings."

Justification

- 4.4.3 Churchill and Blakedown includes a wide range of businesses which provide local employment opportunities and which make a major contribution to the economic sustainability of the Parish.
- 4.4.4 The Parish Council and the community consider it essential to promote and enhance businesses in the area, whilst ensuring that any conflicts between employment uses and neighbouring residential uses are mitigated wherever possible.
- 4.4.5 The Parish Council consider it expedient to support new employment provision in the Parish.

Policy CB15 – Supporting existing local employment.

Existing sources of local employment will be protected.

Redevelopment or change of use of existing employment premises will only be permitted when:

1. The employment premises have been empty for six months, or more, and during that time have been actively marketed without securing a viable alternative employment use. Or
2. The site is no longer suitable for continued employment use due to poor access and long term incompatibility with surrounding land uses. Or
3. The continued use of the buildings, or their redevelopment for an employment use, is not viable (in physical, operational or commercial terms) and this is supported by robust evidence, such as the marketing of the site and evidence that the site is unviable to be developed for employment use.

Wyre Forest District Core Strategy policies:

DS04 Rural Regeneration
CP07: Delivering Community Wellbeing
CP08: A Diverse Local Economy
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 CB16 – New Local Employment Opportunities.

The development of new local employment opportunities will be permitted within the Neighbourhood Plan area providing they are in accordance with Policies in the Wyre Forest Core Strategy and the Wyre Forest Site Allocations and Policies Local Plan and they:

1. Do not have a detrimental impact on surrounding residential amenity.
2. Do not lead to unacceptable loss of open space or green infrastructure.
3. Do not impact negatively on the surrounding environment, particularly the local SSSI.
4. Are located close to existing highways and do not have an unacceptable impact on traffic.

Where permission is required, new employment development will be permitted in existing countryside settlements and farmsteads subject to the following criteria:

The conversion of traditional agricultural buildings to other uses will be permitted providing:

- There is no detrimental effect on the form, design, character and setting of the building.
- The building is capable of conversion without significant extension.
- The building is structurally sound and capable of conversion without the need for complete or substantial reconstruction.
- The conversion would not have a detrimental impact on the appearance or character of the landscape.
- The conversion would not be detrimental to the continued agricultural operation of the site as a whole.
- The conversion would not attract significant additional traffic and congestion on access routes which are unsuitable or which would potentially be dangerous to residents, road users and horses.

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

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Action 12

The Parish Council will promote business and economic growth by working with businesses that are already here and ensuring that they are helped rather than hindered to operate for example, making sure that businesses have access to agreed customer and staff parking places.

Action 13

The Parish Council will encourage and support sustainable new employment opportunities and economic growth within the Parish by encouraging and publicising those businesses which employ local people in the village and which are in tune with the local environment, such as tourism, including hotel, bed and breakfast, restaurants, holiday accommodation units, outdoor and sports pursuits.

Action 14

The Parish Council will work with existing businesses to promote harmony between business operations and local residents.

4.5 Housing

Objective 7 – To support small-scale housing developments within the village boundaries that meet identified local needs.

Local Issues

4.5.1 The following issues have been identified:

- The Parish has a larger proportion of detached houses / executive homes when compared with the District as a whole.
- House prices are high, especially for new build houses, preventing first time buyers from accessing the market.
- There is a lack of private market provision for elderly residents who wish to downsize to bungalows and in doing so would free up family sized accommodation.
- Provision of market housing is as important as provision of affordable housing in meeting local needs.
- Ownership of some areas of the Villages is unknown: of specific concern is the Avenue, which is in ongoing need of maintenance. Other areas: the fields on either side of Birmingham Road.
- Ensuring future development is sensitive, appropriate and of a suitable scale for the Parish to preserve the look and feel of a rural community.

Technical Evidence

4.5.2 Policy *DS04: Rural Regeneration*, of the Adopted Core Strategy states in part that:

“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.”

4.5.3 The Churchill and Blakedown Housing Needs Survey carried out in 2015 drew a response from 32% of village residents (231 of the 233 returned questionnaires).

- 26% (61) of respondents have lived in their current home for more than 10 years, 33% (77) more than 20 years.
- 88% (206) of respondents confirmed their intention to stay in the village for the next 5 to 10 years, and of those 19 respondents expressed a need to move residence within the village in that period.
- 7 respondents needed Affordable Housing accommodation within the next 2 years. 10 current residents are seeking or need to move to owner occupied bungalows with a minimum of 2 bedrooms within the next 10 years.
- 16 respondents indicated that they would wish to move to owner occupied properties in the village within the next 10 years, mainly into 2, 3 or 4 bedroom properties.

At any time there are at least between 5 and 10 properties across the size and price range advertised for sale in Churchill and Blakedown, and, apart from the demand for bungalows, it is expected that normal internal movement within the villages together with population turnover will meet the demand for private market housing without the need for additional large scale development.

Justification

4.5.4 The 2011 Census statistics in relation to number of bedrooms within houses, tenure and type of dwellings are identified in the tables. An additional column showing revised figures at the end of each table reflects the additional new build housing completed in the Neighbourhood in the period 2011 – 2015. Appendix F gives details of new build / conversions completed in the Parish each year over the last decade, together with details of in-progress builds and extant permissions at the time of compiling this Plan, demonstrating the regular supply of windfall sites, and including the large scale development of Blakedown Nurseries. Appendix F also lists the Land Registry changes for the period 2005 – 2015, which reflect the regular availability each year of private market housing of all sizes in the village.

Table 1 – Number of Bedrooms

(Source 2011 Census, updated to estimated 2015 levels on the basis of planning applications and available records)

	Parish %	Wyre Forest District %	England %	Parish 2015 %
1 bed	5.1	9.3	11.8	4.8
2 bed	22	25.4	27.9	22.65
3 bed	31.4	46.9	41.2	31.1
4 bed	32.7	14.6	14.4	30.4
5 or more bed	8.5	3.6	4.6	11

Table 2 - Tenure

	Parish %	Wyre Forest District %	England %	Parish 2015 estimated
Owned outright	40.4	37.7	30.6	Private market 75.58
Owned with mortgage or loan	36	33	32.8	
Shared ownership	0	0.6	0.8	0.3
Social Rented	10.6	14.4	17.7	12.4
Private Rented	11.6	13.2	16.8	Unknown
Living Rent Free	1.5	1.2	1.3	Unknown

Table 3 – Type of house

	Parish %	Wyre Forest District %	England %	Parish 2015 %
Detached	47.1	29.2	22.3	47.3
Semi-detached	30.3	36.6	30.7	31.1
Terraced	10.7	18.5	24.5	10.8
Flat/Apartment	12.2	12.6	22.1	10.8
Caravan or temporary structure	0.4	3	0.4	0.4

- 4.5.5 The figures above clearly show there is a shortage within the parish of 1, 2 and 3 bed properties, and a significant number of detached properties compared to Wyre Forest as a whole.
- 4.5.6 Existing development in the parish is generally low density, and dwellings (other than those developed since 2000) have good external green space. In order to maintain the rural feel and character of the area, it is important to ensure that any development on small infill sites fits in with the proportions of the surrounding dwellings, and in addition that they respect the neighbours' right to enjoyment of their property and gardens.
- 4.5.7 The Parish Council have not carried out any 'Call for Sites' Exercise in drafting the plan, due to the Green Belt boundary being tight against the settlement area. The former Nurseries site on Belbroughton Road was the only potentially large site available for development, and building here was completed in 2013. It was noticeable at the time that the 2 and 3 bedroom properties on the Nurseries Site sold promptly, mainly to purchasers from outside the village, despite being marketed at prices considerably higher than those which had been achieved for other 2 or 3 bedroom properties in the village. Given the limitations of the village envelope, further development within Blakedown village is expected to be on small infill and / or windfall sites, or replacing existing dwellings, although no specific sites have currently been identified by the Parish Council as suitable for change to residential use.
- 4.5.8 In November 2016 a Strategic Environmental Assessment (SEA) screening opinion undertaken by Wyre Forest District Council identified that proposals in relation to Objective 7 are unlikely to have any significant negative environmental effects. The scale of proposed development is very small and Policies are in place to protect the sensitive receptor of the SSSI from negative effects. Therefore a SEA is not required. The three statutory bodies of Historic England, Natural England and the Environment Agency were all consulted and concurred with the screening opinion that the preparation of a SEA is not required as the Neighbourhood Plan is considered unlikely to have significant environmental impacts.

Policy CB17 – Scale and Type of New Residential Development.

Within the settlement boundary as defined in the Wyre Forest Site Allocations and Policies Local Plan, small-scale affordable / market housing development that meets local needs and is in keeping with the scale, demands and population profile will be permitted where:

1. It would not lead to the unacceptable loss of open space, shops or other local facilities.
2. It has appropriate access.
3. It contributes to local open space and village amenity wherever possible.
4. The development should not materially harm the living conditions of the occupiers of neighbouring properties
5. Satisfactory parking facilities are provided.
6. The development does not extend existing ribbon development.

Larger redevelopment opportunities will be subject to all the relevant policies within this Neighbourhood Development Plan and Wyre Forest policies.

Proposals for new housing on Rural Exception sites outside the settlement boundary will be permitted in accordance with the National Planning Policy Framework and Wyre Forest Site Allocations DPD Policy SAL.DPL2.

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

Policy CB18 – Ensuring an appropriate range of tenures, types and sizes of houses

All proposals for new housing development will have to demonstrate how they maintain and enhance the mix of tenures, types and size of dwelling in the parish. As the Parish has a preponderance of 4+ bedroom detached dwellings, significantly above the national average, preference will be given to applications for

- smaller houses of 2 or 3 bedrooms, for affordable rental / shared ownership housing
- and
- private market bungalows to meet local needs of mature residents wishing to downsize from larger homes.

A mix of type and sizes of dwellings must be provided on suitable sites based on the most up to date information about local housing needs.

Sites including affordable housing should where possible integrate both affordable housing and market housing across a site. Development that leads to high densities and concentrations of types and tenures of homes in separate groups on a site will not be permitted.

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

Action 15

The Parish Council will work with the District Council to ensure an up-to-date Housing Needs Survey is carried out at regular intervals during the plan period.

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Action 16

The Parish Council will work with developers to ensure that any bungalows constructed are ideally reserved for people with a local connection.

Action 17

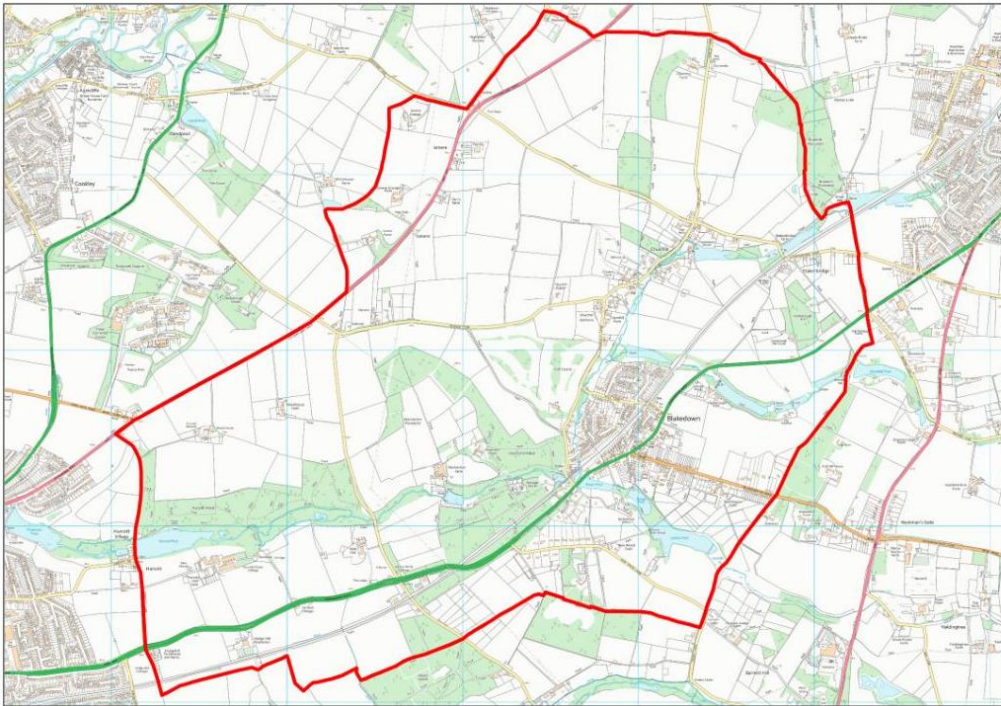
The Parish Council will, as appropriate, consider possible rural exception sites within the Parish, and establish whether such sites are suitable for small scale development in response to identified local housing needs.

5 Conclusions

- 5.1 This Plan has been prepared by the Neighbourhood Development Plan Steering Group and members of the various working groups, supported by planning consultants Kirkwells.
- 5.2 The Plan sets out a number of policies and approaches which establish a framework for the future development of the villages of Churchill and Blakedown. Whilst recognising the need for growth and change, the Plan reflects the sense of community and the rural nature of life in these pleasant villages. The settlements have a stable population despite the economic changes over the past century, which have seen reductions in agricultural employment and the demise of the ironworks which were the mainstay of the 19th Century. Residents are now mainly employed outside the villages, in the West Midlands conurbation, and the opportunity to spend personal time in a country area, which offers a healthy environment for young families to grow and prosper, is a major attraction for inhabitants, new and old.
- 5.3 The villages benefit from a range of well established and well appointed community facilities, many of which are the gifts of, or funded by, benefactor to the villages – Blakedown Parish Rooms, the Norman Dawson Sports Pavilion and the sports field, the Recreation Room, Churchill Church Hall. The infrastructure of the villages is also well developed – two churches, a popular primary school, a shop, post office, pubs, and with easy access to Kidderminster and Hagley either by road or by train. Country pursuits are also popular, with walkers and horse riders particularly well catered for.
- 5.4 At the same time the villages face issues similar to many rural settlements – rising house prices which make it difficult for young families to enter into the property market, either through purchase or rental; an ageing population who need properties more suited to their advancing years; increasing traffic issues around the main A456 which divides the village of Blakedown, and on the commuter routes across the villages through Stakenbridge and up Belbroughton Road.
- 5.5 Taking these considerations into account, the Plan aims to support organic growth in the villages, whilst aiming to ensure that development is relevant to the needs of local residents and helps retain the look and feel of a rural settlement – villages distinct from the neighbouring more urban centres. Churchill and Blakedown is a great place to live – we want to keep it that way.

