

Local Plan Review

Preferred Options Sustainability Appraisal Report

(May 2017)



Non Technical Summary

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Introduction

- A.1** This non-technical summary is an overview of the assessment work carried out and explains how the Sustainability Appraisal (SA) ties in with the Wyre Forest District Local Plan Review.
- A.2** The purpose of the SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of planning policy documents. It is a legal requirement for local authorities to carry out a SA.
- A.3** This SA report represents the latest stage of the SA process which is at the preferred options stage. This report presents assessments for an overview of sites within the Regulation 18 Preferred options Local Plan Consultation. The SA process will take on board any comments on this SA report and use them during the next round of assessments for the emerging Local Plan.

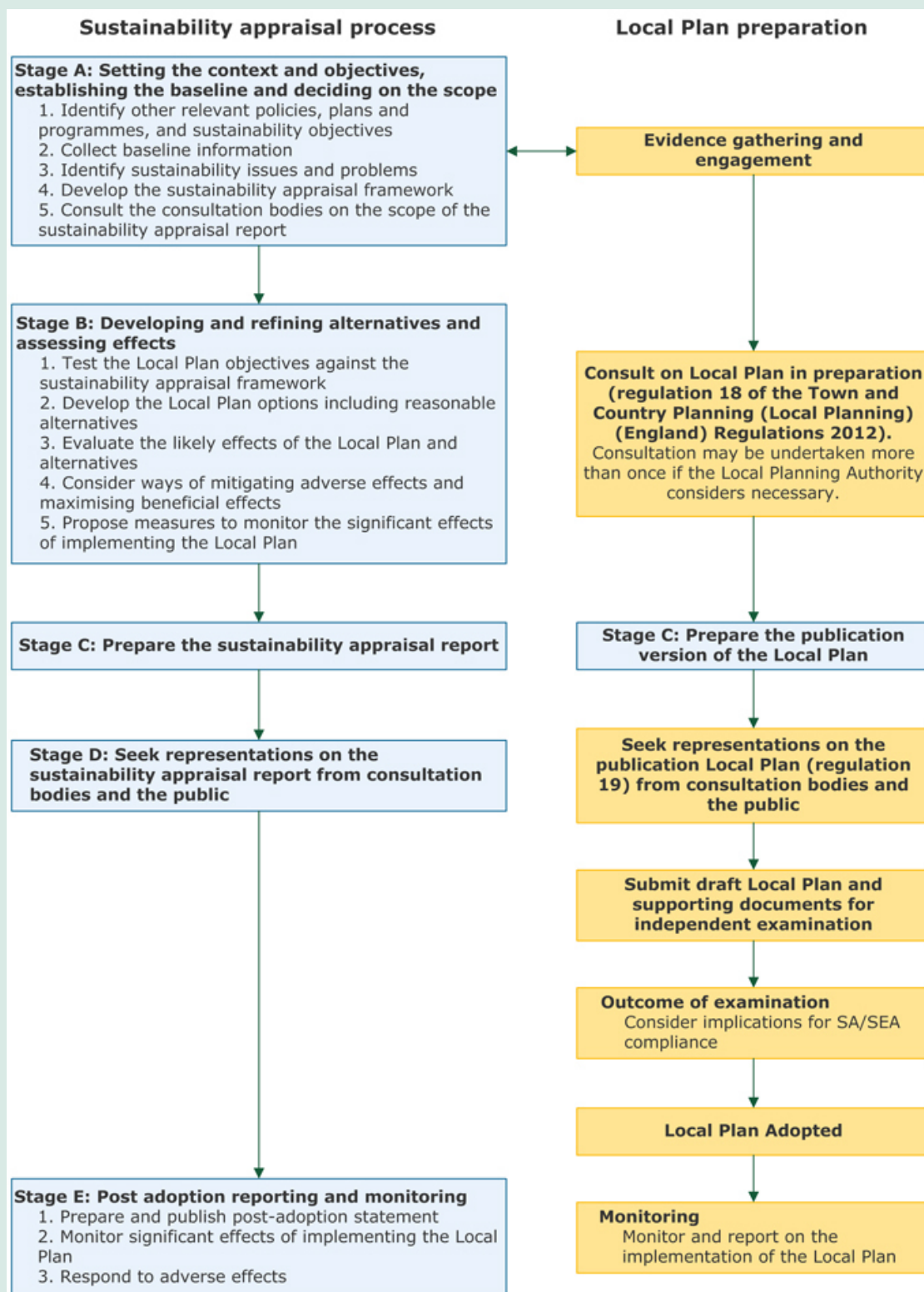
The Local Plan Review

- A.4** In 2010 the District Council adopted its Core Strategy and in 2013 adopted The Site Allocations and policies Local Plan and the Kidderminster Central Area Action Plan.
- A.5** Since the adoption of the Core Strategy, the Government has introduced the National Planning Policy Framework (NPPF) which requires Local Authorities to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the local authority area. The District Council therefore started work on a Local Plan review. The SA will be used to assess the economic, environmental and social effects of the emerging Local Plan.

