

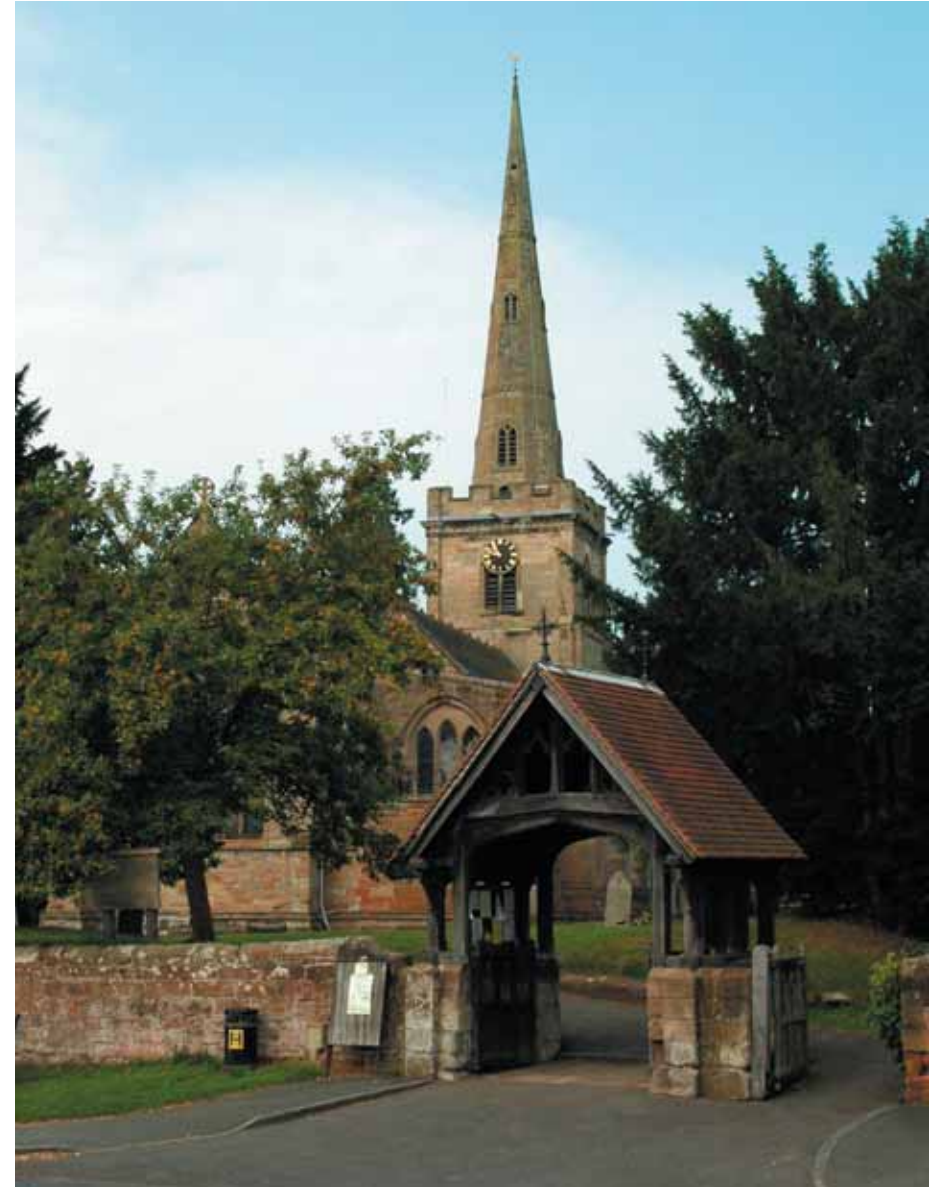
# A Design Statement for the Parish of Chaddesley Corbett



[www.chaddesleyparishcouncil.org.uk](http://www.chaddesleyparishcouncil.org.uk)

Photograph on Front Cover – The Lychgate at St. Cassian’s

Photographs by kind permission of  
Michael Shaw, Harry Grove and Wyre Forest District Council



## Acknowledgements

Following publication of 'The Action Plan for the parish of Chaddesley Corbett' work began on the production of a Design Statement for the parish in 2006. During the initial period of research and the subsequent drafting of the statement, many individuals have provided critical comment, advice and support. In recognition of this invaluable input I would like to thank:-

members of the Design Statement Working Group for their initial ideas, dedication and commitment to the task during the lengthy period of research and drafting.

parishioners who attended the consultation meetings and provided feedback on the initial draft.

members of the Parish Council for support and encouragement offered over time.

officers from the planning department at Wyre Forest District Council for helpful advice both in the early stages and towards the production of the final draft.

Yvonne Scriven, Clerk to the Parish Council for valuable practical advice during the preparation of the drafts and the final publication.

I commend the document to you in the belief that it will both support existing parish publications and provide additional clarity in the planning process.



