

Planning Statement in support of
a new vehicular access and
closure of existing substandard
access.

Winterfold Farm, Chaddesley
Corbett, Kidderminster, DY10
4PL

Prepared by Fisher German LLP



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01 Introduction

- 1.1 We act on behalf of The Executors of the late Martin Tate in respect of this planning application to support the associated new entranceway onto the highway. A new access is sought to serve the site known as Winterfold Farm and shall herein be known as 'the site'.
- 1.2 The site comprises of a traditional brick farmstead with a detached farmhouse. An existing access that serves the site comes directly off the A448 to the west of the farm buildings and house. This existing access is considered substandard, as it is situated just before a bend in the road and as a result this severely restricts the visibility to the east for users egressing and accessing the site.
- 1.3 As a result of this, it is sought to close off the existing substandard access and create a new safer access further to the west.
- 1.4 The following sections of this Planning statement provide details of the site and surrounding area, proposed development, and consideration of the relevant policy criteria from the adopted Local Development Framework for the consideration of operational development required.
- 1.5 This statement should be read in conjunction with the plans and supporting documents submitted in support of the application.

02 Site and Surrounding Area

- 2.1 The site is located off the A448 between Bromsgrove and Kidderminster. The site lies 0.5 miles from the village of Mustow Green and 1.4 miles from the village of Chaddesley Corbett.
 - 2.2 The site is comprised of a series of traditional brick barns and some more modern farm buildings and a detached farmhouse. The traditional barns and farmhouse and brick water tower are all locally listed structures and appear on Wyre Forest's Local Heritage List published in 2017.
 - 2.3 To the south of the site is Winterfold House, a Grade II listed building of early 19th Century construction with mid-19th and mid-20th century additions. The building is of
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brick construction with a hipped roof and set over three stories. The building has been used as a school since 1946 and continues today. The school lies separated from the site which is clear by the boundary treatments and the separate accesses. Winterfold Farm, which lies adjacent, is also a locally listed building.

- 2.4 The access proposed for this application would serve the existing barns and farmhouse that make up Winterfold Farm. While there is access further east this is also has severe visibility issues with this access and this is confirmed within a recent planning application for an agricultural storage building under reference [22/0489/FUL](#) the Highways Authority commented that the access serving Gardener's Cottage was substandard.

03 Planning History

- 3.1 Having reviewed the Council's online planning application, the table below outlines some of the relevant planning history for the site in question.

Application Number	Development Description	Decision	Decision Date
22/0489/FUL	Steel portal frame, agricultural storage building	Approved	29 July 2022
14/0152/CERTE	Use of land for the flying of model aircraft	Certified	6 June 2014
12/0450/FUL	Proposed alterations to existing barn and existing flat over to create improved dwelling	Approved	5 October 2012
08/0358/FUL	Change of use from stables to hydrotherapy swimming pool for dogs.	Approved	30 July 2008

04 Site Constraints

- 4.1 Having reviewed the Wyre Forest policy map it is apparent to the site is:
- Within Chaddesley Corbett Neighbourhood Plan area
 - Green Belt
 - Within setting of Locally Listed structures

05 Planning Policy Context

Planning Legislation

- 5.1 The determination of a planning application is to be made pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority ... 'shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations'...

National Planning Policy Framework

- 5.2 The National Planning Policy Framework (NPPF) outlines the Government's planning policies for England and is split up into 17 chapters, each focusing on a different topic. Those most pertinent to the development potential of the site are listed below.

Introduction

- 5.3 The NPPF, outlines the Government's planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally.
- 5.4 Paragraph 1 of the NPPF ... *"sets out the Government's planning policies for England and how these should be applied". It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a*
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sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective."