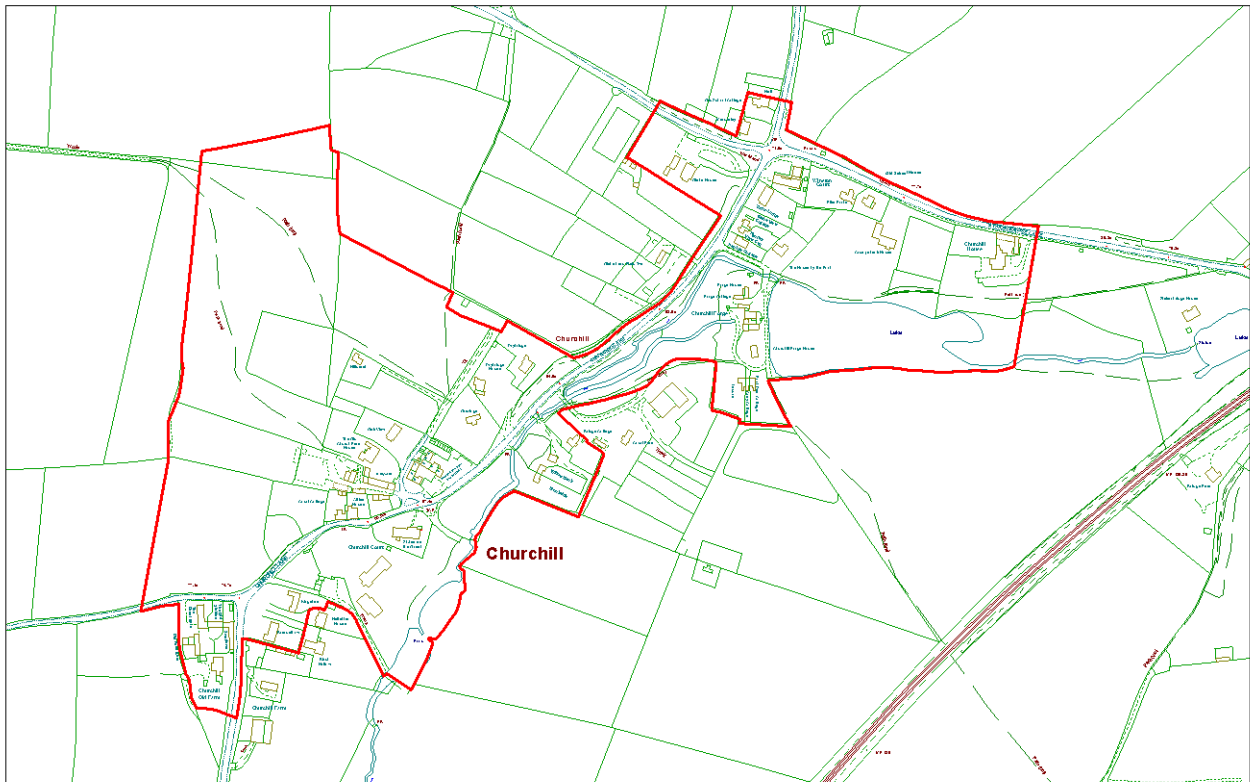
Maps

Map 1 - Churchill and Blakedown Neighbourhood Plan Area



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Map 2 - Churchill Conservation Area



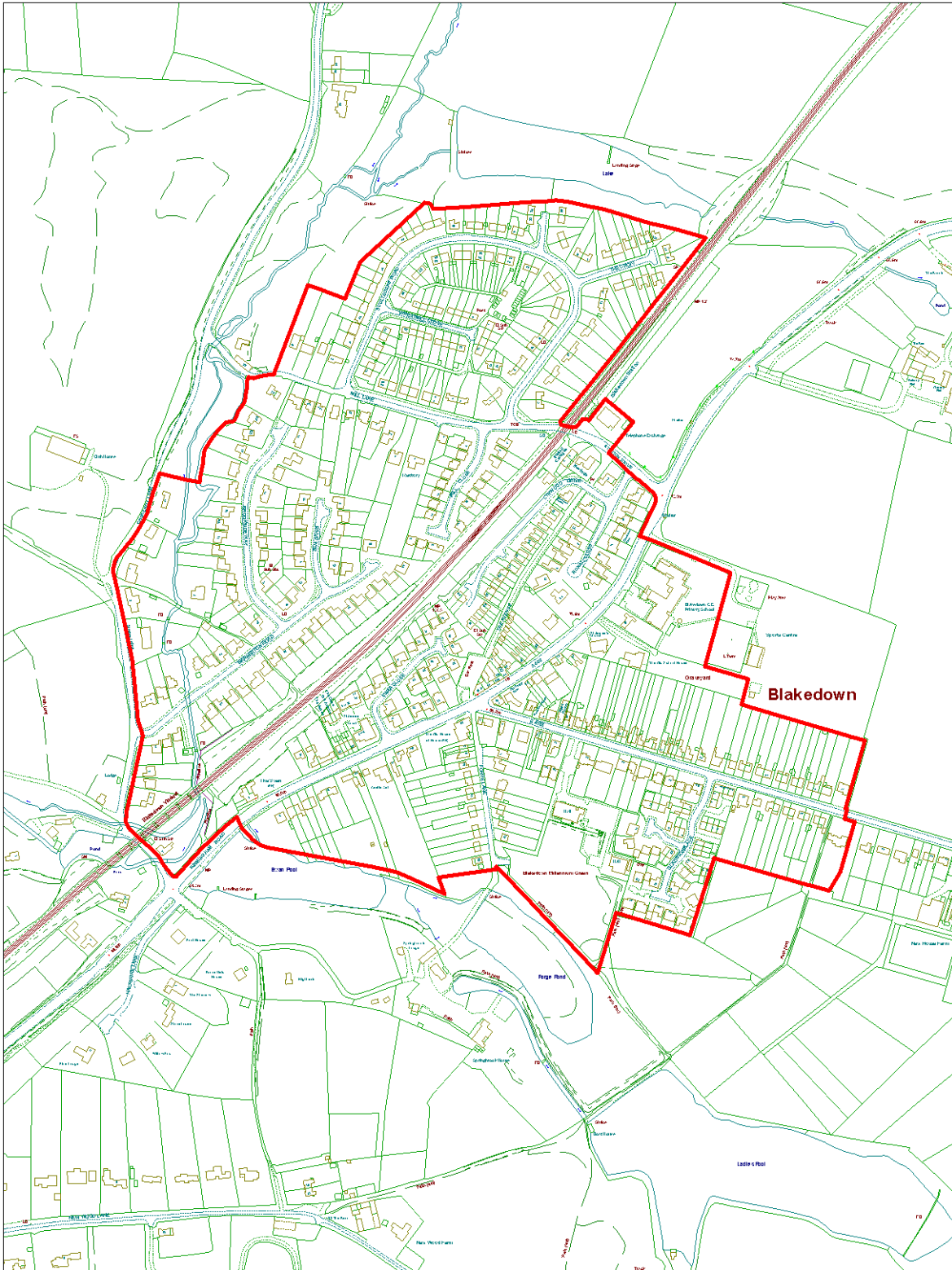
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Churchill Conservation Area

Scale: 1:3000
Produced on: 17/02/2017



Map 3 - Blakedown Settlement Boundary



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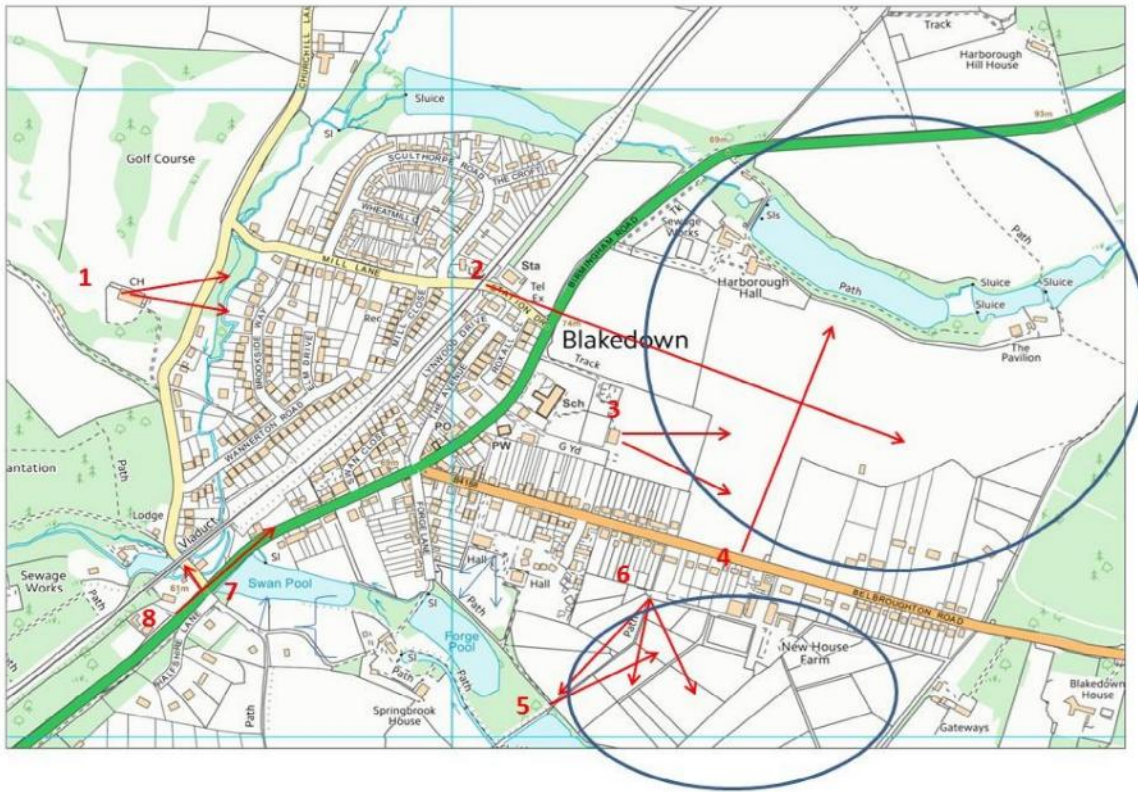
Blakedown

Scale : 1:3500
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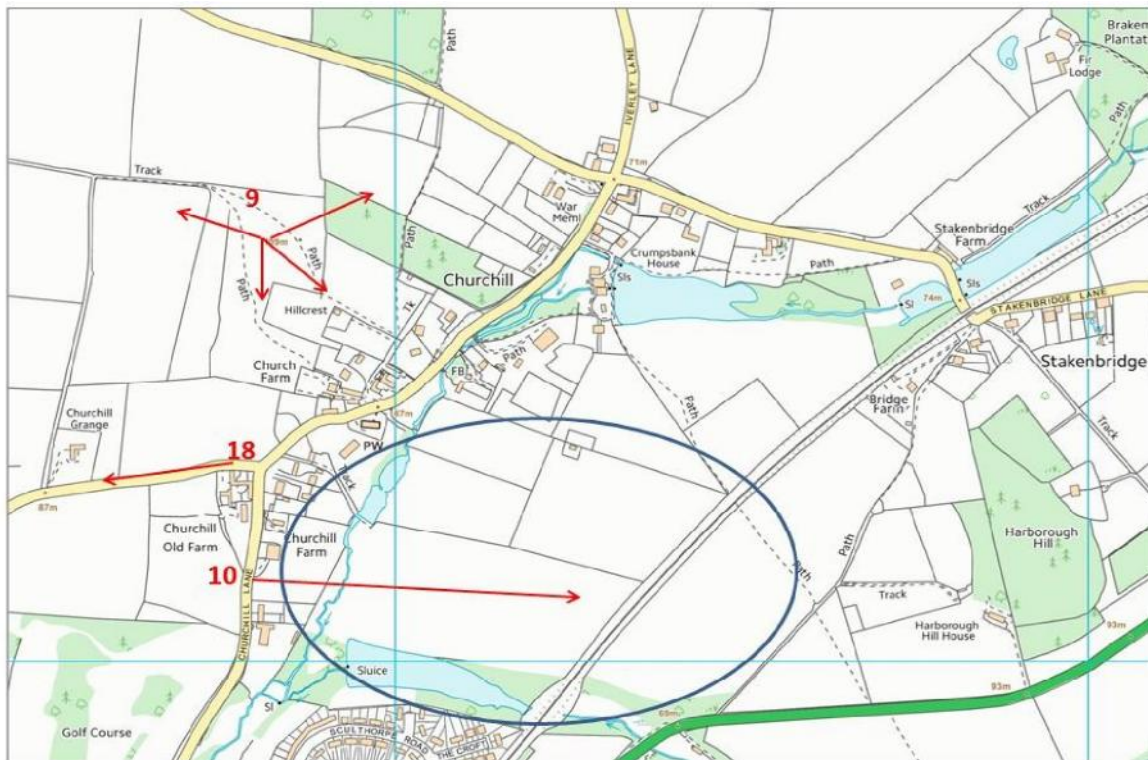


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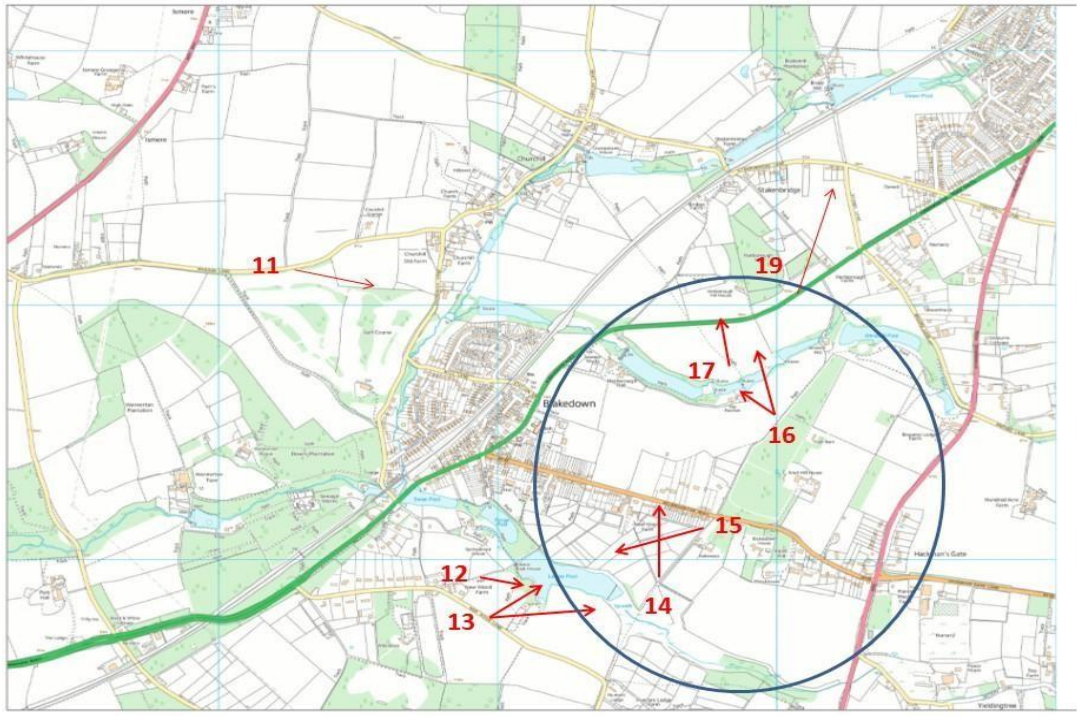
Map 4a - Locally Significant Views (Numbers relate to the photographs following)



Map 4b – Locally Significant Views



Map 4c – Locally Significant Views






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<p>1 From the Clubhouse at Churchill and Blakedown Golf Club across Blakedown towards Hagley and Clent</p>	
<p>2 From the station approach along Station Drive and across towards Knoll Hill and the wooded escarpment</p>	




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3	<p>From the front of the Sports Pavilion towards woods on Knoll Hill and across the Harborough Hall towards Clent</p>	
4	<p>From Belbroughton Road towards Harborough Hall and Harborough Hill House</p>	
5	<p>From the end of the Lady Pool dam across the paddocks to the gardens of Belbroughton Road</p>	

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6	From the end of the Belbroughton Road footpath across the paddocks towards Lady Pool and New Wood Lane	
7	From Birmingham Road down under the viaduct to the Old Saw Mill and 2 Churchill Lane	
8	From the village entrance along Birmingham Road towards the village centre	




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9	Panorama from the top of Churchill Hill towards Clee, Clent, and down towards the Malvern	 A wide-angle landscape photograph showing a grassy hillside in the foreground. In the middle ground, there are several trees and a small white building. The background features rolling hills under a cloudy sky.
10	From the farm gate on Churchill Lane across the pool and the railway towards Harborough	 A photograph taken from a farm gate. A metal fence runs across the foreground. Beyond the fence is a green field. In the distance, a railway line and rolling hills are visible under a clear blue sky.
11	From the edge of the field on Wagon Lane down the valley to Churchill Lane and across to Harborough	 A photograph showing a paved road on the left side of a field. A wooden fence runs along the edge of the field. The field is green and leads down a valley. In the distance, rolling hills and a small village are visible under a clear blue sky.