Councillor Jonathan Swift

Chairman of the Parish Council

Design Statement Working Group

Diane Dolley, Sandi Holding, Elizabeth Mountford,

Councillor Michael Bird, Harry Grove, Keith Hopkins

## ANNEX 2 PROCESS AND CONSULTATION

1. The 'Action Plan for the Parish of Chaddesley Corbett includes a commitment to create a Design Statement for the Parish. (Published Autumn 2006)
2. The Parish Council approved the composition of the Parish Design Statement Working Group with a brief to prepare a draft consultation document. (Autumn 2006)
3. The Working Group first met in December 2006 and explored the remit of a Design Statement and sought advice from Community First. This was followed by a review of materials produced by other parishes outside the district, together with an examination of relevant policy documents published by Wyre Forest District Council.
4. In January 2007, the Working Group met with officers of the WFDC (Planning Department) who suggested a briefing paper should be prepared and submitted to the PC outlining the way forward.
5. Following a series of meetings a briefing paper was prepared and discussed with officers in May 2007.
6. The briefing paper and time line for proposed action was submitted to the PC in July 2007. Approval was given for the Working Group to prepare a draft consultation Design Statement.
7. The Working Group began the process of collaborative drafting in August 2007. A first draft statement was submitted to the PC in October 2007. This draft continued to be added to and amended during October and November 2007.
8. The amended draft statement was submitted to the PC in November 2007 and was made available on the Parish website on November 14th, 2007.
9. Two Consultation Workshop meetings were held on November 26th and November 27th respectively. They were attended by 41 parishioners. During the meetings parishioners were invited to comment on the draft, particularly those sections relating to Design Principles. Feedback from 8 discussion groups was collated by parishioners during the meetings.
10. Further comments on the Consultation Draft were received up until December 31st 2007.
11. All additional comments, together with those collated during the Consultation meetings were considered by the Working Group and amendments were made to the draft statement between January and June 2008.
12. A progress report was provided at the Annual Parish Meeting on May 21st 2008.
13. The amended draft was submitted to officers of the WFDC and its contents were discussed with the Working Group on June 13th 2008. Some minor amendments were agreed.
14. A final draft of 'A Design Statement for the Parish of Chaddesley Corbett' was submitted to the PC on July 7th 2008. Parish Councillors approved the draft and agreed that arrangements for the printing of the document should proceed.
15. The Working Group held a meeting on July 17th 2008 to confirm arrangements for the layout prior to printing.
16. The Design Statement was published and distributed in Autumn 2008.

## ANNEX 1 USEFUL CONTACTS

### PARISH

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Local History Society Chairman	Robin Blakeway	01562 777679
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### COUNTY and DISTRICT

Crime Prevention                      Secured By Design:  
West Mercia Constabulary  
[www.securedbydesign.com](http://www.securedbydesign.com)

Worcestershire Wildlife Trust      Lower Smite Farm  
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### WYRE FOREST DISTRICT COUNCIL

Planning and Environment          01562 732 928  
[www.wyreforestdc.gov.uk](http://www.wyreforestdc.gov.uk)

### NATIONAL

Council for the Protection of Rural England      020 7976 6433  
[www.cpre.org.uk](http://www.cpre.org.uk)

English Heritage                      0171 973 3000  
[www.eng-h.gov.uk](http://www.eng-h.gov.uk)

Natural England                      0845 600 3078  
01905 763355 (Hereford, Warks, Worcs)  
[www.naturalengland.org.uk](http://www.naturalengland.org.uk)

## CONTENTS

Page

### Acknowledgements

1.	INTRODUCTION	
1.1.	What is a Parish Design Statement?	5
1.2.	Setting the Statement in context	5
1.3.	Summary of distinctive features of the parish	6
1.4.	Consultation	6
2.	THE LANDSCAPE SETTING OF THE PARISH	
2.1	Views within, into and out of the parish	7
2.2	Trees, Hedgerows, Footpaths and Fences	9
2.3	Local Habitats and Wildlife	11
<b>2.4</b>	<b>Landscape Design Principles</b>	13
3.	SETTLEMENT PATTERNS WITHIN THE PARISH	
3.1	History of Settlement Development	15
3.2	Settlement Patterns Today	16
<b>3.3</b>	<b>Settlement Design Principles</b>	17
4.	BUILDINGS IN THE PARISH	
4.1	History of Building Development	19
4.2	Types of Building	20
4.3	Style of Buildings	22
<b>4.4</b>	<b>Building Design Principles</b>	23
5.	HIGHWAYS, PAVEMENTS and TRAFFIC in the PARISH	
5.1	Road Networks	25
5.2	Road Safety and Pavements	25
5.3	Street and Security Lighting and Street Furniture	26
<b>5.4</b>	<b>Highways, Pavements and Traffic Principles</b>	27
	References	29
	Annex 1	30
	Annex 2	31

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[www.wyreforestdc.gov.uk](http://www.wyreforestdc.gov.uk)

## **A Design Statement for the Parish of Chaddesley Corbett**

### **1. INTRODUCTION**

#### **1.1 What is a Parish Design Statement?**

The purpose of a Parish Design Statement is to identify the particular features about the area that contribute to its character and special attributes. It should assist in setting the context whenever new development is considered within the parish. In practice a Design Statement should act as a mechanism to ensure that any new development both respects and reflects its location and distinctive character. In summary the Design Statement should:-

- briefly outline the distinctive character of the village, hamlets, settlements and surrounding countryside.
- provide an explanation of how the character can be identified in terms of the landscape setting and shape of settlements together with the nature of the buildings themselves.
- indicate design principles based on the distinctive local character.