The Sustainability Appraisal Process

- A.6** The SA is a process that takes place alongside the evolution of the Local Plan. There are five stages to preparing a SA. Figure 1 below illustrates the stages alongside the Local Plan process.

Figure 1 SA and Plan Making Stages and Tasks



A.7 Table 1 below shows that Wyre Forest District Council are at stage B of the process, the table shows that we are at the preferred options stage of the emerging Local Plan.

Table 1 Local Plan Review and SA/SEA Stages and Documents

SA Process	Sustainability Appraisal	Local Plan Review
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Stage A	SA Scoping Report – Published May 2015 http://www.wyreforestdc.gov.uk/media/1233990/Final-Scoping-Report-May-2015.pdf Revised SA Scoping Report - Published September 2015 http://www.wyreforestdc.gov.uk/media/1468164/Revised-SA-Scoping-Report-for-web.pdf	Regulation 18 – Issues and Options Consultation (September 2015) http://www.wyreforestdc.gov.uk/planning-and-buildings/planning-policy/local-plan-review.aspx
Stage B	Stage B SA Report: Developing and refining alternatives. Published May 2017.	Regulation 18 – Preferred Options Consultation (June 2017)

A.8 The Scoping Report is available on the Council website and a link is to be found at Appendix B of the SA.

This SA Report for Preferred Options

A.9 In this SA Report, the Objectives of the Wyre Forest District Council emerging Local Plan - Preferred Options (Regulation 18) document were assessed against the SA framework as were the emerging policies.

A.10 Using the SA Framework baseline information, professional judgement, likely effects of the draft policy approaches that the District were considered across the range of SA objectives. Significant effects were considered and opportunities identified to improve the overall sustainability of a policy approach. The scoring system used to assess the impact of policy approaches is shown in Table 2 below.

Table 2 Key Categories of Significance

X	Absolute constraints
--	Major negative - Problematic and improbable due to sustainability issues, mitigation is likely to be difficult and/or expensive.
-	Minor negative - Potential sustainability issues, mitigation and/or negotiation possible
+	Minor positive - No sustainability constraints.
++	Major positive - Development would resolve an existing sustainability problem.
?	Uncertain - Uncertain or unknown effect.
0	Neutral - Neutral effect.

Key Findings of the SA

A.11 This SA report assesses all of the policy approaches on a range of different subject areas. Section 5 of the SA report sets out the different approaches and how they were assessed. The full scoring matrices will be found in the appendices to this SA. These assessments will be used to inform the development of the next stage of the emerging Local Plan.

- A.12** The Preferred Options stage of the emerging Local Plan identifies two different approaches to future development within the District. The assessment found that both of the preferred options would deliver high levels of development that would perform well in terms of providing sufficient housing to enable people to live in homes suitable to their needs and for enough employment land to be available within the District. However, both options would have an effect on other objectives such as protecting the Green Belt.
- A.13** The preferred options are for Option A to be more contained with an urban extension to the east of Kidderminster and for option B to be a more dispersed approach. Mitigation measures could be implemented to reduce negative impacts and all preferred option sites have been assessed against the SA framework.
- A.14** The appraisal of the economic approaches needs to ensure that the District Council has enough strategic employment sites to local jobs, the economy and to try to reduce commuting.

Conclusion

- A.15** The SA process should not be seen as a finished piece of work but only as a step in the process of developing the Preferred Options stage. The emerging Local Plan will be subject to further SA at the next stage of the Local Plan process. This SA report demonstrates the tensions between different policy options. For example an option encouraging more development may conflict with the protection of the Green Belt. Therefore the Council and consultees will need to take a view about the weight that should be attached to a particular approach even when it has some negative effects on some of the SA objectives.
- A.16** This report is available for consultation responses alongside the Preferred Options of the emerging Local Plan.