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<p>12 From the footpath running from the Barns at New Wood Lane down to Lady Pool.</p>	
<p>13 From below the bungalow on New Wood Lane across the village to Harborough Hill.</p>	
<p>14 From the footpath at the edge of the paddocks across towards Belbroughton Road gardens</p>	

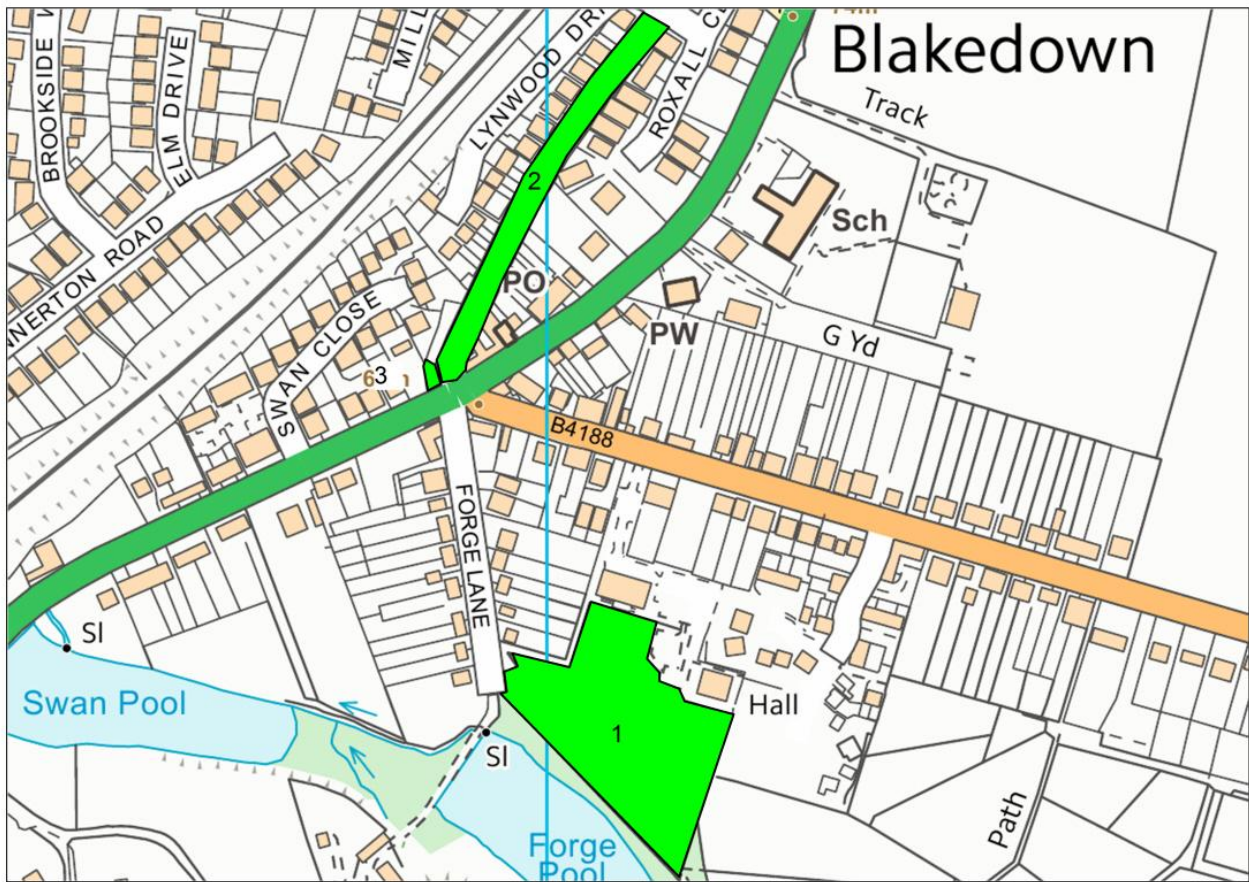
Churchill and Blakedown Submission Neighbourhood Plan
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15	From the end of the footpath to Belbroughton Road at the boundary of the Parish back across the paddocks to Lady Pool and New Wood Lane	
16	From the junction of the footpaths below Palethorpe's wood across towards the Pavilion, Harborough Hill and down to the Parish junction at the Mill Pool	
17	From the bottom of the field running alongside the A456 across and up to Harborough Hill House	

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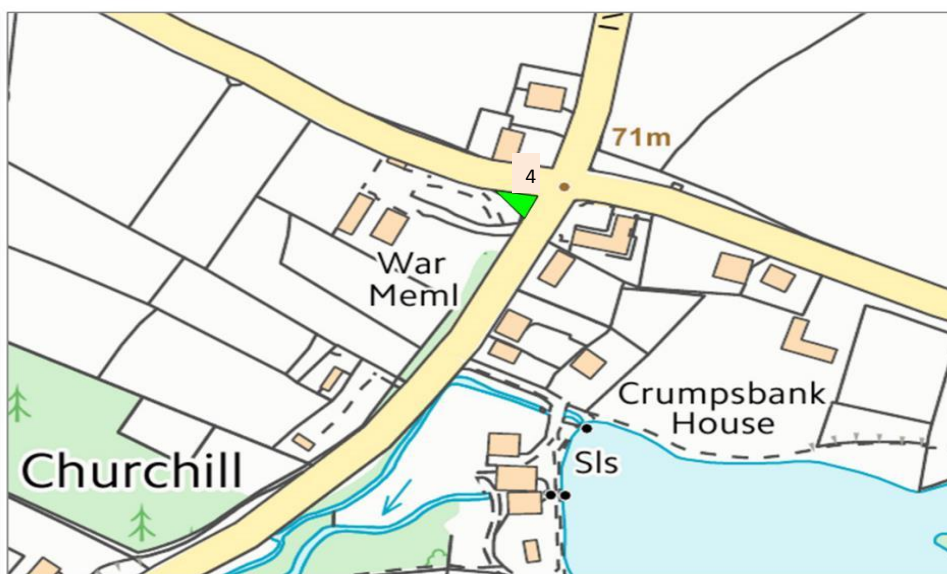
<p>18 Up Wagon Lane from the junction with Churchill Lane</p>	
<p>19 From Harborough Hill across Harborough Farm towards Brake Mill and Hagley</p>	
<p>20 From footpath on Halfshire Lane across to Swan Pool.</p>	

Map 5a - Local Green Spaces in Blakedown



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Map 5b – Local Green Spaces in Churchill

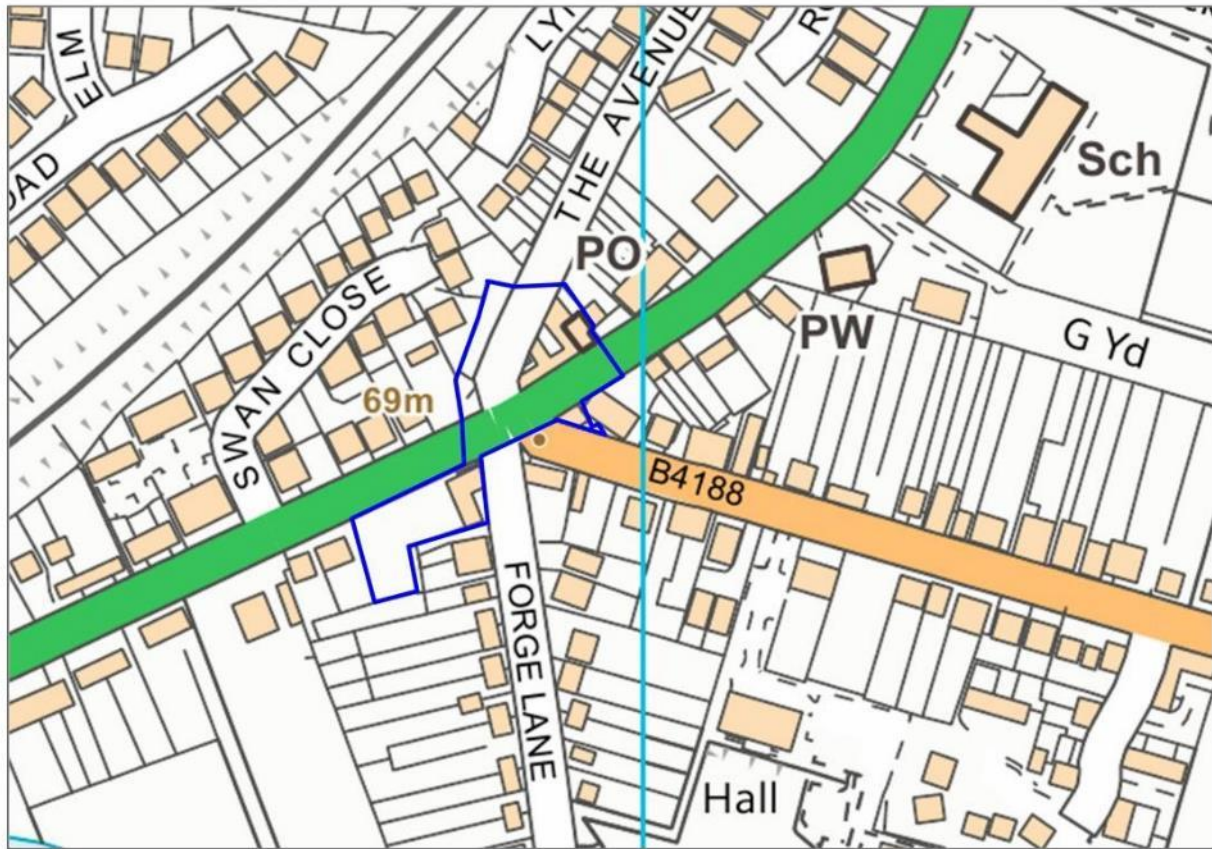


Key:

1. The Millennium Green
2. The Avenue
3. Blakedown Village Green
4. Churchill Village Green

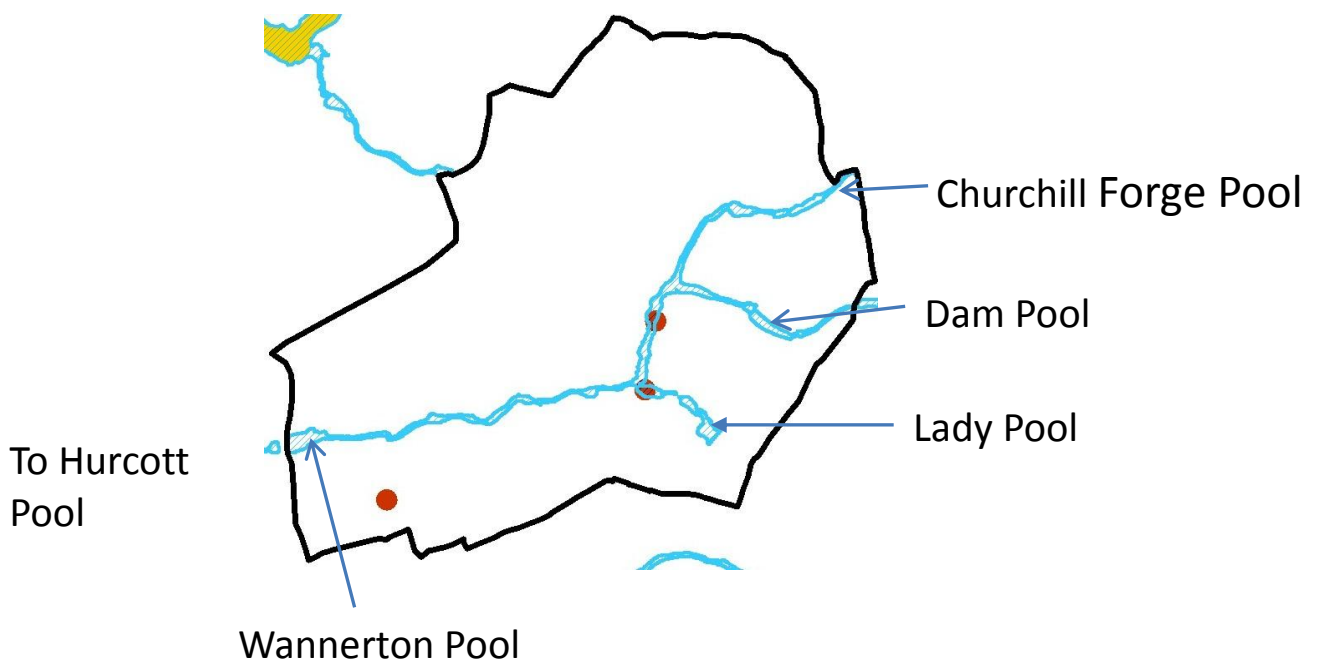
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Map 6 - Blakedown Village Centre



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Map 7 - Churchill and Blakedown Watercourses



Appendix A – Listed Buildings in Churchill and Blakedown

The information in this appendix is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority, the Parish Council or other relevant organisation such as Historic England.

Title	Type	Location	Grade
SPRINGBROOK FORGE NORTH WEST OF SPRINGBROOK HOUSE	Listing	SPRINGBROOK FORGE NORTH WEST OF SPRINGBROOK HOUSE, BLAKEDOWN, Churchill and Blakedown, Wyre Forest, Worcestershire	II
NORTH MILL BUILDING, CHURCHILL SPADE AND SHOVEL WORKS	Listing	NORTH MILL BUILDING, CHURCHILL SPADE AND SHOVEL WORKS, CHURCHILL LANE, Churchill and Blakedown, Wyre Forest, Worcestershire	II
SOUTH MILL BUILDING, CHURCHILL SPADE AND SHOVEL WORKS	Listing	SOUTH MILL BUILDING, CHURCHILL SPADE AND SHOVEL WORKS, CHURCHILL LANE, Churchill and Blakedown, Wyre Forest, Worcestershire	II
CHURCHILL POUND	Listing	CHURCHILL POUND, STAKENBRIDGE LANE, Churchill and Blakedown, Wyre Forest, Worcestershire	II
ISMERE HOUSE	Listing	ISMERE HOUSE, STOURBRIDGE ROAD, Churchill and Blakedown, Wyre Forest, Worcestershire	II
PARR'S FARMHOUSE	Listing	PARR'S FARMHOUSE, STOURBRIDGE ROAD, Churchill and Blakedown, Wyre Forest, Worcestershire	II
HARBOROUGH HALL	Listing	HARBOROUGH HALL, BIRMINGHAM ROAD, BLAKEDOWN, Churchill and Blakedown, Wyre Forest, Worcestershire	II
MYNDTOWN	Listing	MYNDTOWN, CHURCHILL LANE, CHURCHILL, Churchill and Blakedown, Wyre Forest, Worcestershire	II
CHURCHILL OLD FARM	Listing	CHURCHILL OLD FARM, CHURCHILL LANE, CHURCHILL, Churchill and Blakedown, Wyre Forest, Worcestershire	II
PARK HALL	Listing	PARK HALL, BIRMINGHAM ROAD, Churchill and Blakedown, Wyre Forest, Worcestershire	II
COURT COTTAGE	Listing	COURT COTTAGE, CHURCHILL LANE, CHURCHILL, Churchill and Blakedown, Wyre Forest, Worcestershire	II

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CHURCH OF ST JAMES THE GREAT	Listing	CHURCH OF ST JAMES THE GREAT, BIRMINGHAM ROAD, BLAKEDOWN, Churchill and Blakedown, Wyre Forest, Worcestershire	II
HAND FORGE ABOUT 5 METRES NORTH-EAST OF NORTH MILL BUILDING. CHURCHILL SPADE AND SHOVELL WORKS	Listing	HAND FORGE ABOUT 5 METRES NORTH-EAST OF NORTH MILL BUILDING. CHURCHILL SPADE AND SHOVELL WORKS, CHURCHILL LANE, Churchill and Blakedown, Wyre Forest, Worcestershire	II
CHURCH OF ST JAMES THE GREAT	Listing	CHURCH OF ST JAMES THE GREAT, CHURCHILL LANE, CHURCHILL, Churchill and Blakedown, Wyre Forest, Worcestershire	II
BARN ABOUT 20 METRES WEST OF ISMERE HOUSE	Listing	BARN ABOUT 20 METRES WEST OF ISMERE HOUSE, STOURBRIDGE ROAD, Churchill and Blakedown, Wyre Forest, Worcestershire	II
BARN ABOUT 15 METRES SOUTH OF PARR'S FARMHOUSE	Listing	BARN ABOUT 15 METRES SOUTH OF PARR'S FARMHOUSE, STOURBRIDGE ROAD, Churchill and Blakedown, Wyre Forest, Worcestershire	II
MILESTONE	Listing	MILESTONE, BIRMINGHAM ROAD, BLAKEDOWN, Churchill and Blakedown, Wyre Forest, Worcestershire	II
BACHES FORGE	Scheduling	Churchill and Blakedown, Wyre Forest, Worcestershire	

Appendix B

The information in this appendix is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority, the Parish Council or other relevant organisation such as Historic England.