#### **1.2 Setting the Statement in context**

The Action Plan for the parish of Chaddesley Corbett included a commitment to produce a Design Statement which would reflect the views and aspirations of parishioners with regard to the preservation and maintenance of a rural parish. It is important to note that a series of policy documents published by Wyre Forest District Council have acted as critical reference points during the preparation of the Design Statement. For example, the Character Appraisal for Chaddesley Corbett Conservation Area draws attention to the architectural and historic characteristics of the conservation area and helps to set the context for the document. The Wyre Forest District Council's Adopted Local Plan provides a strategic framework for all aspects of planning within the district and serves as an ongoing reference point. In addition the Design Quality – Supplementary Planning Guidance publication sets the context for good quality design throughout the district. Of particular relevance is Chapter 5 which focuses on Design in the Parishes and Villages. The Design Statement is not a policy setting document but its principles should be supported in order to reflect local concerns within the context of district and national policy.

### 1.3 Summary of Distinctive features of the Parish

The rural parish of Chaddesley Corbett is washed over by the Green Belt. It includes a village, small hamlets, settlements, ancient woodland and large areas of farmland. Each settlement maintains its own identity and is surrounded by extensive open space. The earliest documentary evidence of a settlement in Chaddesley is from the 9th Century and by 1086 a population of between three and four hundred people is suggested. The parish is large by modern standards and sits at 80 metres above sea level. Locations within both Chaddesley Corbett and Harvington are designated as Conservation Areas and include some of the best examples of historic rural architecture in the area. Harvington Hall is a 16th century Elizabethan manor house on a moated medieval site. Both St Cassian's Church and Harvington Hall are Grade 1 listed buildings. Drayton House is also highlighted as a Grade 2\* listed building. Chaddesley Woods represents an important feature of the parish and can be accessed by footpaths from a number of locations in the parish.

### 1.4 Consultation

A draft Parish Design statement was published on the Parish Council website in the middle of November 2007 and paper copies made available for parishioners by request. Two consultation workshop meetings were held on November 26th and 27th respectively. During the meetings responses to the draft statement were collated for referral to the Design Statement Working Group. Additionally, parishioners were invited to submit further responses up until 31st December 2007. In the light of the responses received, amendments were made to the original draft between February and April 2008. Constructive meetings were held with officers of the Wyre Forest District Council, both prior to the initial consultation exercise and following production of the final draft. The Parish Council approved the final draft of the Design Statement on July 7th 2008.



Harvington Hall



St. Cassian's and surrounding Countryside

### 5.4 Highways, Pavements and Traffic Principles

- 5.4.1. Development should be small scale in order to ensure that the rural character of the roads and locations is maintained.
- 5.4.2. When new development is proposed the impact on the existing environment should be comprehensively reviewed to ensure it is sustainable in terms of infrastructure, road safety and the standards required to maintain a peaceful and safe rural parish.
- 5.4.3. Measures for traffic calming should be considered if deemed appropriate, in accordance with the recommended standards of Worcestershire County Council, when any new development is proposed.
- 5.4.4. Efforts to reduce dog fouling should be pursued. This should include encouragement to operate within the law through the use of advertising and discreet signing where appropriate.
- 5.4.5. Street furniture and signage should be practical, small scale and in keeping with local surroundings.
- 5.4.6. Street furniture and signage within the conservation area should follow the principles outlined in the Conservation Area Character Appraisals.
- 5.4.7. Legal parking should be enforced and considerate parking encouraged in all areas of the parish.

- The increase of vehicles using pavements and grass verges for parking restricts visibility, breaks down surfaces and reduces safe areas for pedestrians to walk.
- In certain areas of the parish the incidence of dog fouling is detrimental to efforts to maintain a tidy and healthy environment for all. Particular hotspots include, Fold Court, Fishers Lane, Briar Hill and the stretch of Tanwood Lane in Bluntington and the parish path which passes Vicarage Farm towards the woods. Grass verges in these locations are also affected.

### 5.3 Street and Security Lighting and Street Furniture

- It is the policy of the Parish Council to resist the development of street lighting.
- There has been an increase in the use of security lighting surrounding domestic and business properties in recent years. This can be intrusive and unattractive. Such lighting is invariably inefficient in terms of energy conservation.
- Street furniture within the conservation areas is generally more in keeping with its location.