- 5.5 Paragraph 2 of the NPPF recognises that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 3 of the NPPF confirms that the Framework should be read as a whole, including its footnotes and annexes.
- 5.6 Paragraph 7 of the NPPF recognises that *'the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs...'*

Achieving Sustainable Development

- 5.7 Paragraph 8 of the NPPF identifies the three key dimensions to achieve sustainable development; economic, social and environmental, as outlined below: -
- *Economic objective – contributing to building a strong, responsive and competitive economy;*
 - *Social objective – supporting a strong, vibrant and health community; and*
 - *Environmental objective – contributing to protect and enhance our natural, built and historic environment.*
- 5.8 Paragraph 11 of the NPPF also states that for decision-taking this means ... *"approving development proposals that accord with an up-to-date development plan without delay" ...*

Decision-making

- 5.9 Paragraph 38 of the NPPF recognises that *'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-*
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makers at every level should seek to approve applications for sustainable development where possible'.

Promoting sustainable transport

5.10 Paragraph 114 outlines that: *In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:*

a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

b) safe and suitable access to the site can be achieved for all users;

c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Guide and the National Model Design Code; and

d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

5.11 Paragraph 115 of the NPPF indicates that proposed *'development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.*

Protecting Green Belt Land

5.12 Paragraph 152 outlines that: *'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'.*

5.13 The assessment for Green Belt applications should be carried out in accordance with paragraph 153 which states: *'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'.*

- 5.14 There are acceptable forms of development outlined in paragraphs 154 and 155. Paragraph 155 outlines that:

'Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

a) mineral extraction;

b) engineering operations;

c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;

d) the re-use of buildings provided that the buildings are of permanent and substantial construction....'

Habitats and biodiversity

- 5.15 Paragraph 180 of the NPPF requires the planning system to contribute to and enhance the natural and local environment. This includes by protecting and enhancing valued landscapes and sites of biodiversity.

Conserving and enhancing the historic environment

- 5.16 Paragraph 209 outlines that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*.
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Local Development Plan

5.17 The Local Development Plan is made up of the following documents –

Wyre Forest District Local Plan (2016-2036)

Policy SP.20 - Quality Design and Local Distinctiveness

Policy SP.21 - Historic Environment

Policy SP.22 - Landscape Character

Policy SP.23 - Protecting and Enhancing Biodiversity

Policy SP.27 - Transport and Accessibility in Wyre Forest

Policy SP.31 - Flood Risk Management

Policy DM.22 - Safeguarding the Green Belt

Policy DM.24 Quality Design and Local Distinctiveness

Chaddesley Corbett Review Neighbourhood Plan 2022-2036:

Policy D1 Promoting High Quality Design in New Development

Policy D2 Architectural Details and Materials

Policy D3 Protecting and Enhancing Heritage Assets and Archaeology

Waste Core Strategy for Worcestershire (adopted Waste Local Plan 2012-2027):

Policy WCS 1: Presumption in favour of sustainable development

Supplementary Planning Document's (SPD)

Worcestershire County Council Streetscapes Design Guide (2022)

06 Assessment of the proposal

Principle of Development

- 6.1 The site in question is an established use and this proposal is only sought to ensure and improve the safety of people accessing the site. The access would not alter any aspect of the sites extant use.
- 6.2 Whilst there are no specific policy provisions within the Local Plan regarding the formation of new accesses in a rural setting it is noted that paragraph 114 of the NPPF details *'In assessing specific applications for development, it should be ensured that:*
- b) safe and suitable access to the site can be achieved for all users'*
- 6.3 As detailed, the current access off the A448 into the site is sub-standard and visibility splays in line with Highways Authority standards cannot be achieved. This access is not suitable or safe for the users of the site. Therefore, the development would be an improvement to the existing access and provide a new, safer access where required visibility splays can be achieved. This is further detailed within the 'Access/Highways' section of this report.
- 6.4 This would benefit those who regularly utilise the site but also the users of the A448, providing safe access and egress for users.
- 6.5 Therefore, in accordance with the National and Local Planning Policy the application would provide suitable development in an open countryside area and provide betterment in safety terms to an existing sub-standard access onto a classified highway.