Local Heritage List of Buildings and Features which merit protection in order to preserve the appearance and character of the Villages (approved by Wyre Forest District Council in 2012)

- CB094 Alma Place Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS
- CB105 Railway Bridge at Stakenbridge Lane OWW/114
- CB106 Culvert under Railway at grid ref 388243, 278920
- CB107 Culvert under the A456 at grid ref 388257, 278884
- CB108 Timber footbridge over railway at ref 387296, 278020
- CB109 Railway bridge at Deansford Lane OWW/110
- CB110 Railway Boundary Fence Post at grid ref 386696, 277600
- CB111 Bridge over stream at grid ref 388094, 279464
- CB001 Hodge Hill Farm Birmingham Road Kidderminster DY10 3NS
- CB002 Hurcott Hall Farm Hurcott Road Kidderminster DY10 3PH
- CB005 Boathouse, Hurcott Wood. Grid ref: 385335, 277991
- CB006 Wannerton Farm Wannerton Blakedown Kidderminster DY10 3NJ
- CB007 Wannerton Forge and Pump House Grid ref: 386894, 278151
- CB010 Black And White Cottage Birmingham Road Kidderminster DY10 3NL
- CB011 Woodland House 2 New Wood Lane Blakedown Kidderminster DY10 3LD
- CB012 19 New Wood Lane Blakedown Kidderminster DY10 3LD
- CB013 21 New Wood Lane Blakedown Kidderminster DY10 3LD
- CB014 Garage at Pool House Birmingham Road Blakedown Kidderminster DY10 3LA
- CB015 The Swan Public House 9 Birmingham Road Blakedown Kidderminster DY10 3JD
- CB016 16 Birmingham Road Blakedown Kidderminster DY10 3JE
- CB018 Castle Ash 20 Birmingham Road Blakedown Kidderminster DY10 3JE
- CB019 Old House At Home 26 Birmingham Road Blakedown Kidderminster DY10 3JE
- CB020 Village Green, Blakedown Grid ref: 387935, 278426
- CB021 28 Birmingham Road Blakedown Kidderminster DY10 3JN
- CB022 32 Birmingham Road Blakedown Kidderminster DY10 3JN
- CB023 34 Birmingham Road Blakedown Kidderminster DY10 3JN
- CB024 36 Birmingham Road Blakedown Kidderminster DY10 3JN
- CB025 The Old Butcher's Shop 39a Birmingham Road Blakedown Kidderminster DY10 3JB
- CB026 Former Abbatoir 39b Birmingham Road Blakedown Kidderminster DY10 3JB
- CB027 Blakedown Post Office 41 Birmingham Road Blakedown Kidderminster DY10 3JW
- CB028 'Jack's Cottage' 43 Birmingham Road Blakedown Kidderminster DY10 3JW
- CB029 59 Birmingham Road Blakedown Kidderminster DY10 3JW
- CB030 The Old Police House 40 Birmingham Road Blakedown Kidderminster DY10 3JN

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- CB031 42 Birmingham Road Blakedown Kidderminster DY10 3JN
- CB032 BLUE HOOTS DAY NURSERY The Old School House Birmingham Road Blakedown Kidderminster DY10 3JN
- CB033 Harborough Hill House Birmingham Road Blakedown Kidderminster DY10 3LH
- CB034 1 Harborough Hill Cottages, off Birmingham Road, Hagley DY10 3LH
- CB035 2 Harborough Hill Cottages, off Birmingham Road DY10 3LH
- CB036 Harborough Farm Birmingham Road Blakedown Kidderminster DY10 3LH
- CB037 Annexe at Harborough Farm Birmingham Road Blakedown Kidderminster DY10 3LH
- CB038 Broome Mill Birmingham Road Blakedown Kidderminster DY10 3LJ
- CB039 The Honey Farm 1a Belbroughton Road Blakedown Kidderminster DY10 3JG
- CB040 2 Belbroughton Road Blakedown Kidderminster DY10 3JG
- CB041 4 Belbroughton Road Blakedown Kidderminster DY10 3JG
- CB044 16 Belbroughton Road Blakedown Kidderminster DY10 3JG
- CB045 17 Belbroughton Road Blakedown Kidderminster DY10 3JG
- CB046 23 Belbroughton Road Blakedown Kidderminster DY10 3JG
- CB047 33 Belbroughton Road Blakedown Kidderminster DY10 3JG
- CB048 34 Belbroughton Road Blakedown Kidderminster DY10 3JG
- CB049 36 Belbroughton Road Blakedown Kidderminster DY10 3JG
- CB050 3 Belbroughton Road Blakedown Kidderminster DY10 3JG
- CB051 45 Belbroughton Road Blakedown Kidderminster DY10 3JG
- CB052 Broome Cottage 47 Belbroughton Road Blakedown Kidderminster DY10 3JG
- CB053 1 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH
- CB054 89 Belbroughton Road Blakedown Kidderminster DY10 3JJ
- CB055 2 Forge Lane Blakedown Kidderminster DY10 3JF2
- CB056 4 Forge Lane Blakedown Kidderminster DY10 3JF2
- CB057 6 Forge Lane Blakedown Kidderminster DY10 3JF2
- CB058 Springbrook House Forge Lane Blakedown Kidderminster DY10 3JF
- CB059 1 Station Cottages Station Drive Blakedown Kidderminster DY10 3LF
- CB060 2 Station Cottages Station Drive Blakedown Kidderminster DY10 3LF
- CB061 Signal Box Mill Lane Blakedown Kidderminster DY10 3LF
Sign on Platform 2 Churchill And Blakedown Railway Station Drive
- CB062 Blakedown Kidderminster DY10 3LF
- CB063 The Avenue, Blakedown
- CB065 21 Mill Lane Blakedown Kidderminster DY10 3ND
- CB066 38 Mill Lane Blakedown Kidderminster DY10 3ND
- CB067 Blakedown Viaduct and Embankment
- CB068 The Old Saw Mill Churchill Lane Blakedown Kidderminster DY10 3JA
- CB069 2 Churchill Lane Blakedown Kidderminster DY10 3JA
- CB070 12 Churchill Lane Blakedown Kidderminster DY10 3NA
- CB073 The Old Church Farmhouse Churchill Lane Churchill Kidderminster DY10 3LY
- CB074 The Old Barn Churchill Lane Churchill Kidderminster DY10 3LY CB075 Bridge Cottage
Churchill Lane Churchill Kidderminster DY10 3LY
- CB078 Lacuna 3 Pool Dam Cottages Churchill Lane Churchill Kidderminster DY10 3LX
- CB079 House By The Pool Churchill Lane Churchill Kidderminster DY10 3LX

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- CB080 Rectory View Cottage Churchill Lane Churchill Kidderminster DY10 3LX
- CB081 Glebe View Cottage Churchill Lane Churchill Kidderminster DY10 3LX
- CB082 Glebe House Churchill Lane Churchill Kidderminster DY10 3LU
- CB083 War Memorial, Churchill Cross Grid ref: 388302, 279720
- CB084 Manderley Churchill Kidderminster DY10 3LU
- CB085 School House Cottage Churchill Lane Churchill Kidderminster DY10 3LU
- CB086 Common Farm House Crown Lane Iverley Stourbridge Worcestershire DY8 2SA
- CB087 Common Farm Stables Crown Lane Iverley Stourbridge Worcestershire DY8 2SA
- CB088 Hay View Crown Lane Iverley Stourbridge Worcestershire DY8 2SA
- CB089 Sunnyside Cottage Crown Lane Iverley Stourbridge Worcestershire DY8 2SA
- CB090 Pike Pools Stakenbridge Lane Churchill Kidderminster DY10 3LT
- CB091 Old School House Stakenbridge Lane Churchill Kidderminster DY10 3LT
- CB092 Churchill House Stakenbridge Lane Churchill Kidderminster DY10 3LT
- CB093 Stakenbridge Farm Stakenbridge Lane Churchill Kidderminster DY10 3LT
- CB095 Bluebell Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS
- CB096 Bees Nest Stakenbridge Lane Churchill Kidderminster DY10 3LS
- CB097 1 Yarnold Cottages Stakenbridge Lane Churchill Kidderminster DY10 3LS
- CB098 2 Yarnold Cottages Stakenbridge Lane Churchill Kidderminster DY10 3LS
- CB099 Amara Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS
- CB100 Railway Cottage Stakenbridge Lane Churchill Kidderminster DY10 3LS
- CB101 The Woodhouse Hurcott Lane Hurcott Kidderminster DY10 3PR
- CB102 Woodhouse Farm Stourbridge Road Ismere Kidderminster DY10 3PR
- CB103 Annex Woodhouse Farm Stourbridge Road Ismere Kidderminster DY10 3PR
- CB104 Old Waggon And Horses Inn Stourbridge Road Ismere Kidderminster DY10 3NX
- CB112 Wall-mounted letterbox Court Cottage Churchill Lane Churchill Kidderminster DY10 3LY
- CB113 Telephone Box at grid ref: 387995, 278711
 - 2 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH
 - 3 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH
 - 4 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH
 - 5 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH
 - 6 The Stables Belbroughton Road Blakedown Kidderminster DY10 3JH
 - Unit 1 New House Farm Belbroughton Road Blakedown Kidderminster DY10 3JG
 - The Driftway 40 Churchill Lane Churchill Kidderminster DY10 3LY
 - Damson Cottage Churchill Lane Churchill Kidderminster DY10 3LY
 - The Bothy Churchill Lane Churchill Kidderminster DY10 3LY
 - Crabtree Cottage Churchill Lane Churchill Kidderminster DY10 3LY
 - Church Farm Cottage Churchill Lane Churchill Kidderminster DY10 3LY
 - The Granary 50 Churchill Lane Churchill Kidderminster DY10 3LY

Appendix C

The information in this appendix is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority, the Parish Council or other relevant organisation such as Historic England.

List of Churchill and Blakedown Community Facilities

Structural

Churches (2)

School – Reception to Year 6, and will have a final capacity of 210 following expansion.

Old School / Blue Hoots Nursery (private provision)

Car park

Post Office, shop and business units (Birmingham Road, Belbroughton Road, Station Drive)

3 Pubs – The Old House at Home, The Swan, The Old Waggon and Horses

Village Green

The Avenue

Footpaths and bridle ways, rights of way (parish boundary)

Village web site

Projected: Signal Box

Social

Sports pavilion and field

Children's playground

Millennium Green

Parish Rooms

Snooker Room

Scout Hut

Churchill Village Hall

Golf Club

Assets of Community Value

Asset name and address	Application Reference	Nominated by	Nomination date	Effective listing date	Date listing expires
Swan Public House and Car Park, Birmingham Road, Blakedown	ACV.APP/11	Friends and Residents of Blakedown	18/02/2015	9/04/2015	8/04/2020
Car park at The Avenue, Blakedown	ACV.APP/04	Churchill & Blakedown Parish Council	7/02/2014	28/03/2014	27/03/2019
The Avenue (a tree lined area of land behind houses), Blakedown	ACV.APP/03	Churchill & Blakedown Parish Council	7/02/2014	28/03/2014	27/03/2019

Appendix D - Housing Development and Changes

The information in this appendix is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority or, the Parish Council.

New builds and conversions 2002- present, including extant permissions

Location	Type of Development	Number of beds	Year Completed
Harborough Farm Barns	Barn conversion	2	2002/03
11 Mill Lane	Replacement dwelling	2	2002/03
Harborough Hall Barns	Barn conversion	3	2003/04
Rear of 16 Belbroughton Road	New build	2	2003/04
31,33 & 35 Swan Close	New build	3 x 2/3 bed	2005/06
27 Swan Close	New build	2/3	2005/06
8A New Wood Lane	Barn conversion	2	2005/06
7A Belbroughton Road	New build	3	2005/06
30 & 32 Belbroughton Road	New build	2 x 4 bed	2005/06
St. James Court	New build	14 x 2 bed (flats)	2005/06
21-27 Birmingham Road & off Swan Close	New build	3x3-be 4x4-bed	2006/07
17 Mill Lane	New build	5	2006/07
9A Sculthorpe Road	New build	3	2006/07
Court Farm, Churchill	New build	3	2006/07
Hillcrest, Churchill	Replacement dwelling	Unknown	2006/07
New House Farm Barns	Barn conversion	3	2007/08
29 Swan Close	New build	2/3	2007/08
The Pavilion, Birmingham Road	Replacement dwelling	4	2007/08
4 Churchill Lane	Replacement dwelling	5	2010/11
Hodge Hill Farm Barns	Barn conversion	2x2-bed 2x3-bed 1x4-bed	2012/13
13A The Croft	New build	3	2012/13
Common Farm Barn, Crown Lane	Barn conversion	2x4-bed 1x3-bed	2012/13

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Blakedown Nurseries	New build	3x2-bed 5x3-bed 4x4-bed 5x5-bed	2013/14
Blakedown Nurseries	New build	2x1-bed 8x2-bed 7x3-bed 2x2-bed flats	2013/14
Roxall Close	New build	5	2013/14
Blakedown Nurseries	New build	1x5-bed 6x6-bed	2014/15
Mill Close	New build	3 x 3/4 bed	Extant
Mill Lane	New build	1 x 3/4 bed	In progress

Blakedown private market house sales 2005-15

Year	1-2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	Total
2005	3	6	3		12
2006	6	8	4	4	22
2007	1	3	2	2	8
2008	1				1
2009	4	1			5
2010	4	9	6	1	20
2011	1	2	6		9
2012	2	2	2	2	8
2013		11	11		22
2014	6	9	4		19
2015	2	1	7	1	11
Totals	30	52	45	10	137

Jargon Guide

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

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).

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.

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.

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).

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

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'.

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.

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).

National Planning Policy Framework (NPPF) - the document which sets out the Governments 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.

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.

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.

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.

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.

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.



Churchill and Blakedown Submission Draft Neighbourhood Development Plan

Consultation Statement

November 2016

WHAT WILL OUR VILLAGES BE LIKE IN 2025?

Want to have a say in how our villages develop over
the next ten plus years?

Come and help start putting together the

CHURCHILL & BLAKEDOWN

NEIGHBOURHOOD PLAN

on

WEDNESDAY 9th OCTOBER 2013

at 7:30 pm at BLAKEDOWN SCHOOL

You'll be able to learn more
about what the
Neighbourhood Plan can
mean for Churchill and
Blakedown, and can sign up
to help with its development.

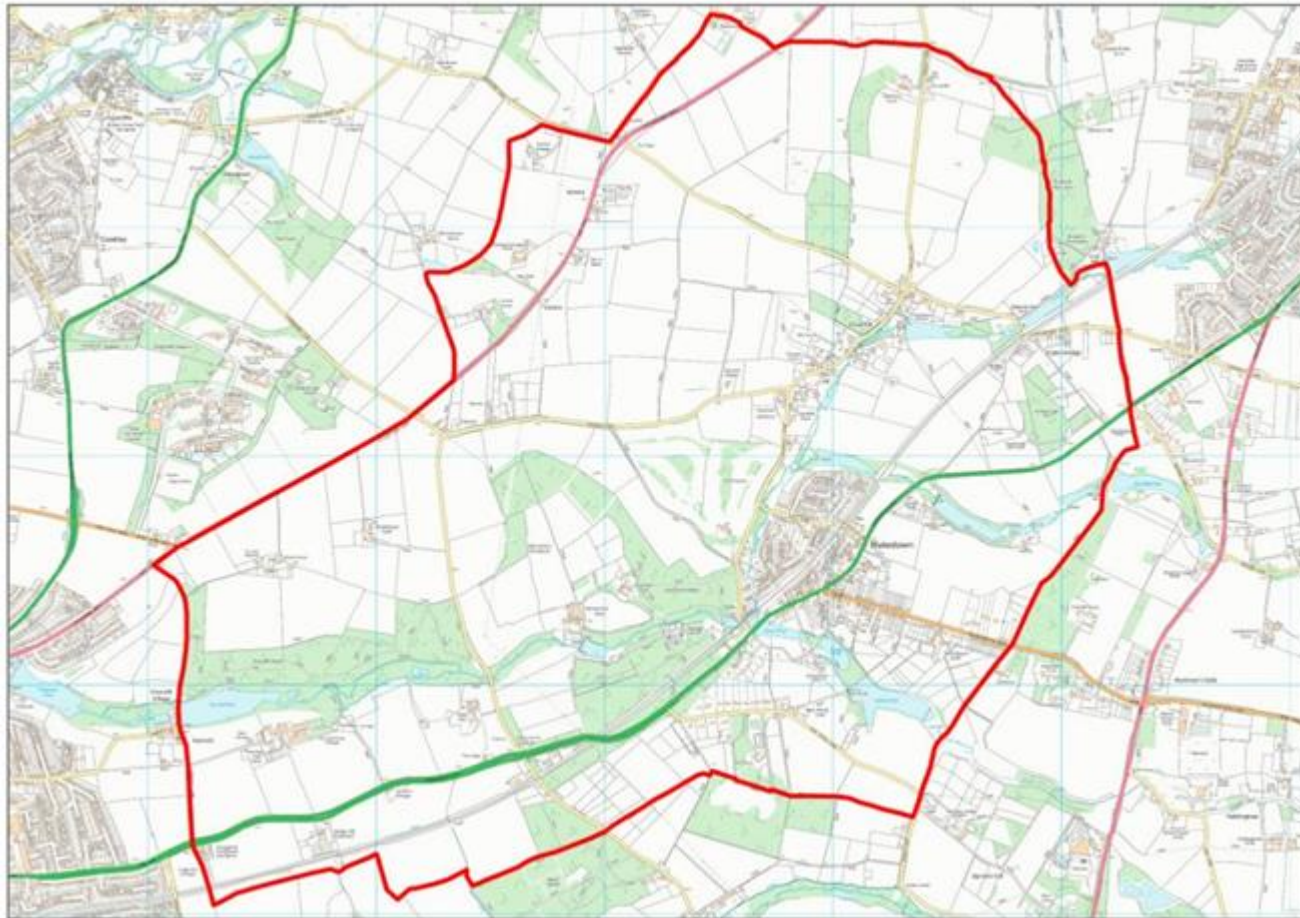


Do come along and join in –
you'll be made very welcome!

Map 1 Churchill with Blakedown Designated Neighbourhood Area

Churchill and Blakedown Parish Council (Licensee) License number

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1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Churchill and Blakedown Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Development 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 any other material considerations) and neighbourhood plans form part of this planning policy framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 Churchill and Blakedown Parish Council applied to Wyre Forest District Council for Designation as a Neighbourhood Area on 6 December 2012 and the Designation was approved on 2 April 2013. The Designated Neighbourhood Area is shown on Map 1 Designated Neighbourhood Area above and has the same boundary as Churchill and Blakedown Parish.

¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

2.0 Informal Consultation and Early Draft Plan Development

- 2.1 From an early stage in the preparation of the Plan, the Parish Council through the steering group supported an approach to engage as many local people as possible in the plan process. The Neighbourhood Development Plan is built on a firm foundation of community engagement activity. A volunteer steering group of villagers was set up by the Parish Council to help in the development of the plan. The Neighbourhood Plan was first introduced to residents at a Parish Meeting in June 2013 and then presented again in October 2013 (see Appendix I), and work began on drawing up an outline plan in early 2014.
- 2.2 In April 2015 a one-page questionnaire asking for comments on the Plan Objectives was circulated to households through the Parish Distribution Network, with responses collected through boxes at the pubs, shop and Post Office, and also at the Annual Parish Meeting later in the month. Overall, the 24 replies were supportive of the Objectives and their intent – where comments were adverse they related predominantly to Objective 7 (Housing development), with concerns expressed that further development would detract from the rural nature of the villages. Many of the responses included positive suggestions for additional village amenities and for improvements to the villages and their environment.
- 2.3 The neighbourhood plan website (<http://www.cnbdnp.co.uk/>) has been regularly updated throughout the process to help ensure residents and stakeholders have been kept informed of key stages in the plan's preparation.
- 2.4 The results of the informal consultation process informed the development of the Draft Plan and the scope and extent of the Plan was revised to take account of public feedback throughout the two year period.
- 2.5 Appendix I provides further information about the promotion and publicity process.

3.0 Regulation 14 Consultation – Churchill and Blakedown Draft Neighbourhood Development Plan - 6 weeks from 1st November to 13th December 2015.

3.1 The public consultation on the Churchill and Blakedown Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

Before submitting a plan proposal to the local planning authority, a qualifying body must—

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*
- (i) details of the proposals for a neighbourhood development plan;*
- (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
- (iii) details of how to make representations; and*
- (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

Consultation on the Draft Churchill and Blakedown Neighbourhood Development Plan

3.1 The Draft Neighbourhood Plan was published for public consultation for 6 weeks from 1st November to 13th December 2015. The Draft Plan was available for viewing and downloading from the Neighbourhood Plan website www.cnbndp.co.uk. Hard copies of the Draft Plan were available for viewing in the following locations during normal opening hours:

- Crumbs (the Village Shop)
- The Swan
- The Old House at Home
- The Wagon and Horses
- Blakedown Primary School
- Blakedown Church
- Churchill Church
- The Parish Rooms

- The Sports Pavilion

- 3.2 Hard copies were also available on request from parish Councillors or the Parish Clerk via email at churchillandblakedownclerk@gmail.com .
- 3.3 An email or letter was sent to the list of consultation bodies kindly provided by Wyre Forest District Council, together with a list of local groups and organisations. The list of consultation bodies / consultees is provided in Appendix II together with a copy of the email and letter.
- 3.4 Responses were invited in writing or by email. A Response Form (see Appendix II) was prepared for submitting comments and this was available for downloading from the website or on request from the Parish Clerk. Consultees were invited to submit all written responses to the Parish Clerk: Mrs Angela Preece, Clerk to Churchill and Blakedown Parish Council, 24 Holmes Orchard, Alveley, Shropshire WV15 6NX Email: churchillandblakedownclerk@gmail.com .
- 3.5 All responses submitted in writing or by email were given careful consideration and have been used to inform the revised, Submission Draft Plan.

4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan

- 4.1 Representations were submitted from 13 organisations and individuals. There were several representations submitted by local residents which were generally in support of the policies in the Draft Plan and provided notes and some suggestions for minor amendments which have generally been taken on board. Concerns from residents included the need for the Plan to address traffic issues and suggestions for strengthening text and policy relating to landscape, wildlife and heritage.
- 4.2 There were representations from several consultation bodies, namely:
- Natural England
 - Historic England
 - Worcestershire County Council
 - Wyre Forest District Council.
- 4.3 Worcestershire County Council submitted comments relating to Policy CB2 and concerns around the need for the Plan to recognise that funding from developers requires a relationship between development and impact. There were also comments suggesting that Policy CB3 should consider pedestrian desire lines and that parking for schools is only acceptable for staff, visitors and disabled users. Wyre Forest District Council provided detailed comments in relation to Objective 7 and the need for a Sustainability Appraisal Report. Wyre Forest District Council also had concerns about the lack of definition of “small scale development” and a proposed restriction of housing to schemes 1-5 units. Replacement wording of “housing development that meets local needs” was suggested. There were various other detailed comments suggesting changes to Policies to bring the Plan into general conformity with strategic local planning policies.
- 4.4 Natural England were concerned that the Plan did not include references to Hurcott and Podmore Pools SSSI and that policies should refer to the need for development to have no negative impacts on the surrounding environment and particularly the SSSI. This has been taken on board in the revised Plan in several policies as suggested.
- 4.5 Historic England “commend the approaches taken in the Plan to ensuring that the design of new development contributes to the conservation and enhancement of the historic environment”. The consultation body also suggested an amendment to Policy CB9 in relation to historic farmsteads and this has been taken on board.
- 4.5 Table 1 below sets out the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Development Plan.

Churchill and Blakedown Neighbourhood Development Plan – Consultation Responses – 29 January 2016

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
1	John T Lorton	47 46 44 44			Support as a whole	Is Swan Pool, not Forge Pool// B'ham Road coloured green. Brake Mill can not be seen Picture 12 not to Belbroughton Road// to Sandy Lane and Hunters Lodge Picture 13 down towards Belbroughton Road// not Hunters Lodge There is need for a bypass around the village	Noted. View states looking towards Brake Mill Noted Noted	Name changed No change, it is still looking in that direction. Caption amended Caption amended No change
2	Marilyn Hiscock				Support			
3	Natural England			Obj2	Support	Our first comment is that the Neighbourhood Plan does not acknowledge the presence of Hurcott and Podmore Pools Site of Special Scientific Interest (SSSI) within the Neighbourhood Plan area. Despite the SSSI being away from the main villages any development or significant changes as part of the plan would need to take the SSSI into account. We support your Objectives, specifically Objective 2 - To create a sustainable environment, with emphasis on maintaining the ancient tree scape, paths	Noted and agreed – we are anxious to protect Hurcott Pool from detriment by any development . However Podmore Pool is outside the Neighbourhood Plan Area Noted and welcomed	Additional Para is Section 1: 1.28 The Parish has a Site of Special Scientific Interest (SSSI) known as Hurcott Pool. No change

				S 4.2	<p>and green spaces to a high standard.</p> <p>Section 4.2 Heritage and the Environment: we would like to see information here on Hurcott and Podmore Pools SSSI. See the description below to see how it is important to the local area. Hurcott and Podmore Pools were probably formed by mediaeval damming of the Hurcott Brook to provide water for industrial use. As well as open water there is a range of swamp, mire and wet woodland communities that have developed in the valley bottom. Peat deposition has occurred on the site, but the hydrology may have been adversely affected by groundwater abstraction. As well as the range of wetland communities, the site is important for birds and invertebrates. The wet alder woodland is the largest alder woodland in the West Midlands.</p> <p>There are already stresses on the SSSI and therefore it needs to be taken into account when planning any actions within the neighbourhood which may impact up on its notified features.</p>	<p>Noted and accepted. Add description of Hurcott and in justification after 4.2.11.</p>	<p>Additional paragraphs inserted as follows. Subsequent paragraphs re-numbered.</p> <p>4.2.12 The Parish contains a SSSI known as Hurcott Pool, the largest wetland area in the county. Hurcott (and the neighbouring Podmore) Pool was probably formed by mediaeval damming of the Hurcott Brook to provide water for industrial use. As well as open water there is a range of swamp, mire and wet woodland communities that have developed in the valley bottom. Peat deposition has occurred on the site and, although the hydrology has been adversely affected by groundwater abstraction, recent works have restored the water levels of the Pools so as to preserve and protect the flora and fauna of the area.</p> <p>4.1.13 As well as the range of wetland communities, the site is important for birds and invertebrates. The wet alder woodland is the largest alder woodland in the West Midlands.</p> <p>4.1.14 The Parish Council consider it is extremely important to ensure that that there are no negative impacts on the surrounding environment particularly the local SSSI.</p>
				CB6	<p>Policy CB6: General Design Principles. All new development should aim to ensure that there are no negative impacts on the</p>	<p>Noted and accepted</p>	<p>Additional criterion inserted in Policy CB6 as follows: (q) ensures that there are no negative</p>

				CB7	<p>surrounding environment particularly the local SSSI.</p> <p>Policy CB7: Protecting and enhancing local landscape character and views. We support this policy and particularly part 7 of the policy in reference to Green Infrastructure.</p> <p>We support Action 7: The Parish Council will work with land owners and statutory bodies to ensure that the networks of pools and interconnecting streams run freely. We would like to see this action incorporate wording to ensure that this will be done sensitively in regards to any streams within or with link to the SSSI.</p>	<p>Noted and welcomed.</p> <p>Amend Parish Action 7</p>	<p>impacts on the surrounding environment particularly the local SSSI.</p> <p>Parish Action 7 amended to read:</p> <p>The Parish Council will work with landowners and statutory bodies to ensure that the network of pools and interconnecting streams run freely and ensuring that this is done in a sensitive manner with regard to any streams within or with link to the SSSI.</p>
				CB17	<p>Policy CB17: New Local Employment Opportunities. All new development should aim to ensure that there are no negative impacts on the surrounding environment particularly the local SSSI.</p>	<p>Noted and accepted.</p>	<p>Additional bullet point added in Policy CB17 as follows:</p> <p>3. Do not impact negatively on the surrounding environment, particularly the local SSSI.</p>
4	Lesley Brown			Obj 1	<p>Parking on the road (illegally !) near the shop/PO is a serious issue. Affects safety of pedestrians crossing at the pelican crossing</p>	<p>Noted. This is an ongoing issue but not one that can be directly addressed by the NP</p>	<p>No change</p>
				Obj 2	<p>Yes, I think this is currently achieved, on the whole</p>	<p>Noted</p>	<p>No change</p>
				Obj 3	<p>Yes, although this doesn't mean anti-change of any sort. We do need new housing and amenities but development needs to be sensitively, addressed bearing in mind we are rural <u>not</u> urban.</p>	<p>Noted</p>	<p>No change</p>
				Obj 4	<p>Yes, I support this.</p>	<p>Noted</p>	<p>No change</p>

				Obj 5	The ability for a Doctor's surgery to provide a service would be great, though not sure how feasible this would be.	Noted	No change
				Obj 6	Yes, to support. Unsure on restrictions though	Noted	No change
				Obj7	Yes. The most pressing need I see here is for smaller properties for older people wishing to downsize.	Noted	No change
5	Martin Hobson			Vison and obj – S 2 & 3	Churchill/Stakenbridge being the Historical aspect of the Parish, developed before the days of the railway and should remain Historically Rural in Nature. Blakedown, which has grown since mid 20's and even more so after the 1945 2 nd World War Period developed through Govt. help via the K.R.D.C. and the construction of the then large Council Housing Estate to improve the housing structure for the local community population. This mean upgrading all the Rural Scattered Housing e.g. (from works cottages etc). From 1946 to 1966 some 128+125 from 1966-2000 were built and local families rehoused as time went on original families often rehoused for the elderly	Noted. A very relevant and informative response, setting the scene for the Plan	No change
				S 4	(Flats/Bungalows) and the growing families rehoused into those vacated by the ageing pensioners. In the last 20 years many have been sold on leaving a for those people requiring local housing within the community.	Noted	No change
		28		S 4.53	This requires small scale development and "internal churn" where possible to keep a	Noted	No change

		11			strong community feeling that does exist in Blakedown.		
		19(i)			Blakedown to increase through small “in fills” where possible to protect the community spirit. Some of the report implies a community growth to feed Birmingham Boundaries and to Kidderminster, this has been resisted may times when and since my Father was the Rural District Councillor 1936-1974.	Noted	No change
		19 (ii)					
		19 (iii)					
		19 (iv)					
		19 (v)					
		19 (vi)					
		20 (vii)	S 4.54		Resist. 4/5 bed properties. We do not want ‘RIBBON DEVELOPMENT’ along either side the B4188 or the A456 Provision definitely for car parking at Station. Dr’s Surgery would this be sustainable	Noted, the Plan reflects this.	No change
		20 (viii)			Railway Station is important and regular bus service 7.30 to 18.30 6 days		
		20 (ix)			All forms of local heritage is important We do not require small cluster development	Noted	No change
					No to more woodland	Noted	No change
					GREEN BELT TO BE KEPT	Noted	No change
					Palethorpes wood could be replaced with natural trees	Noted	No change
					No more out of character building ‘SPORTS PAVILION’	Noted	No change
					Millennium Green is in perpetuity for children play	Noted	No change
					Timber footbridge railway (private is this still useable) pg 51	Noted	No change
					No more planning such as Gladstone Place	Noted	No change
					These are my thoughts on the Neighbourhood Plan, having lived in the Parish since 1940. Both villages need a certain amount of protection from the	Noted and welcomed	No change

					<p><i>extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework”.</i></p> <p>(Reference: Lake, J. (Ed.). (2014) Worcestershire Farmstead Assessment Framework. English Heritage & Worcestershire Archive and Archaeology Service, Worcester).</p> <p>We have no other substantive comment to make but in conclusion Historic England consider the Churchill and Blakedown Neighbourhood Plan to be a well-considered, concise and fit for purpose document that effectively embraces the ethos of “constructive conservation”</p>	Noted and welcomed	<p>made to the Worcestershire Farmstead Assessment Framework.</p> <p>With footnote:</p> <p>Reference: Lake, J. (Ed.). (2014) Worcestershire Farmstead Assessment Framework. English Heritage & Worcestershire Archive and Archaeology Service, Worcester</p>
7	Worcestershire County Council				<p>Recommendation: that these comments are taken into account during the production of the Churchill and Blakedown Neighbourhood Plan.</p> <p>Summary of Worcestershire County Council response:</p> <p>In respect of the departments contributing to this advice, Worcestershire County Council officers have no objection to this emerging plan. The comments of contributing departments referred to below are intended to help improve the sustainability of the proposal and to direct the Parish Council towards best practice. Any departments not included within this</p>	<p>Noted</p> <p>Noted</p>	

					<p>response may choose to comment and/or object separately. Location: Churchill and Blakedown Proposal: Consultation on the Churchill and Blakedown emerging Neighbourhood Plan.</p> <p>Thank you for consulting Worcestershire County Council on the Churchill and Blakedown Emerging Neighbourhood Plan. We do not object to the emerging plan and to assist the Parish Council in future stages of the process we would like to bring to their attention the following comments, strategic documents and designations. This response comprises officer only comments.</p> <p>Highways We would draw your attention to Policy CB2. Please note that funding can only be sought where there is a relationship between development impact. Without a strong link to the development these bullet points don't comply with S122 and S123 of the CIL regulations or the NPPF. There needs to be an understanding if the referred to junction have a poor accident history or this is just perception and if there a trend and consequential solution, a snap shot of incidents (from crashmap.co.uk) shows some incidents, but not large numbers. A more detailed assessment is needed to see if improvements are necessary or possible before this is included.</p>	<p>Noted</p> <p>Noted. However residents in the villages have over a long period registered with the County Council their concerns about these junctions, the speed of traffic through them and the potential for more serious accidents than those which have arisen to date. We have been told that insufficient funds are available. However, it would be inappropriate not to mention these concerns in the Neighbourhood Plan</p>	<p>4.1.2 amended to read: Developer contributions towards traffic management and highway improvements can only be sought where there is a direct relationship between proposed development and traffic impacts. However residents in the villages have identified the issues above and the Neighbourhood Plan seeks to address their concerns</p> <p>CB 2 amended to read: Funding from a range of sources, including developer contributions, will be sought.... In response to the ongoing serious concerns of local residents, improved safety provisions at the Churchill Cross and Fiveways junctions;</p>
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				CB3	Natasha Friend Principal Planner Please note that Policy CB3. needs to also consider pedestrian desire lines as a result of this proposal. A desire line is the path that pedestrians are likely to take informally, rather than take the path/se route.	Noted.	CB3 removed and additional bullet point included in CB2 <ul style="list-style-type: none"> To provide commuter parking in the area around the station, so as to ease the increasing on-street parking and congestion Additional point in CB6: 6. Improvements to footways which may emerge as 'desire lines' - preferred walking routes between village features.
				CB14	With regards to Policy CB14. Parking, the school is only acceptable to cater for staff needs, visitors and disabled users. Parent drop off is not acceptable and it encourages vehicle trips rather than sustainable alternatives.	Given the size of the catchment area, the paucity of local transport and the volume of traffic on the A456, it is impractical not to acknowledge that parents will need to use private transport to deliver their children to school.	No change
				Appendix C	Education We would draw your attention to Appendix C. Blakedown CE Primary has years reception to 6 (not 1 to 7 years) and will have a final capacity of 210 pupils following expansion. Please would you amend accordingly. Concluding Remarks We hope that these comments prove useful in the future development of the Churchill and Blakedown Neighbourhood Plan and would offer the opportunity to discuss with the Parish Council any of these issues highlighted above. It is worth noting, once again, this response is officer only comments.	Noted and accepted Noted, with thanks	Appendix C amended to read: School - reception to 6 and will have a final capacity of 210 pupils following expansion.