Harkaway House and the Village Street

## 2. THE LANDSCAPE SETTING OF THE PARISH

### 2.1 Views within, into and out of the parish

- The parish is located within the county of Worcestershire and is made up of a village, small hamlets and settlements scattered amongst farmland and open countryside. It is the underdeveloped nature of much of the parish that is particularly appreciated by parishioners. The peace and tranquillity of the Green Belt setting is valued by visitors and residents alike.
- Views from the village of Chaddesley Corbett reflect its rural setting in all directions. Looking east, from Fisher's Lane and beyond the allotments, provides a splendid view of a gently rising landscape leading to Chaddesley Woods. The allotments have long been a feature of local life and are currently undergoing something of a renaissance.
- The woods are of particular importance to both parishioners and visitors and represent a highly valued and distinctive feature of the landscape. They can be accessed from a number of footpaths. A bridleway leads into the wood but does not provide an access route through it.
- From the edge of the wood there are opportunities to view the parish looking west towards the spire of St Cassian's Church and the village of Chaddesley Corbett. The hamlet of Harvington, Harvington Hall and St Mary's Church can be located from this vantage point. Looking away from the village and beyond Briar Hill, the settlement of Bluntington and Tanwood Lane are clearly visible.
- On a clear day there are wonderful views of the Malvern Hills, Abberley Hills, Kinver Edge and the Clee Hill from the western edge of the wood.
- Barrow Hill is the highest point in the parish and public footpaths run adjacent to the summit from Tanwood, Drayton and Bournes Green. It also offers splendid views across the parish and the hills beyond.
- Ancient fishponds are visible from the A448 looking towards Lower Chaddesley.
- To the North of the parish and close to its boundary, Belne Brook meanders between Drayton, Hill Pool and Deansford Farm. From the east, Hockley Brook wends its way through the village of Chaddesley, joining Elmley Brook close to the parish boundary.

- Open spaces such as the field in front of the Surgery at Hemming Way and the fields either side of the entry to the village from Briar Hill, form visual boundaries and create important connections with the surrounding countryside. Similar visual boundaries are in evidence between Harvington and Harvington Hall and Tanwood and Bluntington.
- The racecourse in Chaddesley is an important landscape feature for the residents of the parish. Point to point races are organised during the season and the preparation of hurdle fences for the course is a local craft which is carried out within the parish.
- There are significant bodies of water within the parish which act as a haven for wildlife. Private fishing is available from some sites.



Looking South from Chaddesley Woods towards Bredon Hill

## 5. HIGHWAYS, PAVEMENTS AND TRAFFIC IN THE PARISH

### 5.1 Road Networks

- There are two major road networks in the parish. The A450 runs along the northern edge of the parish from Mustow Green towards Hagley. There is a speed limit of 40mph as the road runs through Harvington. The A448 follows a Welsh Droving Road and runs from Mustow Green towards Bromsgrove past the village of Chaddesley.
- Speed restrictions of 30mph are in operation through Chaddesley, Drayton and the centre of Harvington. Sections of the road at Woodrow are restricted to 40mph.
- All remaining unclassified roads are subject to the national speed limit of 60mph. Many of these roads are narrow and contain frequent bends and few have pavements. These roads are often hazardous especially for walkers, riders and cyclists.
- A significant amount of traffic passes through Chaddesley village and at times the road is very congested. Cars parked both legally and illegally add to the congestion and restrict visibility for both drivers and pedestrians. Whilst road signs direct the heaviest traffic to other routes a significant number of lorries, large farm vehicles, coaches and buses pass through a very congested area. The consequent wear and tear on roads and pavements is extensive and results in poor and unsafe surfaces.

### 5.2 Road Safety and Pavements

- Speed is an issue throughout the parish but particularly in the village of Chaddesley, the hamlets of Harvington and Drayton and the settlements of Woodrow and Tanwood. Curslow Road, just off the A448 near Mustow Green is also highlighted as an area of concern.
- Whilst there are pavements on both sides of the road through The Village, there are many routes where there is either no pavement or a pavement is present on only one side of the road. The pavement route between Chaddesley and Mustow Green on the A448 is difficult to negotiate for pedestrians and those with pushchairs because it is narrow in parts and the surface is poor and uneven. Briar Hill is of especial concern in terms of safety for children as it is the route of the Walking Bus. Speeding traffic on this stretch makes it particularly hazardous.