Sustainability Appraisal (SA) & Strategic Environmental Assessment (SEA) and Compliance with the Requirements of the EU SEA Directive

- 1.1** Sustainability Appraisal (SA) is a systematic process that must be carried out during the preparation of a Local Plan. The purpose of SA is to promote sustainable development through assessing the extent to which an emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives⁽¹⁾. Initially the scope of the SA is determined by establishing the baseline conditions and context of the draft plan by considering other relevant plans and objectives, and by identifying issues, problems and opportunities for the area. From this scope, an SA Framework of objectives relevant for sustainable development in the plan area is developed to form the basis against which the draft plan is assessed.
- 1.2** The requirement for SA is set out in planning legislation⁽²⁾ and in paragraph 165 of the National Planning Policy Framework (NPPF) which states "*Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area including drawing, for example, from River Basin Management Plans. Working with Local Nature Partnerships where appropriate, this should include an assessment of existing and potential components of ecological networks. A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.*"⁽³⁾ Local Plans must also be subject to Strategic Environmental Assessment (SEA) as set out in European and UK legislation.⁽⁴⁾ (SEA) and Government advises⁽⁵⁾ that an integrated approach is taken so that the SA process incorporates the requirements for SEA – and to the same level of detail. This (Integrated) SA Report is part of the evidence base for the Regulation 18 Preferred Options Consultation on the Wyre Forest District Local Plan Review.
- 1.3** The Strategic Environmental Assessment Regulations set out certain requirements for reporting the SEA process and specify that, if an integrated appraisal is undertaken (i.e. SEA is subsumed within the SA process), then the sections of the SA Report that meet the requirements set out for reporting the SEA process must be clearly signposted. The requirements for reporting the SEA process are set out in Appendix I of this Initial SA Report. Also, and in accordance with the SEA Directive, a Non-Technical Summary is provided.

Habitats Regulations Assessment (HRA) Screening Requirement

- 1.4** The European Habitats Directive requires an assessment to be made of the possible effects of certain plans on the integrity of European Sites before the plan is adopted. The overall process of determining whether a plan complies with the requirements of the Habitats Directive is referred to as 'Appropriate Assessment'.
- 1.5** There are no Ramsar sites, Special Protection Areas or Special Areas of Conservation within Wyre Forest District's boundary. However, significant effects may be incurred even in cases where the area covered by the Plan is some distance away. Thus, it is vital that WFDC plans are still screened to identify and mitigate for any significant effects on nearby European Sites.

1 DCLG (2014) National Planning Practice Guidance - Strategic Environmental Assessment and Sustainability Appraisal
<http://planningguidance.planningportal.gov.uk/blog/guidance/>

2 Section 19(5) of the 2004 Act; Regulation 22(a) of the Town & Country Planning (Local Planning) (England) Regulations 2012

3 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

4 EU Directive 2001/42/EC; UK Environmental Assessment of Plans & Programmes Regulations, 2004

5 DCLG - National Planning Practice Guidance 2014

- 1.6** Based on the previous plans (Site Allocations and Policies Local Plan and the Kidderminster Central Area Action Plan), officers are not expecting to need to carry out a Habitats Regulation Assessment. We intend to undertake a full screening opinion during the summer of 2017.

The Wyre Forest District Local Plan Review (WFLP)

- 1.7** This Sustainability Appraisal is for the preferred options stage of the Wyre Forest District Local Plan review. Throughout this document the preferred options stage of the Local Plan review will be referred to as the emerging Local Plan.
- 1.8** The emerging Local Plan will set out a long-term vision and objectives for how the Wyre Forest District area will develop in the period up to 2034. The plan for the future development of the local area is drawn up in consultation with the community and is informed by a number of evidence based studies.
- 1.9** There are a number of purposes for the emerging Local Plan:
- To consider the amount of development that will be required across the District in response to the most recent official data which include population trends, demand for housing and economic trends and to indicate where and how much land is required to meet these development requirements.
 - Set out policies which will guide the determination of planning applications.
 - To respond to recent changes in legislation.
 - To respond to Government's demand that Local Planning Authorities should regularly review and update their Local Plan and evidence base to enable them to respond strategically to changing development needs over at least a 15 year period.
- 1.10** The emerging Local Plan is at the preferred option stage where preferred policies and site allocations are consulted on. There are two preferred options; Option A which contains core sites and additional development mainly to the east of Kidderminster and Option B which also contains the core sites and additional areas for development which are more dispersed across the District. This follows the Issues and Options stage which took place with a consultation in 2015. The Issues and Options stage considered the issues that Wyre Forest District faced and a number of options that were suggested to deal with these options. A total of seven options were proposed for development across the District and it is a combination of a number of these issues that have progressed to the preferred options stage.
- 1.11** Following consultation of the preferred options of the emerging Local Plan, the next step will be to progress the plan to pre submission stage where the emerging Local Plan will be consulted on again before submitting to the Planning Inspectorate for Examination.
- 1.12** The emerging Local Plan will be a complete Plan that would replace the existing Core Strategy which was adopted in December 2010, Site Allocations and Policies and the Kidderminster Central Area Action Plan; both of which were adopted in July 2013. These plans form part of the Development Plan for the area, and all planning applications are assessed against the Development Plan.
- 1.13** The emerging Local Plan sets out proposals for how Wyre Forest District will grow and become a more desirable place to live, work and visit. It considers where new development should go, how much development and what type of development is required. It also considers what infrastructure is required to support proposed development such as roads and schools.