8	Mary Macdiarmid	P22		CB8	No	The Avenue is being used by vehicles which is churning up the path and is likely to causing damage to the roots of the trees along the path. The damage caused to the path makes it unusable to pedestrians during wet weather. Could this area be designated as pedestrian only and no vehicle access permitted after the properties near the car park who have their garage access on The Avenue	Noted.	Additional point inserted in Policy CB8: Informal pedestrian paths and shortcuts such as The Avenue will be protected to ensure that they continue to provide alternative passable pedestrian routes around the villages.
9	Brian Blakemore				Yes	I have 2 comments: 1. The Stakenbridge Lane/Churchill Cross junction is in my view very dangerous and a serious accident waiting to happen. I doubt traffic calming measures will make a difference. It needs a more radical rethink on the layout of the junction. 2. No mention was plan in the plan of the availability of good quality broadband. This is an essential nowadays to everyday life both personal and commercial. It is frustrating that Hagley is designated as a super fast broadband area when we are so close and have such low grade service. Should this be included in the plan ?	Noted. See Worcester County Council comment (7) with reference to CB2 and the subsequent amendment to the Draft Plan. Noted. Policy CB13 relates to communications infrastructure	No further change No change
10	Josh Grogan	Pg27			No	Blakedown Community Park has recently had its playground refurbished. This serves children ages 3-10 years old. It's also had a newly built sports pavilion this is used for ages 16+. I would respectfully request that consideration is given to building a skate park similar to the one in Hagley for the ages of 10-16 years as there is a gap for people in this age group.	Noted and welcomed – it is important to provide leisure facilities for all sections of the population.	Issue included in Section 4.3.1 <ul style="list-style-type: none"> Poor or negligible provision of activities and facilities for teenage residents. Play facilities and activities for pre-teens are centred around the school.

						This could be located in the area between the sports pavilion and the sheds used to store cricket powering equipment. I am 13 years old and there are little facilities for people in my age group. Blakedown has recently had new houses built and there is now an increase in young people. I would be grateful if you would consider my points		
11	Diana Edwards				No	I think the plans are written in fairly general terms but with reference to most of the concerns such as parking, facilities and future building. I think there do seem to be outstanding issues for some residents to do with speeding traffic and parking in front of their homes, particularly because of the station. These do need to be addressed in any case ASAP, whatever the larger plans for the future. Thank you for your hard work.	Noted. Speeding traffic and parking on a highway are not issues formally addressed by the Neighbourhood Plan, but Objective 1 includes reference to these problems as a true reflection of resident concerns.	No change
12	Mr & Mrs Owen				Yes	Disability Discrimination Act (DDA) compliance – we have struggled to find any reference to DDA compliance for any of the 7 objectives mentioned. Key to this is access to local facilities, transport and housing.	Noted. DDA compliance is interwoven in planning in general as it has legal status.	No change
13	Rebecca Brown Wyre Forest District Council					Thank you for consulting the District Council on the Draft Neighbourhood Plan. I enclose the Council's formal response to the consultation which has been agreed by the Cabinet Member for Planning and Economic Regeneration. The comments 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.	Noted	No change

				Objective 7	<p>I would therefore like to raise the following points of concern in terms of meeting the Basic Conditions. It is considered that the Plan Objectives generally comply with the NPPF with the exception of Objective 7 which should simply refer to developments to meet local needs. The Council is particularly concerned that paragraph 4.5.3 does not constitute robust technical evidence to support the policy of small scale developments only (1-5 dwellings) to meet local needs. The Parish Council should ensure that this is fully addressed in the publication plan.</p>	<p>Noted. However the Housing Needs Survey did not identify a need for other than small scale development to meet local needs. Para. 4.5 .3 has been rewritten to provide the basis for this Objective.</p>	<p>Objective 7 amended to read:</p> <p>Objective 7 – To support small-scale housing developments within the village boundaries that meet identified local needs.</p> <p>Para 4.5.3. rewritten as follows: The Churchill and Blakedown Housing Needs Survey carried out in 2015 drew a response from 32% of village residents (231 of the 233 returned questionnaires). 88% of respondents confirmed their intention to stay in the village for the next 5 to 10 years, and of those 19 respondents expressed a need to move residence within the village in that period. 7 respondents needed Affordable Housing accommodation within the next 2 years. This short term demand may be met by normal turnover within the existing stock. 10 current residents are seeking or need to move to owner occupied bungalows with a minimum of 2 bedrooms within the next 10 years. A further 16 respondents indicated that they would wish to move to owner occupied properties in the village within the next 10 years, mainly into 2,3 or 4 bedroom properties. At any time there are at least between 5 and 10 properties across the size and price range advertised for sale in Churchill and Blakedown, and, apart from the demand for bungalows, it is expected that normal internal movement within the villages together with population turnover will meet the demand for</p>
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						<p>The District Council is also concerned about the lack of reference to Sustainability Appraisal (SA), which should be undertaken to inform policy development. The Council helped to produce a Sustainability Appraisal Scoping Report for the Churchill & Blakedown Neighbourhood Plan in April 2014 and it is not clear how this has been used to inform the technical evidence sections. An SA Report should now be published alongside the Neighbourhood Plan at the next stage. The District Council can provide further information on this if required.</p> <p>The District Council fully supports the Parish Council's commitment to the preparation of the Neighbourhood Plan. It is also recognised that the Council 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. These 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, the responses set out below consider the Draft Plan against the Basic Conditions which are:</p> <p>Paragraphs 2.7 and 2.8 of the Draft Plan clearly set out the planning policy context</p>	<p>Subsequent discussions (November 2016) with WFDC have determined that a Sustainability Appraisal is not required, given the lack of named development sites, and the expected low impact of any planned development under Objective 7.</p> <p>Noted</p> <p>Noted</p>	<p>private market housing without the need for additional large scale development.</p> <p>Subsequent discussions with WFDC (November 2016) have determined that a Sustainability Appraisal is not required, given the lack of named development sites, and the expected low impact of any planned development under Objective 7.</p> <p>Noted</p> <p>See above</p>
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					<p>within which it sits. They outline the NPPF provisions for Neighbourhood Planning and set out details of the local policies which are relevant. It is considered that the Plan Objectives generally comply with the NPPF with the exception of Objective 7 which should simply refer to developments to meet local needs.</p> <p>Although the Objectives and Vision of the Draft Plan undoubtedly will contribute to Sustainable Development within the Parish, the District Council is concerned about the lack of reference to Sustainability Appraisal (SA), which should be undertaken to inform policy development. The Council helped to produce a Sustainability Appraisal Scoping Report in April 2014 and it is not clear how this has been used to inform the technical evidence sections. The SA Report set out the baseline information for Churchill and Blakedown Parish and provided an overview of the plans and policies that will influence the production of the Neighbourhood Plan. It also set out the current sustainability issues facing the Parish and the sustainability objectives which the Plan should strive to achieve. An SA Report should now be published alongside the Neighbourhood Plan at the next stage. The District Council can provide further information on this if required.</p> <p>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</p>	<p>Subsequent discussions (November 2016) with WFDC have determined that a Sustainability Appraisal is not required, given the lack of named development sites, and the expected low impact of any planned development under Objective 7.</p> <p>Noted</p>	<p>Subsequent discussions (November 2016) with WFDC have determined that a Sustainability Appraisal is not required, given the lack of named development sites, and the expected low impact of any planned development under Objective 7.</p> <p>See above revision to Section 4.5</p>
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					<p>contained within Part A of the Site Allocations and Policies Local Plan (July 2013). It is noted that the Neighbourhood Plan refers to these at Paragraph 2.9 and Appendix B. The Council is satisfied that whilst the Churchill and Blakedown Neighbourhood Plan seeks to provide a local approach to some specific issues, in general the plan is in conformity with the Strategic Policies of the Local Plan, with the exception of Paragraph 4.5.3. There is concern that this paragraph does not constitute robust technical evidence to support the policy of small scale developments only (1-5 dwellings) to meet local needs. Further clarification on wording should be sought from the District Council's Strategic Housing Team.</p> <p>Paragraph 4.5.7 should recognise the role that rural exceptions sites can play in local housing provision.</p> <p>The Sustainability Appraisal Report will need to incorporate 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. The Parish Council should consult Natural England on the SA Scoping Report who will provide more detailed guidance.</p> <p>The brook does not form the eastern boundary of the parish.</p>	<p>Noted. 4.5.7. rewritten, and CB18 modified.</p> <p>See above.</p> <p>Noted</p>	<p>Policy CB18 modified as follows: Proposals for new housing on Rural Exception sites outside the settlement boundary, will only be permitted in accordance with the National Planning Policy Framework and Wyre Forest Site Allocations DPD Policy SAL.DPL2</p> <p>See above</p> <p>Reference to the eastern boundary deleted</p>
			1.17				

				3.1	Small scale housing developments is not defined – remove reference to “small scale” and replace with “housing developments that meet local needs.” To support housing development that is limited to 1-5 dwellings isn’t based on evidence to meet local needs.	Noted. Section 4.5 Housing has been extensively rewritten to include more information from the Housing Needs Survey 2015, and to evidence the need for small scale development to meet local needs.	Section 4.5 Housing rewritten.
				CB3	Would the Parish Council want to restrict the site to just parking or consider other proposals on their merit? Is the parking supported by Highways, landowner – is it realistic and deliverable?	Noted. Remove CB3	CB3 removed, additional point included in CB2 as follows: To provide commuter parking in the area around the station, so as to ease the increasing on-street parking and congestion
				Parish Action 2/3	Actions 2 and 3 appear to contradict each other; more control will lead to more signage.	Noted and not accepted, more control through traffic calming does not necessarily lead to more signage.	No change
				Parish Action 5	Action 5 – this is highly unlikely to be feasible (moving HGV route to the south so does not go along A456) The A456 is a strategic route to the motorway network which is the key to the economic wellbeing of the District.	Noted. Not accepted. This is a Parish Action and not a planning policy.	No change
				CB6	A specific design principle within policy CB6 should be considered concerning the retention of surface water on development sites and encouraging the use of sustainable drainage systems. Given the presence of the Hurcott and Podmore Pools SSSI downstream, an important wetland complex, measures to treat water from any development sites before discharging it into the brook system are important.	Noted and accepted.	Policy CB6 amended as follows: (q) ensures that there are no negative impacts on the surrounding environment particularly the local SSSI. (r) encourages the use of Sustainable Drainage systems, and retaining surface water on site.

				CB7	<p>2 – Need to ensure that this is in conformity with the local plan review and the potential need for a green belt boundary review.</p> <p>3 – Sustainable materials, this needs clearer definition, practicality of implementation, viability?</p> <p>8 – Concerned that this is overly restrictive, where is the evidence to back this up? Evidence will be required at examination to ensure a robust policy.</p> <p>10 - Reedbeds for sewerage treatment is given as an example of sustainable construction. As sewerage treatment is not mentioned elsewhere in the plan it should be clarified that where possible connection to the public sewer system would be the preferred option, with non-mains sewerage systems like sewerage treatment plants only being acceptable where this is not possible.</p>	<p>Noted. NP has to take account of emerging policy, not be in general conformity. No policy has emerged as yet. The Parish Council consider it an important feature of the area to retain.</p> <p>No reference to sustainable materials in section 3</p> <p>Noted. Remove reference to 1 – 5 dwellings.</p> <p>Noted. Remove reference to reed beds for sewerage.</p>	<p>No change</p> <p>Reference removed in CB7 bullet 8</p> <p>Reference removed in CB7 bullet 10</p>
				Action 7	<p>A map of the watercourse system in the parish could perhaps be included, which section of the brook is classed as a main river for which the Environment Agency has an overseeing and enforcement role (this is the section coming from Hagley, discharging through Hurcott Pools) and which sections (tributaries) are classed as ordinary watercourses for which the County Council has an overseeing and enforcement role, which has been</p>	<p>Noted and accepted.</p>	<p>Map included at Map 5, although responsibilities not yet identified.</p>

					delegated to the District Council.		
				CB8	Maps 4 and 5 need to be clearly labelled with a key. Only 3 of the 4 locations are shown on the map so the other will also need to be shown.	Noted. 4 th site is on a separate map. Will address this	
				CB9	Water quality aspects should be included in CB9, recognising the sensitive and important water dependable habitats downstream (See comments CB6).	Noted and Accepted	Additional sentence added to Policy CB9: All new development should aim to ensure that there are no negative impacts on the surrounding environment particularly the local SSSI.
				CB11	This requires further clarification as it is rather confusing at present.	Noted, not accepted, however amend policy	Policy CB11 amended as follows There will be a presumption in favour of the protection of existing <i>community</i> facilities. <u>only</u> removed from second sentence In the case of the change of use of existing community facilities at Appendix C to other non health, education of community type uses will not be permitted unless the applicant can demonstrate the following
				CB12	There is no mention of County parking standards, the requirements need to be tied to them.	Noted and amended	First bullet amended of CB12 to read: Adequate provision for parking is provided in accordance with the Worcestershire County Council Parking Standards. Insert footnote with link http://www.worcestershire.gov.uk/

				CB13	This policy is not required as broadband is permitted development.	Noted and not accepted. This policy is in a made neighbourhood plan within Wyre Forest. Not all development associated is permitted development	download/downloads/id/1847/highways_design_guide.pdf No change
				CB16	What criteria will applicants need to demonstrate that the site is no longer suitable for employment use? Concerned over the general conformity with the Local Plan Core Strategy policy CP08: A Diverse Local Economy.	Noted.	CB16 bullet 2 amended to read: The continued use of the buildings, or their redevelopment for an employment use, is not viable (in physical, operational or commercial terms) and this is supported by robust evidence, such as the marketing of the site and evidence that the site is unviable to be developed for employment use.
				CB17	Should be CB18. There are two CB17. The maximum of 5 units is too restrictive, if sites come forward which can accommodate more dwellings they will be sub-divided leading to piecemeal and often poor quality development. It would also mean that the threshold for affordable housing provision is never reached.	Noted. Reference to a maximum of 5 units removed, but description as small scale retained	Renumbered
					The plan states that housing need will be provided by the churn in the market but there is currently no evidence to support this and so it needs to demonstrate how local need will be met or why it can't for example a Strategic Housing Land Availability Assessment (SHLAA) type	Noted. Further information taken from the Housing Needs Survey included to justify the point.	Section 4.5 Housing rewritten

					<p>exercise. District Council Officers can provide further information on the methodology.</p> <p>In the 2015 Churchill and Blakedown housing needs survey the findings state that there is a need for an additional 7 affordable and 18 open market units of accommodation. Recommendations have been made that the parish council wait for the findings of the Objectively Assessed Housing Needs to see if it substantiates the claim that market turnover will meet need.</p> <p>Evidence is required to support the 25dph density restriction.</p> <p>Parking should be cross referenced back to County parking standards.</p> <p>Need to consider brownfield (previously developed sites) within the Green Belt, national policy has an allowance for development of such sites even where they are outside of the settlement boundary.</p> <p>Permitted Development rights allow conversion of many buildings to residential.</p> <p>It is important that any new development will not negatively impact upon the watercourse system, with any discharge into the system from any development</p>	<p>The Objectively Assessed Housing Needs report will not be available in time to include in the report if the NP process is to be submitted in time for a referendum in 2016.</p> <p>Noted. Description changed</p> <p>Noted.</p> <p>Agreed Not addressed by the NP will be assessed against Wyre Forest policies.</p> <p>Agree. Policy comes into play where permission is required.</p> <p>Noted and accepted This is included in CB6 design policy</p>	<p>Section 4.5 Housing rewritten</p> <p>CB18 amended to read: The development is in proportion with the surrounding area and does not adversely affect the neighbours' enjoyment of their homes and gardens</p> <p>CB12 amended – see above</p> <p>CB18 rewritten.</p> <p>No change</p> <p>Covered by amendments to CB6 and CB9</p>
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				CB18	<p>site being appropriately attenuated (to pre-development levels to not increase flood risk) and sufficiently treated (to prevent pollution).</p> <p>CB18 should be CB19 Legally it is almost impossible to reserve market housing for people with a local connection it relies on goodwill from developers.</p> <p>The requirement for a mix of tenures, types and sizes on sites of 3 dwellings or more needs to be carefully considered. It would be difficult to provide affordable housing as Registered Providers generally do not want isolated properties. The requirement for affordable housing does not kick in until 6 units so it would not be possible to secure affordable housing contributions on sites of 3 unless they were exception sites.</p> <p>On sites of 1 or 2 dwellings it would be very difficult to monitor the overprovision of a particular type of dwelling and use that to support a refusal.</p> <p>The last paragraph would not really be effective on sites of up to 5 dwellings.</p>	Noted and accepted	<p>Policy CB19 amended as follows</p> <p>Within the settlement boundary as defined in the Wyre Forest Site Allocations and Policies Local Plan, small-scale affordable / market housing development that meets local needs and is in keeping with the scale, demands and population profile will be permitted where:</p>
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Appendix I

Early Promotion and Engagement Activity

Presentation to Parish Meeting, June 2013

Neighbourhood Planning

Churchill and Blakedown

Parish Council Meeting

19th June 2013

19/06/2013



Where are we...