St. Mary's R.C. Church



The Methodist Chapel, Bluntington



Brook Cottage



Elizabeth Cottage



Post Office, Chaddesley



The Swan Inn

## 2.2 Trees, Hedgerows, Footpaths and Fences

- The existing pattern of fields has been arrived at as a result of a historical process that has taken place over several centuries. The existence of two maps of the parish helps to explain what has happened. The first is a map of the parish commissioned by the then Lord of the Manor, Sir John Throckmorton, in 1745. This shows a patchwork of relatively small fields, a number of greens and commons and woods to the north of Woodrow Lane. By that date the only traces of the former open field system of the Middle Ages that can be found are in field names. The enclosures that gave rise to these small fields probably took place over several centuries. The hedges that surround each of them very rarely run in straight lines for any distance and are distinguished by the variety of trees contained within them.
- The second map, the Tithe Map of 1838, gives another snapshot of the parish nearly 100 years later. The fields of 1745 can still be seen relatively unchanged, but the commons and greens (the chief ones being Barnett Hill, Harvington, Bluntington, Shut Hill and Cakebole) have disappeared: the woods to the north of Woodrow Lane have also disappeared. This is a result of the Enclosure Act of 1797 and the subsequent Award of 1797 which released these areas from manorial control and created a new range of fields characterised by straight hedges of quickthorn.
- The picture of the parish altered little over the following 100 years. The incidence of Dutch Elm disease in the 1970s was the cause of the death of many fine trees in our hedges. But the major transformation of the landscape in the last 50 years has been the grubbing up of many pre and post 1745 hedges, as agricultural mechanisation demanded larger fields. Post and wire fences have begun to replace the traditional hedge in places where agricultural diversification has included providing a livery service for horseowners.
- The Churchyards and larger houses in the area contain some fine examples of mature tree species including Yew and Wellingtonia. These specimens are subject to tree preservation regulations. More recent planting has been of a single variety and usually of high density. Commercial planting schemes have included Norway Spruce, Cypresses, Scots Pine, Rowan and Ash.
- Up to the Second World War most homesteads had their own orchard. Many have disappeared and only one or two remnants can now be seen.
- The fruit orchards which were established after 1945 were neglected as they became uneconomic to maintain. More recently fruit orchards have once again been planted on a commercial basis on fresh sites.

- In contrast to some areas this parish has seen a reduction in the number of polytunnels used in horticulture and the establishment of glasshouses.
- Fences are usually of the post and rail or post and stock wire variety, and are often used as a temporary barrier to hold back stock and enable hedgerow planting to become established. Such structures are usually subsumed by later plant growth.
- Hedges are maintained using mechanised bi-annual flailing techniques. During the summer this should occur after 1st August to give protection to fledgling birds. This work is generally undertaken by contracted specialists and usually fields that are being grazed are attended to first. Following harvesting and bailing, contractors return to complete hedgerow maintenance before ploughing starts.
- A programme of clearing undergrowth, weeding pavements, cutting back overhanging hedges and vegetation from around signs and generally widening the carriageway is maintained through the Lengthsman Scheme. Litter picking is included in this joint initiative between the Parish Council and Worcestershire County Council.
- There are more than 80 parish paths and bridleways of varying lengths which cover some 50 miles in total. Some were created by the Enclosure Award referred to above but others pre-date 1799.
- The parish is part of the Worcestershire footpaths network and the paths are monitored by the Parish Paths Warden as part of the Parish Paths Partnership.
- The landscape and terrain of the paths is varied and includes meadows, woodland, agricultural and horticultural land, valleys, hills, St Cassian's Churchyard and a number of domestic gardens.
- There are some established walks that start elsewhere but make use of the footpaths in the parish. They include Monarch's Way, which passes through the parish from South to North and The Royal Hunter's Way, which passes through a section of Chaddesley Woods.

#### **4.4 Building Design Principles**

- 4.4.1. The green belt should be preserved and any new development should as a priority and whenever possible make use of brown field sites.
- 4.4.2. New housing should be sympathetic in design and materials to both the variety of existing building styles and the areas of the respective parts of the parish.
- 4.4.3. Modern design and innovative approaches should be encouraged if they complement and enhance existing developments.
- 4.4.4. New buildings should be carbon neutral as far as possible. Reference should be made to design implications in line with current local and national policy
- 4.4.5. Materials should reflect the range, type and colour already in use.
- 4.4.6. Building alterations and extensions in the Conservation Areas should complement existing design in terms of structure including brickwork, roofing, windows, doors and materials. They should as far as possible use energy saving materials. Reference should be made to existing and proposed Character Appraisals for the Conservation Areas if appropriate.
- 4.4.7. Guidelines should be available to offer advice on minimising light pollution on buildings throughout the parish.
- 4.4.8. Security Lighting should remain limited, unobtrusive and energy efficient. Sensor security lighting should be encouraged in both commercial and private premises.

### 4.3 Style of Buildings

- There are several styles of architecture within the parish which reflect its historical evolution.
- Timber framing with brick nogging is a common method of construction for older houses within the parish. In some properties rendered infill panels form part of timber framed buildings.
- Another style of building includes brick vernacular cottages and small houses. Examples include Church View Cottages and The Charity Houses in Chaddesley Village and The Margaret Delabere Almshouses in Brockencote. Sandstone ashlar and brick are used in the construction of the almshouses.
- Polite architecture is represented within Chaddesley Village although some buildings are a hybrid of polite and vernacular architecture. Examples include Tudor House and The Lychgate.
- A variety of materials have been used over the years, the most common combination being red brick with lime mortar. Roofing materials generally make use of red clay tiles.
- Modern buildings in the parish tend to have the same combination of colours in their brickwork and roof tiling.
- The housing developments on parts of Briar Hill, The Green and Malvern View in Chaddesley and Morton Road, Harvington Hall Lane and Sam Spencer Court in Harvington were built by the local authority for allocation as tenanted properties. The first of the properties built on Briar Hill date from 1928. Many of the houses are now owned by the occupiers.



