



## **Wyre Forest District**

### **Kidderminster Central Area Action Plan**

#### **Examination**

#### **Matter 5: Part B**

#### **WFDC Response**

14<sup>th</sup> January 2013

## Matter 5 – Part B

1. **KCA.EG1-4: Is the inclusion of Comberton Hill within the Eastern Gateway area justified having regard to the location of the Ring Road and the differing retail hierarchies included within the Eastern Gateway area?**
  - 1.1 The Eastern Gateway area represents a collection of interrelated sites that represent a series of significant development and investment opportunities along a key gateway on the eastern side of the town.
  - 1.2 Although currently dissected by the ring road it is the Council's ambition to physically and visually better integrate Comberton Hill with the rest of the Eastern Gateway and the wider town centre. This is particularly pertinent as Comberton Hill contains both the mainline railway and Severn Valley Railway stations and is a key movement corridor and gateway for people accessing the town. The Public Realm Design Framework for the central area of Kidderminster, currently being undertaken by Taylor Young, is looking at some of these accessibility issues and considering potential solutions that will enhance the links within the Eastern Gateway area.
  - 1.3 The Eastern Gateway chapter of the KCAAP distinctly separates the Comberton Hill, Bromsgrove Street, and Waterloo Street areas providing individual policy guidance for each, which reflects the differing roles and hierarchies of these localities. Individual development sites and phases are also identified within the Eastern Gateway which reflects their differing deliverability and timescales and to allow for a flexible and positive approach to promoting development which is consistent with the NPPF's presumption in favour of sustainable development. For example, it is envisaged that the Bromsgrove Street Area (KCA.EG5) and Kidderminster Railway Station (KCA.EG2) could be delivered at an earlier phase in the plan period, while more complex sites, which are less advanced, such as Worcester Street Retail Development (KCA.EG6) and Waterloo Street Area (KCA.EG8) will most likely be deliverable later on in the plan period.
  - 1.4 Nevertheless, the areas identified within the wider Eastern Gateway have an important mutual relationship and in combining these into a comprehensive development strategy, the investment potential of sites will be achieved in a

complimentary manner, whilst still enabling the flexibility to deliver individual sites as they come forward as part of the wider strategy. This justifies their grouping to achieve Kidderminster's full regeneration potential.

**2. KCA.HP4 Bus Depot: The site is on a Groundwater Source Area. What implication, if any, is this likely to have on the delivery of the site during the Plan period?**

- 2.1 The existence of a Groundwater Source Protection Zone within this location means that the type of development and activities that can take place need to have full regard to the Environment Agency's Groundwater Protection: Policy and Practice (GP3) document. In addition to control of land use, drainage and building design (i.e. foundations), tight control of the investigation and remediation of any land contamination issues would also be required within this location. It is therefore proposed to include additional criteria in the policy to reflect this. This proposed approach has been agreed by the Environment Agency through the Statement of Common Ground (SOCG3) and is included in the main modifications table (KCAPMOD47).
- 2.2 In terms of the impact of delivery within the plan period, this site has been phased for the later part of the plan period (2021 – 2026) as it is recognised that there are a number of constraints associated with the redevelopment of this area, of which the Groundwater Source Protection Zone is just one. Therefore, the reference to the existence of the Groundwater Source Protection Zone proposed through this change is not considered to alter the potential delivery of this site for later in the plan period.