Green Belt

- 6.6 In this case the site is also washed over by the Green Belt, whereby the proposal would need be considered against policy DM.22 of the local plan which surrounds safeguarding the Green Belt. Policy DM.22 sets out that development will not be permitted, except in very special circumstances, or unless it meets one of the exceptions listed within the policy.
- 6.7 The development proposal would involve engineering operations to install a new access.
- 6.8 Under Policy DM.22 it is clear that criteria g) allows for 'other operations, including change of use which preserve the openness of the Green Belt and do not conflict
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with the purposes of including land within it'. Additionally, under paragraph 155 of the National Planning Policy Framework, engineering operations are considered an exceptional form of development within the Green Belt. This is provided that the development operations preserve the openness and do not conflict with the purposes of including land within it.

- 6.9 The proposal in question would involve minimal structure that would impact the character or openness of the Green Belt location. The access track proposed is not seen to conflict with the purposes of the Green Belt and if required can have landscaping controlled via condition to soften overall impact. The existing substandard access would be permanently closed off and again this matter can be controlled via condition. The new access would not conflict with the land use and would complement the overall use of the site.
- 6.10 The proposal is therefore seen to constitute an exception under the Green Belt policy by being specifically supported under policy DM.22 and paragraph 155 of the NPPF.

Design and Landscape Character

- 6.11 The proposed access would be of a *** material and complement the surrounding buildings and agricultural uses at the site, designed to be in keeping with the current landscape character.
- 6.12 As outlined, the new access and track would enter into the west of the site and the track would then extend across the existing field, adjacent to the barns on site. This would then connect to the existing access track currently in use.
- 6.13 The site is located within the Worcestershire Landscape Character Type of 'Estate Farmlands' this is characterised by hedgerow boundaries to fields, planned woodland character and mixed farming land use. The development would have no impact on the settlement clusters and regular pattern of medium to large fields that the surrounding landscape is characterised by.
- 6.14 Furthermore, the boundary to the field is currently a wooden fence so little vegetation would be impacted. The A448 runs alongside the access point and site, a private accessway off the classified road would be an expected characteristic of the area.
- 6.15 Therefore, with respect to Policy SP.20 the development will integrate effectively within its surroundings and reinforce local distinctiveness. Responding to existing streetscape and landscape characteristics.
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Ecology

- 6.16 There would be no adverse impact on the surrounding and existing ecology of the area. The boundary where the new access is to enter is currently characterised by a wooden fence, therefore there would be minimal impact on the surrounding hedgerow and existing vegetation in the creation of this access.
- 6.17 In support of this application a Tree Constraints Impact Assessment has been undertaken by B.J. Unwin Forestry Consultancy Ltd. on 22nd January 2024 (**Appendix 5**). This survey and report outlined the potential tree impacts as part of the proposed development. The report concludes that no arboricultural supervision is needed on the site. Furthermore, the proposed alternative access for Winterfold Farm required no tree or hedge removal, but it is advised crown reducing sycamore T11. The western end of holly hedge H13 needs hard pruning for a visibility splay. Impact on retained trees can be avoided provided construction access and working methods described within this report are followed.
- 6.18 The site is not within any environmentally designated areas of interest. The development will therefore be in accordance with Policy SP.23, of the Local Plan.