Old Grammar School

### 2.3 Local Habitats and Wildlife

- 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.
- Chaddesley Woods and associated woodland is an outstanding example of lowland English oak wood which has its own unique and distinctive associated flora and fauna. This ancient woodland was once part of the Royal Forest of Feckenham and is designated as a Site of Special Scientific Interest (SSSI). It is also a National Nature Reserve. The recording and regular monitoring of a variety of species inhabiting the wood is an on-going process.
- The hedgerow networks provide a unique habitat for various invertebrates and bird species and are an important wildlife corridor in the larger landscape.
- Recent surveys conducted by the Worcestershire Wildlife Trust, looking at non-statutory Special Wildlife Sites, have identified several meadows of outstanding floristic diversity in the parish surrounding Chaddesley Woods.
- Various species have shown increased incidence during the last few years. Examples include birds such as the raven and buzzard and butterflies such as the silver washed fritillary and white admiral. This is apparent both from a national improvement and local habitat improvement perspective.
- With the national conservation emphasis moving from isolated reserve acquisition to developing a larger landscape effort we can expect to see improved habitat and greater wildlife diversity.



Entrance to Chaddesley Woods



Natural Habitat at Harvington



Harvington Hall Lake

- There are 5 public houses in the parish. These include The Talbot and The Swan in Chaddesley Village and The Fox in Lower Chaddesley; The Robin Hood in Drayton and the The Dog in Harvington.
- There is a post office, a butcher's, a flower shop and a hairdresser's in Chaddesley Corbett Village.
- There are a number of Nurseries and Garden Centres in the parish and the large development in Chaddesley also includes a Tea Room.
- The Sports Club in Lower Chaddesley provides a base for a variety of clubs with extensive pitches.
- The village hall in Chaddesley Corbett is a Victorian building and has recently been considerably enlarged and improved. This work was supported by Lottery Funding. The Oaks Community Centre at Harvington is a new building.
- Agricultural buildings increasingly make use of more contemporary materials and have become larger as farming practices have changed.
- The settlement at Drayton provides a base for an interesting variety of commercial operations. These include the retail of furniture, the restoration of pianos, classic and vintage motor cycle repair, metal fabrication and cricket bat manufacture. Drayton Mount provides a home for Land Rover refurbishment and the customisation of specialist vehicles.