- First stage complete - Neighbourhood Plan area designated

What other stages are there...

- Evidence gathering (surveys/sustainability appraisal etc)
- Drafting the plan
- Consultation on the draft plan
- Revision of the plan following consultation
- Submission of the plan – to Wyre Forest District Council
- Examination
- Referendum
- Adoption

19/06/2013

Neighbourhood Planning

So, now the area has been designated, where do we go from here...

Is entirely up to you.

There are formal stages and legal requirements that need to be met to satisfy the regulations but outside of this there remains flexibility on how to proceed.

This enables you to decide what approach you want to take and tailor this to your local circumstances

19/06/2013

Neighbourhood Planning

Some initial suggestions to 'get the ball rolling'...

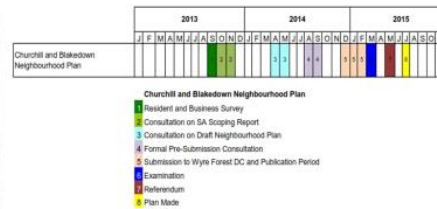
- Setting up a steering group;
- Should look for a wide representation but numbers should be manageable;
- Needs strong leadership and drive to maintain momentum;
- Maybe consider having 'sub-groups' to look at particular topics? (Housing, Environment, Transport etc);
- Producing a project plan – clear strategy in order to meet the various milestones;
- Drafting a timetable – need to be realistic about how long plans take to produce (Example on following slide);
- Start thinking about key priorities;
- Think about how you are going to engage the community and get them to take ownership of the plan;
- Take the opportunity to learn from others.

19/06/2013

Neighbourhood Planning

Draft Timetable...

Timetable for the Preparation of Churchill and Blakedown Neighbourhood Plan



19/06/2013

Neighbourhood Planning

Funding Opportunities...

One of the key questions asked by community groups relates to the financial support that is available for undertaking plans.

There are funding opportunities currently available and more information is available here:

<http://mycommunityrights.org.uk/neighbourhood-planning/apply/>

Communities who are preparing neighbourhood plans can apply for **both** direct support and grants of between £500 and £7,000 for specific elements of their neighbourhood planning projects.

Again, this may need further consideration by the Steering Group, once established

19/06/2013

Neighbourhood Planning

Important points to remember...



- This is a community plan and it therefore needs community involvement and support;
- There are formal processes which need to be adhered to and the plan will need to be in conformity with national and local planning policies;
- However, this is a great opportunity to produce a statutory plan that is community led and reflects your aspirations for the future development of the area;
- The District Council are here to support/advice the best we can but the focus is on you and the wider community to take ownership and decide on the best approach to suit your needs;
- Finally, take advantage of the fact that there are many other community groups producing plans. There is an opportunity to learn from them (Good and Bad) and more and more guidance is emerging to help you (and me!) along the way.

19/06/2013

Neighbourhood Planning

Useful Links...



- Planning Advisory Service (PAS)
<http://www.pas.gov.uk/pas/core/page.do?pageId=1089058>
- Forum for Neighbourhood Planning:
<http://www.ourneighbourhoodplanning.org.uk/home>
- Information available on the District Council's website:
<http://www.wyreforestdc.gov.uk/cms/non-ignl-pages/planning-and-regulatory-servic/planning-policy/neighborhood-planning.aspx>
- Over time it would be useful to consider a dedicated Neighbourhood Plan website / page on the existing Parish Council website
- More general advice, but does include a section on Neighbourhood Planning:
<http://mycommunityrights.org.uk/my-community-rights/>

19/06/2013

Neighbourhood Planning

Useful Links cont...



- Links to the 'frontrunners':**
- Exeter St James:
<http://exeterstjamesforum.org/home>
- Upper Eden:
<http://uecp.org.uk/>
- Local Examples:**
- Chaddesley Corbett:
<http://www.chaddesleyplan.org.uk/index.html>
- Much Wenlock
<http://www.wenlockplan.org/>

19/06/2013

Neighbourhood Planning

Community Infrastructure Levy

Contacts...



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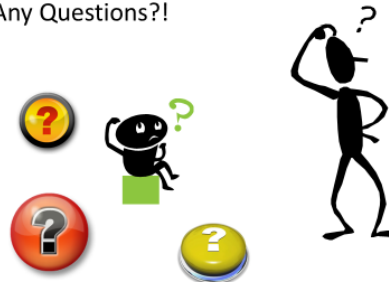
Can also seek advice from other colleagues as and when appropriate:

- Development Control;
- Conservation;
- Highways;
- Water Management.
- Housing

19/06/2013

Neighbourhood Planning

Any Questions?!



19/06/2013

Neighbourhood Planning

WHAT WILL OUR VILLAGES BE LIKE IN 2025?

Want to have a say in how our villages develop over
the next ten plus years?

Come and help start putting together the

CHURCHILL & BLAKEDOWN NEIGHBOURHOOD PLAN

on

WEDNESDAY 9th OCTOBER 2013

at 7:30 pm at BLAKEDOWN SCHOOL

You'll be able to learn more
about what the
Neighbourhood Plan can
mean for Churchill and
Blakedown, and can sign up
to help with its development.



Do come along and join in –
you'll be made very welcome!

A few years ago, residents of
Churchill and Blakedown got
together to produce a plan for
development of the villages –
our 'Parish Plan'. The 2011
Localism Act provides the
opportunity to take this a step
further and gives people the



option to have more say in the planning process by developing a
'**NEIGHBOURHOOD PLAN**', which has legal status. Churchill and
Blakedown have now been designated a 'neighbourhood', and
over the next nine months or so the Parish Council will take
responsibility for pulling a Neighbourhood Plan for the villages
together – which will then be put to the vote in a village
referendum.

The Plan will be developed **with** the residents, **for** the residents,
both current and future, and we'll have some help in formulating
our ideas from Wyre Forest District Council. The Plan will be
about the development and maintenance of the community, its
services and facilities. We want to involve as many residents as
possible in defining how we want the villages to develop, and in
working together on issues affecting Housing, Traffic, Heritage
and Community – and any other topics which people think are
important to the villages.

We look forward to seeing you on the 9th October. If you can't
make it, but would still like to be part of the project, just contact
anyone on the Parish Council (*Pete Dearden, Sallyann Cartwright,
Sue Fowler, Pauline Hayward, Brett Humble, Roy Keys, Jim Long,
Brian Pitt, and Roger Shade*).

Presentation to Parish Meeting, October 2013



An introduction to the Churchill & Blakedown Neighbourhood Plan

October 2013



Meeting Agenda

- Introduction to the Plan
- Neighbourhood Planning
Maria Dunn – Senior Forward Planning Officer for Wyre Forest DC
- Discussion, ideas, and questions



Planning Policy Framework

- National Planning Policy Framework: set by Government, addresses infrastructure, economic and housing issues
- Wyre Forest District Local Development Framework Adopted Core Strategy - December 2010: reflects the National Policy Framework
- Site Allocation and Policies Local Plan - July 2013: applies the Core Strategy
- Churchill and Blakedown Neighbourhood Plan - starts here!

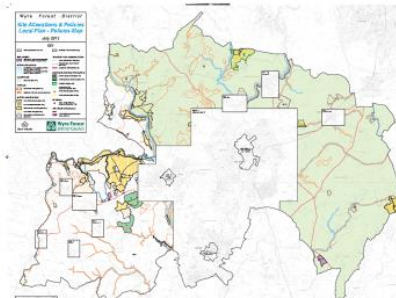


Neighbourhood Plan Process – The Stages

Getting started
Neighbourhood Area
Neighbourhood Forum

Community Engagement and Involvement
Themes, Aims, Visions, Options
Building the Evidence Base
Writing the Plan

Consultation
Submission
Independent Examination
Referendum



INSET 11: BLAKEDOWN





What's the Plan about?

Our **Vision** of what we want the villages to be.



Work Groups

Traffic, transport and communications

Possible topics for discussion:

- Speed restrictions – their application
- Waiting areas
- Train services
- Parking – short term and long term
- Bus services
- Traffic lights
- Road crossings
- Traffic volumes



Work Groups

Development

Possible topics for discussion:

- Green belt areas
- Housing priorities
- Business and commerce
- Building densities
- Environmental impact
- Population predictions



Work Groups

Community

Possible topics for discussion:

- Village facilities – social, economic ..
- Village organisations
- Community networks
- Community support



Work Groups

Heritage

Possible topics for discussion:

- Local List
- Local History Society work
- Preservation of the countryside

March 2015, Village Survey Responses

Objective 1: To create a safe community for our residents and visitors; giving particular attention to traffic management and parking	Objective 2: To create a sustainable environment, with emphasis on maintaining the ancient tree scape, paths and green spaces to a high standard	Objective 3: To protect the historic centres of the villages, discouraging inappropriate urban style development within these essentially rural villages	Objective 4: To preserve and improve local facilities to serve the needs of our residents and for future generations to enjoy	Objective 5: To increase local access to health and wellbeing services	Objective 6: To support existing and new local business opportunities, in particular home working and rural enterprises appropriate to the rural area	Objective 7: To support small scale housing developments that meet local needs
Yes	Yes	Yes	Yes - better bus service arrangements for accessing doctor and chemist	Yes, see above	Yes	No Travel along the A456 is becoming more and more congested with the increase in housing development in Blakedwon and in Hagley
Agree - Belbroughton Road needs speed calming measures. Traffic accelerates <u>up</u> as well as down this top stretch. There are not enough warning signs as approach village on downhill slope. Need rumble strips, "20 is plenty" zone, metre countdown as enter residential stretch	Totally support	Totally agree	Agree wholeheartedly. Like to see outdoor adult gym equipment in playground	Agree with objective 4. Essential to maintain shop and post office	Yes, agree. Improve broadband speed and strength and reliability	Yes but only if a) in sympathetic style, not like the modern development on Belbroughton Rd and b) the impact of extra traffic (two cars minimum per family) is assessed and managed to benefit of existing residents

Yes please. "Residents parking only" signs to be erected outside flats in Mill Lane. I live in flat and cannot park nor have visitors. Train users take up road. We need this space to park as no drive. Train users even park here overnight and at weekends!	Yes	Yes	Yes		No	No. Blakedown is a village, we don't want it to become a town!
The small island opposite the school on A456 makes the road too narrow for lorries and therefore a danger to pedestrians. A solution to the old problem of train parking in Station Drive.	Yes we agree. Make sure the prevention orders are adhered to. Also stop buildings on small pockets of land within the village, causing the village to become a congestion of dwellings and ruining the rural aspect.	Agree	Yes	Yes. Would like to see public transport to local hospitals improved.	Yes up to the point when local businesses encroach on the lives of local residents and their way of life. Such as car mechanics working on drives or large commercial vehicles parked outside houses.	Again up to a point when Blakedown stops being a village and takes on the appearance of a small town with no open areas to enhance the area. Building design should always reflect the locality.
Yes	Yes. Tidy up verges and footpath between The Swan and Churchill Lane	Yes	OK as it is	Yes - and schools	Yes	No more developments
Yes - agree would like to see measures in place to reduce speeding on Belbroughton Road	Yes - absolutely	Yes - would be a shame to destroy	Yes - agree - can't think of any improvements to Blakedown	Unsure	Yes, I agree as long as in keeping with the village and if it would help local residents to provide a service.	Yes, if in keeping with the village
Yes	Yes	Yes	Yes - designated woodland walks and signposts	Yes	Yes - whilst supporting existing local businesses	Yes - providing they are within the village rural look and not affecting green space.

Yes we agree. Suggestions/Plea! Enforce speed limit in Belbroughton Road (the 'race track'!!) stop parking on footpaths in B.R. also. To repeat one point from above- STOP CARS PARKING ON FOOTPATHS in Blebroughton Road - you cannot walk down the road at times without stepping into the actual road.	Yes	In principle yes, but must not stifle progress?	Yes. Could really do with a local (village based) Doctor's Surgery	See above	Only restriction should really be on 'scale' and traffic generation. Belbroughton Road currently has an incredible number of HGVs. Why?	Yes and not just low cost / social housing. Why not a small development of bungalows for the more mature residents, this would also free up some more larger houses.
Yes. Desperately need a bypass	Yes	Yes	Yes - Post Office <u>must stay</u>	Yes	To a degree, but would not like to see industrial or business park. We are <u>rural</u>	No. Lack of take-up on Gladstone suggests not.
Parking on the footpaths around Blakedown. Parking near the school B'ham Road (0800-0900,0300-0630pm which has yellow lines)	Yes, but why was 15 trees cut down in the church?	No there is now no housing for the young people of the village			There is now only one shop left in the village. That opens 7 days	Yes
Yes. Double yellow lines on Station Drive near the junction with the A456 and parking on one side of the road only. Resident only permits on Mill Lane and Sculthorpe Road	Yes	Yes	Yes	Yes	Yes. As long as it is not destructive to rural aspect of village life.	Yes. Decent size bungalows a priority please. 2/3 beds for private sector downsizing
Yes	Yes	Yes	Yes	Yes	Yes	Yes
Yes - better safety at Churchill monument cross roads	Yes	Yes	Agree	More services at Kidderminster Hospital	No inappropriate items like the 'Co-Op' scheme.	Yes

Yes	Yes	Yes	Yes	Not sure	Yes, restrictions of corporate change	No
Yes	Yes	Yes - keep our heritage	Yes - maintain the heritage of the village	It's already very good	Local business is the generator that keeps the village working - corporate business will only employ cheap labour.	No - starter homes are not needed on Blakedown
Yellow lines on n/s at the station to stop obstructing the road. Only parking on station side.	Stop vehicles parking on verges and ruining grass edges as this ruins the grass and obstructs the pavement	Yes	Yes	Yes	Proposed Co-Op scheme is not viable as there would be no provision for parking on a major road.	Yes
Yes! Ban parking altogether in Station Drive and surrounding areas. Parking in Sculthorpe Road on one side only.	Yes! If a tree needs to be felled it must be replaced.	Yes! If necessary encourage community ownership as in Feckenham	Yes! A doctor's surgery / dentist	Yes! As above objective 4. A voluntary transport service to appointments.	Yes! No unnecessary building of business premises.	No! the village has enough small scale developments. We don't have the infrastructure.
Yes. Look at parking in Station Drive as exit from Lynwood Drive can't be done safely when cars obscure vision.	Yes	Yes	Yes - would be good to preserve a shop/PO for future, but not sure if PC can aid that!	Yes. How about a visiting surgery once a week? Chauffeur service into Hagley.	Yes. Must have ample provision for parking without encroaching on residents	Yes.
Yes by 1) cracking down on cars parking on pavements so pedestrians have to walk on the road. 2) create a roundabout at the Churchill crossroads 3) parking only on one side of Belbroughton Road 4) car park at the station	Yes - but be realistic as trees need to be managed to stop them getting out of hand. Ivy to be stopped from choking trees.	Yes	Yes - ensure the school, churches, pubs and shops continue and thrive. Also the Sports Centre and Community Centre	It is surely time for a medical centre in Blakedown or Belbroughton. Additional housing in Hagley is overloading the centre there. Travel to Hagley for the elderly is not easy.	Yes. Local shop and pub under threat from developers who want to build a supermarket. Too much and will dominate plus will be regarded as thin end if the wedge if it goes ahead.	Yes - but who allowed the Barrett development? How many people from Blakedown now live there? Or are they all from outside the village?

needed						
Yes. A car park is needed for all those who use the train. Mill Lane has many cars parked there all day, whilst their owners are at work etc.	Yes. We are lucky to live in such a beautiful environment. It's a pity people driving along our country roads and lanes feel they can throw litter onto the verges etc.. We need a public purge on such anti-social behaviour	Yes - although some flexibility is need at times.	Yes. I'd like to see the children's play area, which has some nice equipment, covered in a 'hard' service. The grass is very long and often very wet for the children.	I am not quite sure what is realistic to expect in a small village. Of course it would be great not to have to travel to Kidderminster or Hagley.	Yes - bearing in mind my comments for objective 3, I do feel you need to be sensitive to enterprises that may affect householders as well.	Yes - many people find themselves alone in a family home when they are elderly - but there are no suitable residences for them to move to currently in Blakedown.
Yes	Yes	Yes	Yes	Yes - facilities for teenagers to use locally	Yes	No, Blakedown has had a large scale housing development recently
1 Traffic lights at junction A456, Belbroughton Road 2 Consider making Churchill Lane one way from A456 to Mill Lane 3 Better street lighting around station access and egress	Yes	Yes - so no convenience store in Swan car park!	Doctor's surgery. This should have been a S106 requirement for Barratt's development in Belbroughton Road.	See 4 above. A local GP surgery	Tight control of parking	Too vague to enable comment