Heritage

- 6.19 Within the immediate area of the proposed development the following heritage assets are recorded.
- 6.20 The Grade II Listed Building 'Winterfold House', which is south of the proposed development site (List Entry Number: 1167478).
- 6.21 Winterfold House was first listed in 18th March 1987. The Historic Environment Record (HER) outlines '*Early C19 with some mid-C19 and mid-C20 alterations. Brick with hipped slate roof. Three storeys. Two plus on plus two plus one windows, that to right a mid-C19 addition. Main part symmetrical with slightly advanced central bay; modillioned painted brick cornice to plain parapet, band to ground floor. Central first floor window under semi-circular headed recess; glazing bar sashes under rubbed heads. Second floor with 6-pane sashed; ground floor with central entrance has portico with two Ionic columns supporting canopy with moulded cornice and to-leaf 6-pannelled door. Left-hand return front has a central pediment. Interior: staircase in circular stair hall to rear with cast iron balustrade*'. (Listing NGR: SO8750373806).
- 6.22 In addition to the above statutory assets, Winterfold Farm and Winterfold Water Tower are located adjacent to the proposed development and is within the Adopted
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Chaddesley Corbett Local Heritage List. The main characteristics comprise of a farmstead with unconverted buildings, regular courtyard, additional, prominent detached elements to the main plan, including a covered yard, smaller secondary yard. The farmhouse is detached set away from the yard.

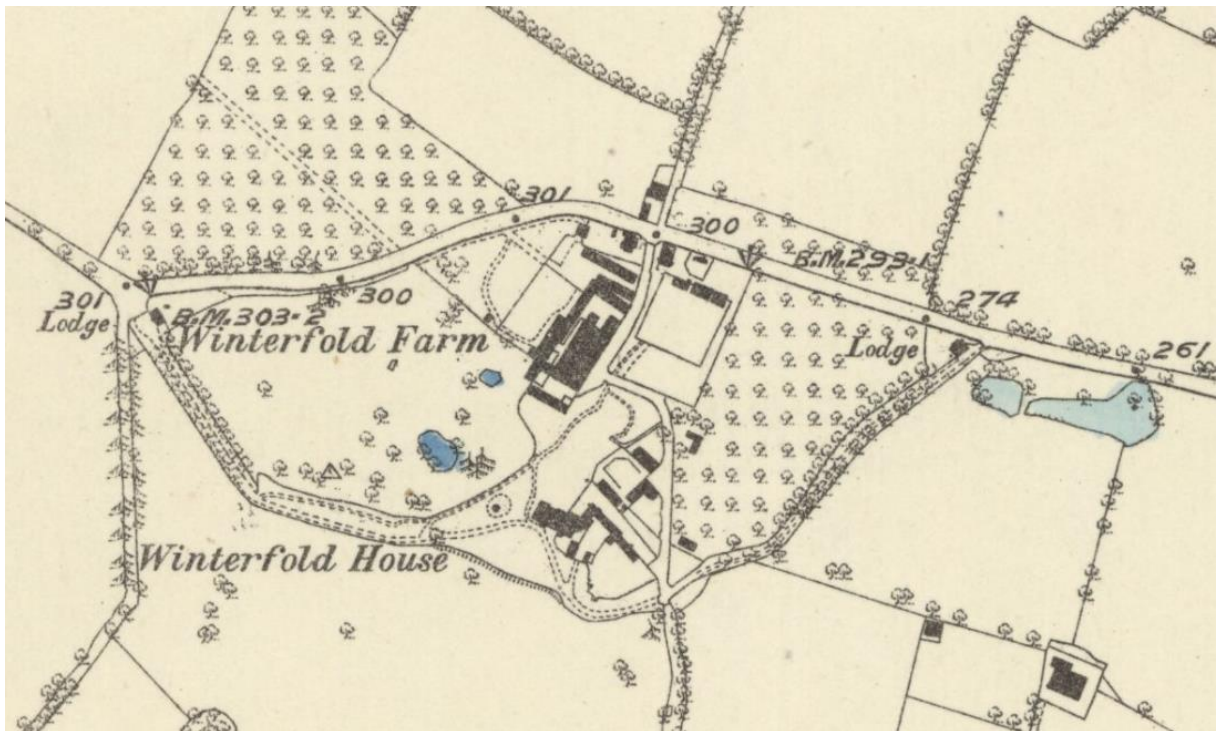
6.23 In assessing the impact of the proposed development on Heritage Assets, the process outlined in the 'Historic England Good Practice Advice in Planning; The Setting of Heritage Assets, has been recognised and followed. This process recognises:

- 1) *Identification of the heritage assets affected and their settings*
- 2) *Assessing whether, how and to what degree these settings contribute to the significance of the heritage assets affected*
- 3) *Assessing the effect of the proposed development on the significance of the assets*
- 4) *Maximising enhancement and minimising harm*
- 5) *Making and documenting the decision and monitoring outcomes*

6.24 In consideration of the assets within the locality of the development it is considered that the assets listed above are the only assets that would be potentially affected by the proposal. Any assets within the wider area are unlikely to be affected due to the scale of the development proposed.

6.25 The 'setting' of a heritage asset describes the surroundings in which the asset is experienced.

6.26 In regard to the assets listed above their settings are all very comparable due to their close geographic locations. In essence the assets are set within a rural landscape setting with a mosaic of varying field patterns and uses, interspersed with track and lane features. The immediate character setting of the assets has largely remained unaltered, and this is evidenced in the mapping below from 1882.



- 6.27 The existing setting of the assets therefore provides for a true representation of how the assets have always been experienced, both from within and from views outside of their site areas.
- 6.28 The proposed development would look to implement a new access and track within the setting of these assets. As is indicated by the above historic mapping, and apparent on ground today, this would not be an alien feature to the area with all 4 of the heritage assets having a network of access points and tracks surrounding their locations from which the assets can be experienced.
- 6.29 The proposed access and track would be a minor feature in the setting of the assets and detail of track design can be controlled to ensure visual change to setting is mitigated. The track would also not remove the visual experience of the assets or how they are perceived within the landscape setting.
- 6.30 The proposed access and track is therefore not found to adversely impact the setting of heritage assets.
- 6.31 This heritage review and planning application, based on the scale of the development, will act as appropriate documentation of the decision made.
- 6.32 Overall, it is found the proposal would lead to no impact on the significance of the heritage assets outlined and as such the proposal would accord with National and Local Policy.

Access

- 6.33 The main justification behind the application is to improve the applicant's access to their property. The existing access off the A448 is substandard and has severely deficit visibility to the east due to the bend within the road. In order to improve the visibility and create a policy compliant access, an access appraisal was carried out by the Consultancy Rappor.
- 6.34 The plans found in **Appendix 4** outline the new access point off the A448, this sets out the optimum location for the proposed access. This will provide the required visibility of 79m in both directions based on the 85th percentile speed of traffic on the main road surveyed. These visibility splays can be achieved without the removal of trees or crossing third party land.
- 6.35 Therefore, in consideration the new access would provide an improvement, in safety and visibility terms, for access and egress of the applicants and the users of the A448. With the closure of sub-standard access and the creation of safe and suitable access. This is in accordance with Policy SP.27 of the Local Plan.

Drainage – including water management

- 6.36 The site is not identified as being at risk of fluvial or pluvial flooding. The new access that is proposed would be constructed out of permeable surface to ensure that there would be no adverse impacts in terms of surface water discharging onto the highway.
- 6.37 Therefore, in respect to Policy SP.31 the development would have no adverse impact or increase flood risk both pluvial and fluvial.

07 Conclusion

- 7.1 Overall, the proposed development for the provision of new access and closure of the existing substandard access is seen to accord with local and national planning policy.
- 7.2 The above assessment has demonstrated that there would be no undue impact that would warrant a refusal. The site is washed over by the Green Belt however, the proposal for the engineering operations would constitute an acceptable form of development as outlined in paragraph 155 of the NPPF. As such, the proposal is seen to accord with local plan and national policy.
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7.3 We therefore respectfully request in accordance with paragraph 38 of the NPPF that planning permission be granted for the proposal.

08 Appendices

Appendix 1: Location Plan

Appendix 2: Site Plan – Existing

Appendix 3: Site Plan - Proposed

Appendix 4: Amended Access Drawing

Appendix 5: Tree Constraints Impact Assessment