Talbot Inn

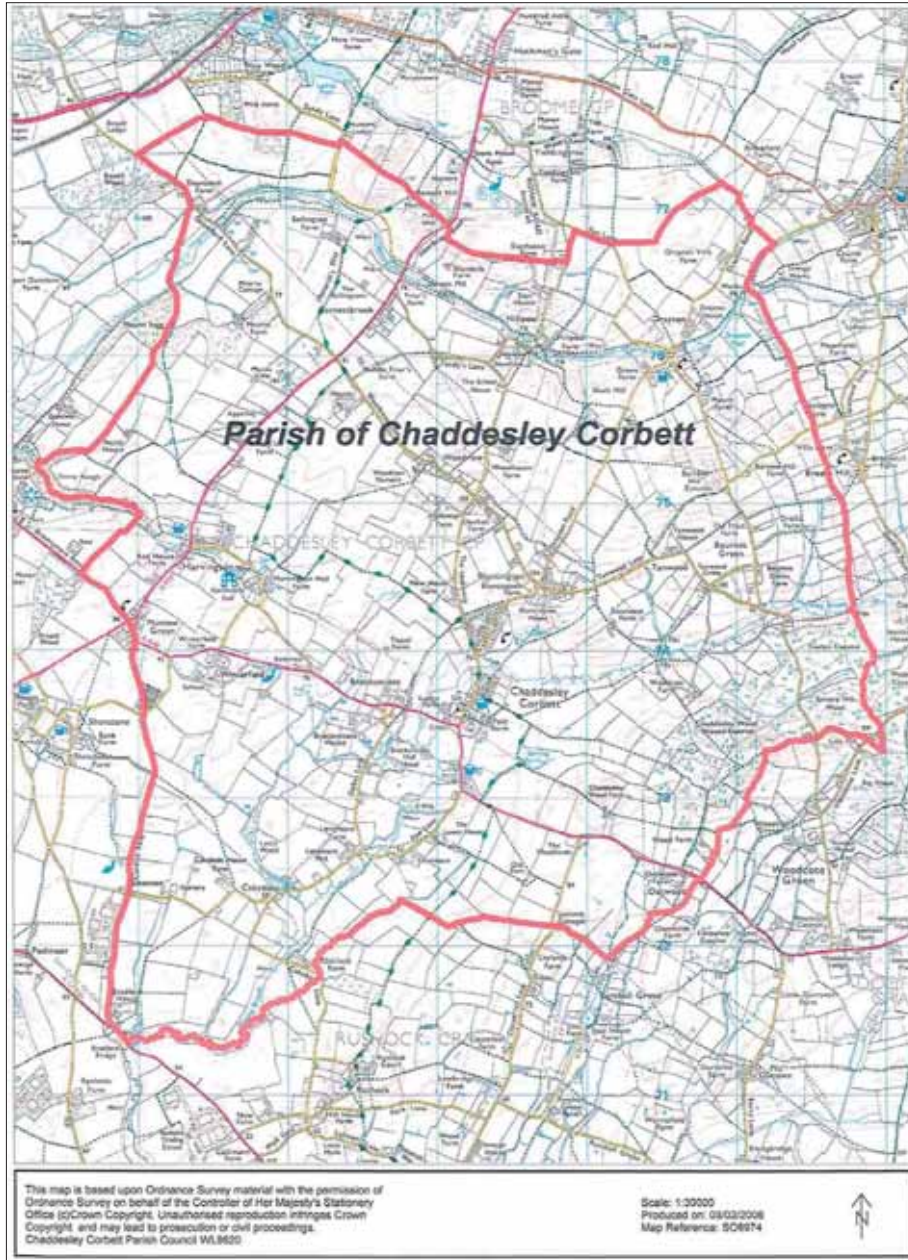
- Modern Barns have been built which reflect the changing nature of 21st century farming
- An increasing number of older barns have been converted into attractive living accommodation as changes in farming practices have led to different uses for outbuildings. Recent developments include Lodge Farm, Fold Court, Longmore, Swancote, Tanwood Farm Barns, Sion Court, New House Farm, Laights Farm, Harvington Hall Farm and Dorhall Farm.
- The former mill at Hillpool has also been converted and now provides residential accommodation.

#### 4.2 Types of Building

- The majority of buildings in the parish are residential. In Chaddesley Village some properties incorporate shops as well as living accommodation.
- The parish contains a number of large properties which include Brockencote Hall, (now a country house hotel and restaurant) Winterfold House, (now an independent preparatory school) Sion House, Monks, Drayton House and Bluntington House. Most of these properties have retained an area of parkland.
- Of particular note is the Hall at Harvington which is a fine example of an Elizabethan manor house on a medieval site.
- Chaddesley Corbett Endowed Primary School is located in the centre of the village. Plans to re-locate the existing primary school to another site in the parish are the subject of a planning application.
- There are three places of worship within the parish: a Methodist Chapel in Bluntington, dated 1873 and a Roman Catholic Church in Harvington dated 1825, together with a Georgian Chapel at Harvington Hall and St. Cassian's Church in Chaddesley Village which dates back to the 12th Century. St. Cassian's is surrounded by a sandstone retaining wall and is a Grade 1 listed building.
- Former Civic or Public Buildings such as Spencer House and The Police Station have been converted into residential buildings. The Old Grammar School is now used as a classroom for the primary school and also a Sunday school. Harkaway House, which was previously a workhouse is divided into flats to provide living accommodation.

#### 2.4 Landscape Design Principles

- 2.4.1. The pattern of open spaces surrounding settlements should be retained in any future developments.
- 2.4.2. New developments should preserve the views across the parish which make up a key feature of the landscape. Any development should preserve or enhance the character of the village and hamlets outside the Conservation Areas, especially those with buildings dating from the nineteenth and early twentieth centuries. The demolition of buildings and structures that contribute to the character or appearance of these areas should be resisted.
- 2.4.3. The open skyline should be protected.
- 2.4.4. Local habitats and wildlife should be preserved so that the parish remains a pleasurable place for all to walk. Through minimal and discreet signage, encourage compliance with rules and regulations in respect of access to paths for walkers and the control of dogs and horses.
- 2.4.5. Consideration should be given to retaining and protecting mature and established trees and incorporating them into landscaping schemes.
- 2.4.6. The planting of local species should be encouraged. It should be sensitive to the location in terms of type, height, density and the need for on-going management.
- 2.4.7. Existing hedgerows should be retained and the establishment of new native hedges should be encouraged.
- 2.4.8. Any proposed increase in the development of poly-tunnels and glasshouses should take account of the visual impact on the landscape of the parish.