Appendix II Regulation 14 Public Consultation

List of Consultation Bodies and Other Organisations Invited to Comment on the Draft Plan by Email

Company / Organisation

London Midland

First Group Plc

Chiltern Railways

MADE

Wyre Forest Matters LSP Chair

Blakedown CE Primary School

Haybridge High School & Sixth Form

Hagley Catholic High School

Severn Valley Railway

West Midlands Consortium Education Service for Travelling Children

Natural England

Worcestershire Acute Hospitals NHS Trust

Planning Aid England

DIAL North Worcestershire

Oil and Pipelines Agency (The)

Community First

Act on Energy

West Mercia Probation Service

Worcestershire County Association of Local Councils

Wyre Forest Citizens Advice Bureau

Wyre Forest Dial A Ride

Wyre Forest Cycle Forum

Worcestershire Acute Hospitals NHS Trust

Health and Safety Executive, Chemical and Hazardous Installations Division

National Farmers Union West Midlands Region

Community Action Wyre Forest (CAWF)

National Society of Allotment and Leisure Gardeners

British Horse Society
Home-Start Wyre Forest
Blakedown Holdings
West Midlands HARP Planning Consortium
The Inland Waterways Association (Birmingham, Black Country & Worcestershire Branch)
Herefordshire & Worcestershire Earth Heritage Trust
The Society for the Protection of Ancient Buildings
Renewable UK
Campaign for Real Ale Ltd (CAMRA)
Worcester Diocesan Board of Finance Ltd
Worcestershire County Council, Planning Economy & Performance
South Staffordshire District Council
Staffordshire County Council
Worcestershire County Council
Office of Rail Regulation
British Telecom
Mobile Operators Association
South Staffordshire Water Plc
National Grid
Wolverley & Cookley Parish Council
Broome Parish Council
Disability Action Wyre Forest
Federation of Small Businesses, Herefordshire & Worcestershire
Herefordshire & Worcestershire Chamber of Commerce
Age UK Wyre Forest
The Crown Estate
Hereford & Worcester Fire & Rescue Service
RSPB Midlands Regional Office
Home Builders Federation
The Community Housing Group
The Gardens Trust

Fields in Trust
Worcestershire Wildlife Trust
The Showmans Guild of Great Britain Midland Section
Clent Parish Council
Hagley Parish Council
Kinver Parish Council
The Victorian Society
Ramblers Association
Historic England
Hereford and Worcester Gardens Trust
Worcestershire Biodiversity Partnership
Wyre Forest Local Children's Trust
National Travellers Action Group
Friends Families and Travellers
Wyre Forest Friends of the Earth
Centro- WMPTA
Campaign to Protect Rural England
Worcestershire County Council
Country Land & Business Association
Severn Trent Water Ltd
Stone Parish Council
West Mercia Police
Environment Agency
The Planning Inspectorate
Chaplaincy for Agricultural & Rural Life
The Coal Authority

Canal & River Trust
Chaddesley Corbett Parish Council
Inland Waterways Association
Centro- WMPTA
Greater Birmingham and Solihull Local Enterprise Partnership

Worcestershire Local Enterprise Partnership
Vestia Community Trust
Department of Health
Bromsgrove & Redditch DC
Kirkwells
Western Power Distribution
North Worcestershire Housing & Water Management
Sport England
National Federation of Gypsy Liaison Groups
Worcestershire Regulatory Services
Wyre Forest Clinical Commissioning Group
Homes and Community Agency
Callow Oils Ltd
Staffordshire County Council
NHS Property Services Ltd
Council for British Archaeology West Midlands
Woodland Trust

Worcestershire Local Nature Partnership
NHS Commissioning Board
Highways England
CAMRA WF

Copy of Email sent to Consultation Bodies

In April 2013 Churchill and Blakedown, villages in the Wyre Forest district of north Worcestershire, were designated a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012, and began the development of a Neighbourhood Plan to shape and direct development for the villages for the next twenty-five years. A voluntary steering group of residents and Parish Councillors has been working on the development of this Plan with the help of Wyre Forest Planning Officers and of independent consultants Kirkwells. The Draft Plan is now being issued for statutory consultation to all interested or affected individuals, public bodies and organisations. The web site www.cbndp.co.uk has been set up specifically to provide access to the Draft Plan and associated documentation (the file size of the Plan precludes sending by email attachment), and you are requested to view the Plan there.

The consultation period runs for 6 weeks from 1st November to 13th December 2015. We actively welcome, and indeed are seeking, your views on the Plan, and would ask you to complete and return a comment form, available on the www.cbndp.co.uk site, before the end of the consultation period at midnight on 13th December. We shall make publicly available all the comments we receive, and will incorporate any necessary changes into the Final Plan which will be considered by Wyre Forest District Council, and scrutinised by an independent inspector before being presented to the village residents for referendum.

If you have any queries on the Plan or the consultation process, please address these to me by return email at churchillandblakedownclerk@gmail.com.

Thank you for your attention.

Yours sincerely,

Mrs Angela Preece

Clerk to Churchill and Blakedown Parish Council

List of Consultation Bodies and Other Organisations Invited to Comment on the Draft Plan by Post

Company / Organisation

GPU Power UK

Worcestershire Mental Health Partnership NHS Trust

Arts Council West Midlands

Business Connections 4 North Worcestershire

Wyre Forest Society

Disability Action Wyre Forest

Wyre Forest Action Group for Older People

Wyre Forest Lifelong Learning Partnership

Wyre Forest Tourism and Leisure Network

Association of Retired and Persons over 50

Twentieth Century Society

Central Networks

British Geological Survey

The Georgian Group

Equality & Human Rights Commission

Staffordshire Police Authority

Transco West Midlands Local Distribution Zone

Hereford & Worcester Ambulance Service

Ramblers Association

Madinatul Uloom Islamic College

Blakedown Tenant Consultative Committee

Royal British Legion

Federation of Small Businesses, Herefordshire &
Worcestershire

Civil Aviation Authority

Network Rail

Copy of Letter sent to Consultation Bodies

In April 2013 Churchill and Blakedown, villages in the Wyre Forest district of north Worcestershire, were designated a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012, and began the development of a Neighbourhood Plan to shape and direct development for the villages for the next twenty-five years. A voluntary steering group of residents and Parish Councillors has been working on the development of this Plan with the help of Wyre Forest Planning Officers and of independent consultants Kirkwells. The Draft Plan is now being issued for statutory consultation to all interested or affected individuals, public bodies and organisations. An electronic version of the Plan and associated documentation is available at www.cnbdnp.co.uk. If you would prefer a hard copy of the Draft Plan we can arrange for you to receive one.

The consultation period runs for 6 weeks from 1st November to 13th December 2015. We actively welcome, and indeed are seeking, your views on the Plan, and would ask you to complete and return the enclosed comment form before the end of the consultation period at midnight on 13th December. We shall make publicly available all the comments we receive, and will incorporate any necessary changes into the Final Plan which will be considered by Wyre Forest District Council, and scrutinised by an independent inspector before being presented to the village residents for referendum.

If you have any queries on the Plan or the consultation process, please address these to me either by email at churchillandblakedownclerk@gmail.com, or by post to the address above.

Thank you for your attention.

Yours sincerely,

Mrs Angela Preece

Clerk to Churchill and Blakedown Parish Council

Churchill & Blakedown Neighbourhood Development Plan Draft Plan for Consultation

The Churchill & Blakedown Neighbourhood Development Plan Steering Group invites your comments on the Draft Neighbourhood Development Plan.

We will make all comments we receive publicly available on the Churchill & Blakedown Neighbourhood Development Plan website www.cnbndp.co.uk and in future reporting on this stage of the consultation process. Comments will be identifiable by name (and organisation where applicable). **We are not able to consider anonymous comments.**

The information you provide will only be used to inform the Churchill & Blakedown Neighbourhood Development Plan.

Any further personal details you give will be used by the Steering Group as part of the neighbourhood development process and to keep you informed of progress with the plan. We will not make them public and will process them in line with the Data Protection Act 1998.

You can view the Draft Plan online at www.cnbndp.co.uk, you can read one of the printed copies which have been left in various locations (Crumbs (the Village Shop), The Swan, The Old House at Home, Blakedown Primary School, Blakedown Church, Churchill Church, the Parish Rooms and the Sports Pavilion) or you can request a copy of the Draft Plan by email or post using the Clerk's contact details below.

We are only able to consider comments made using the official form, and these must be received by midnight on Sunday 13th December 2015.

Please return this form by email to churchillandblakedownclerk@gmail.com or by post to:

The Clerk
Churchill & Blakedown Parish Council
24 Holmes Orchard
Alveley
Shropshire
WV15 6NX

If you require additional space for your response please use additional pages ensuring they are clearly labelled/addressed and attached.

Many thanks – your support is appreciated

Consultation Response Form

Please fill in your contact details.

Only your name (and organisation where applicable) will be made public.

Full name:	
Organisation represented (where applicable):	
Capacity in which you are commenting: (Eg: resident, business or organisation in area, work in area, statutory consultee)	
Address	
Post code:	
Email address:	
Add my email address to the Churchill & Blakedown Parish council e-news subscriber list (Please delete as appropriate)	Yes / No

Are you content with the Neighbourhood Development Plan as a whole?

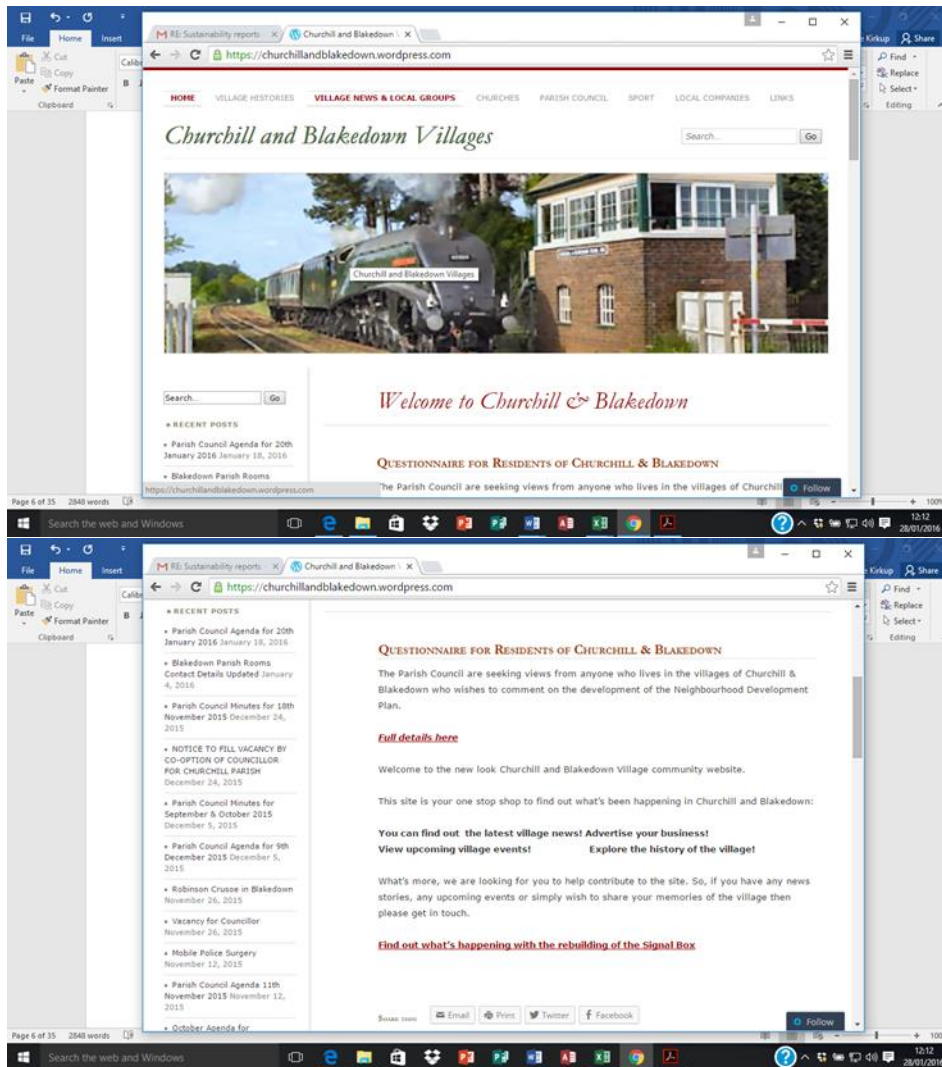
Yes No

If no, please detail which policies/sections you disagree with, and make your suggestions for policy changes.

Policy / section (include page number)	Reasons / suggested changes / comments

Policy / section (include page number)	Reasons / suggested changes / comments
General comments	

Screenshots




CHURCHILL AND BLAKEDOWN NEIGHBOURHOOD DEVELOPMENT PLAN

Churchill & Blakedown Neighbourhood Development Plan

Developing a Neighbourhood Plan for Churchill and Blakedown

These neighbouring villages nestle amongst gently rolling hills and are surrounded by beautiful North Worcestershire countryside. Both are mainly residential and are home to more than 1,600 people at the last census. There are a number of farms and other businesses in the area, and the villages are a centre for walkers, horse riders and runners, using the many foot and bridle paths. Blakedown has a railway station, a school, a church, a sports field, public houses, a post office and a few shops. Churchill has no shops but does have a church, and a pub at Imbere.



You can download the Draft Plan by clicking on this link:

Draft Neighbourhood Plan for Consultation Oct 15

Additionally, you can read a printed copy of the Draft Plan in Crumbs (the Village Shop), The Swan, The Old House at Home, The Wagon & Horses, Blakedown Primary School, Blakedown Church, Churchill Church, the Parish Rooms and the Sports Pavilion. Alternatively you can ask a Parish Councillor for a copy, or contact the Clerk on 01746 781171/07572 108924/email: churchillandblakedownclerk@gmail.com

There are links at the foot of this page to other documents that have been used in developing the Draft Plan and you may find these informative.

How can I have my say?

We actively welcome, and indeed are seeking, your views as a resident or worker in either of our two villages, and now is the time to make sure your voice is heard. The public consultation period runs from 1 November to 13 December 2015. Please download a comment form



no shops but does have a church, and a pub at Imbere.

What is a Neighbourhood Plan and why do we need one?

Its purpose is to help to shape and direct development in and around our villages for the next 25 years. It's about homes, jobs, businesses, health care, the environment, having a safe community and protecting the historic centres of our villages.

"Our vision for the villages of Churchill and Blakedown is one of a continuing recognition of their separate characteristics - Churchill maintaining its essentially historic rural nature and Blakedown with its larger more diverse but essentially compact community, each valuing and respecting the other."

Since April 2013 a voluntary steering group of villagers and Parish Councillors has been working on the development of this Plan with the help of Wyre Forest Planning Officers and independent consultants Kirkwells. It has taken a long time, but we now have a Draft Plan, and with your help we will develop this to a final version.

You can download the Draft Plan by clicking on this link:

to 13 December 2015. Please download a comment form using one of the links below, or request one from the Clerk on 01746 781171/07572 108924 or email: churchillandblakedownclerk@gmail.com. It's important that you return your comments by the deadline of midnight on 13 December 2015. Send your form by email to churchillandblakedownclerk@gmail.com or by post to The Clerk, Churchill & Blakedown Parish Council, 24 Holmes Orchard, Abveley, Shropshire, WV15 6NX.

Comment Form WORD

Comment Form PDF


What happens next?

After the consultation period ends, we'll carefully analyse, compile and make publicly available all the comments we receive. If changes are needed to the Draft Plan, we'll incorporate these to produce the Final Plan. This will then be sent to Wyre Forest District Council for their consideration before being scrutinised by an independent inspector. Finally, you will have the chance to vote on whether to adopt the Neighbourhood Plan in a Referendum vote. We anticipate this will take place in

Neighbourhood Plan in a Referendum vote. We anticipate this will take place in May 2016.

Links to other documents that relate to the development of the Neighbourhood Plan

- Parish Plan 2010
- Neighbourhood Area Decision Notice April 2013
- WFDC Neighbourhood Planning presentation June 13
- Wyre Forest Site Allocation Map 2013
- Invite to Public meeting Oct 13
- Public meeting presentation Oct13
- Baseline Data Report 2014
- Sustainability Report 2014



First Plan Outline Nov 14

Traffic data 2009 to 2014

Traffic analysis 2015



Churchill with Blakedown Planning Policy Assessment Jan 15

Housing Needs Analysis Report 2015

Response to Housing Needs Report

Informal survey April 2015

Survey responses May 15

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