#### 4. BUILDINGS IN THE PARISH

##### 4.1 History of Building Development

- Continuous addition to the housing stock has resulted in a blend of old and new buildings particularly in Chaddesley Village. These include black and white properties with dormer windows and Tudor houses with brick facades. Georgian buildings sometimes contain occluded windows. A number of properties were added during the Victorian period and further development occurred between the wars. In the 1960's there was further development in Hemming Way in Chaddesley and Tanwood Lane in Bluntington.
- Chaddesley Corbett Conservation Area was designated in 1967 and covers 19.1 acres in the centre of the village. An important landmark is St Cassian's Church which dominates the settlement because of its size and height. Part of the building on the church site represents the oldest built structure remaining in the parish. There are 27 Statutory List Entries in the Conservation Area alone which equate to 41 listed buildings.
- Harvington Conservation Area was designated in 1991 and is focused on the medieval setting of Harvington Hall and its surroundings. Thirteen of the buildings in the area are listed, including the Hall's two bridges, the sandstone walls surrounding the churchyard, a garden wall to the Priest's House, together with two barns. Harvington Hall is a Grade 1 listed building and the Hall and its setting is a Scheduled Ancient Monument.
- It is important to note that in both Conservation Areas trees also benefit from some protection.
- The majority of the building plots in Chaddesley Village have changed little since medieval times and from the 16th to the late 18th century most properties were built 'back-of-pavement.'
- From the early 19th century buildings were set further back from pavements. Modern houses also tend to be set back from the pavement and have proportionately smaller rear gardens compared to earlier buildings.
- Examples of 18th and 19th century farmhouses include Bradford House, Oakfield and Woodhouse. The following farmhouses are listed; Cakebole House, Drayton Grove, New House, Red House and The Mearse.
- Most farmhouses are largely intact and in some instances have been subdivided. There are fewer working farmhouses and many properties are occupied as exclusively residential family homes.

The Green, off Briar Hill



Tanwood House, Tanwood



Sam Spencer Court

### 3. SETTLEMENT PATTERNS WITHIN THE PARISH

#### 3.1 History of Settlement Development

- The first recorded road in the area was the Roman route from Droitwich towards Madeley, travelling NNE from SSE and to the east of Chaddesley Village. This was followed by packhorse routes which largely followed the same course from Berry Lane, through Woodcote Lane, Tanwood Lane, Deansford Lane and finally Axborough Lane.
- Originally the road at Chaddesley was routed through a ford between Lower Chaddesley and Brockencote and it was only with the construction of bridges over Hockley Brook [Roaring Bridge] that the main road was diverted closer to the church.
- Evidence suggests that a manor house belonging to the Corbett family was located near to the church in Chaddesley, although the exact location has never been confirmed. The remains of the fishponds, dating back to the 12th century, in the fields directly to the south of the village and the A448, are likely to have been associated with the manor house.
- The settlement at Harvington developed some way from Harvington Hall on a trade route between the industrial West Midlands and the River Severn.
- Historically, the development of housing in the area has been generally linear, following the routes of the roads. Outside the village and hamlets, cottages have sometimes been built on narrow strips of land along field boundaries, with gardens on either side of the house. Examples include Lodgeford Hill and Tanwood Lane.
- Development has generally maintained open spaces in proximity to dwellings.



Commercial Units at Drayton



Housing Development at Harvington

### 3.2 Settlement Patterns Today

- The main settlements in the parish include Bluntington, Brockencote, Cakebole, Chaddesley, Drayton, Harvington, Hill Pool, Lower Chaddesley, Mustow Green (East) and Woodrow.
- Modern developments have featured the establishment of new estate roads or the extension of existing roads. These have included Hemming Way in Chaddesley; Morton Road, Harvington Hall Lane and Sam Spencer Court in Harvington; Malvern View and The Green on Briar Hill and Bluntington Green, Bluntington. More recently gated roads such as those at Drayton Grove in Drayton have been developed.
- In recent years many farm buildings and some industrial buildings have been converted for extended residential use, often incorporating the common use of courtyards and open spaces with garage facilities located in one area. This has led to an up-grading of farm tracks to provide access roads. Examples include Fold Court in Chaddesley Village, Swancote Barns at Bluntington and Tanwood Farm Barns at Tanwood and Longmore at Cakebole.



The Surgery, Hemming Way

### 3.3 Settlement Design Principles

- 3.3.1. New developments should be small in scale and maintain the practice of retaining open spaces surrounding settlements.
- 3.3.2. If a new development is proposed the impact of traffic on rural roads and existing settlements should be formally appraised in consultation with the local community. This should include a review of road structures, parking, drainage to verges and banks, speed of vehicles, loss of trees and hedgerows.
- 3.3.3. The use of permeable surfaces should be used in preference to tarmac in both domestic and commercial developments.
- 3.3.4. Extensions to small properties should ensure that they remain in keeping with the original scale of the building.
- 3.3.5. Back land or infill development to the rear of properties should be subservient in scale and not adversely affect existing neighbouring properties and outlooks.
- 3.3.6. The use of street lighting should generally be discouraged unless it is deemed necessary for reasons of safety. In this case it should be sympathetic to the surrounding area.
- 3.3.7. Reference should be made to local and national policy if development on the flood plain is considered.