1.14 This SA is for the Preferred Options of the emerging Local Plan and will consist of:

- Part A which is the Context and Strategic Policies,
- Part B Development Management Policies,
- Part C Proposed Allocations,
- Part D Monitoring
- Appendices which contain Maps.

1.15 The preferred options comprise core sites and options A and B which have different site proposals to be considered. It is not known which of the options or a combination will be carried forward to the next stage of plan making.

1.16 The Preferred Options Local Plan review document has been prepared and is now at public consultation stage in accordance with Regulation 18 of the planning requirements⁽⁶⁾ The public consultation will run from Thursday 15th June until Monday 14th August 2017. Representations made will be considered and will inform the next stage of plan-making.

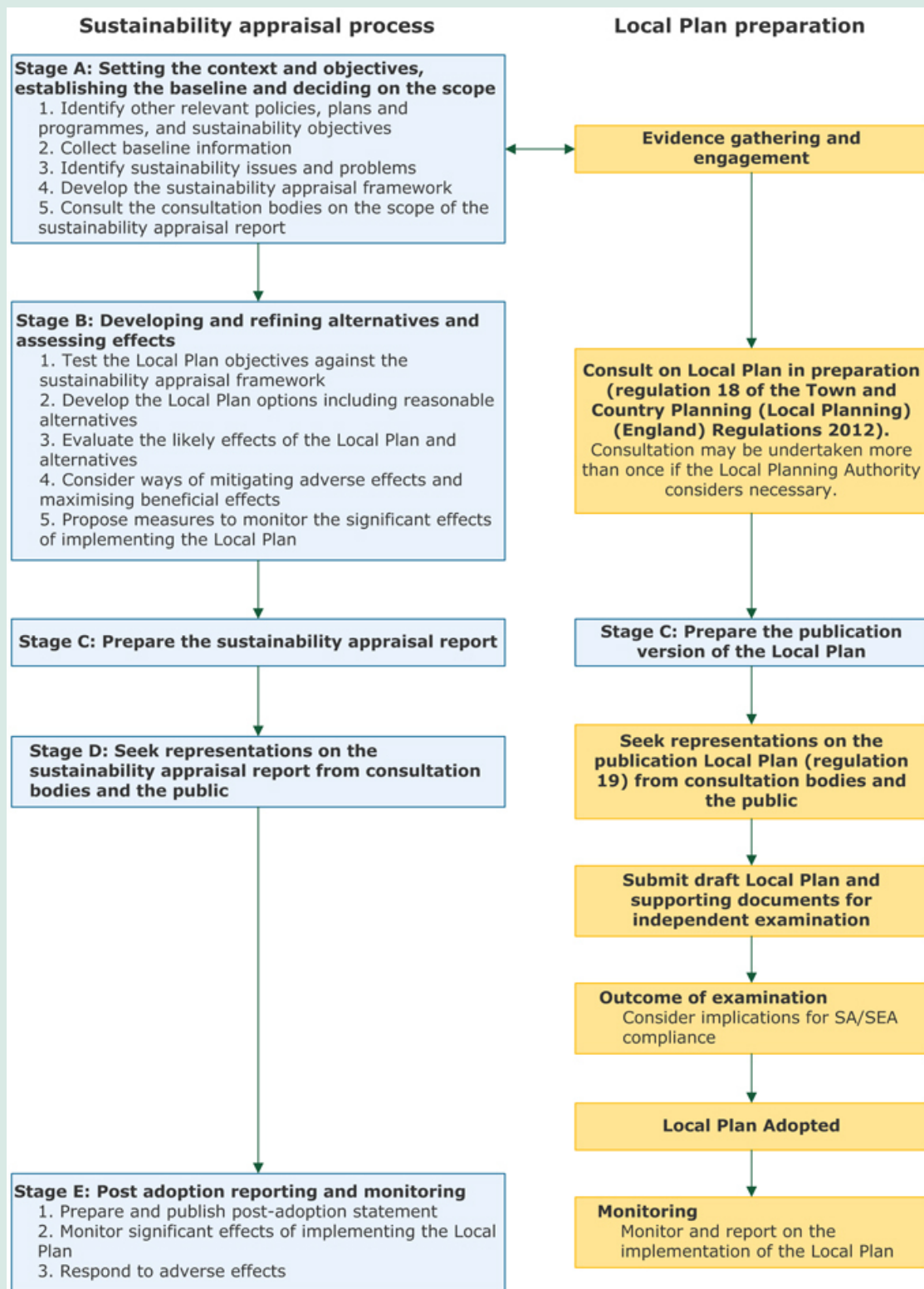
Inter-Relationships between SA & Plan-Making Processes

1.17 National Planning Practice Guidance (NPPG)⁽⁷⁾ sets out the key stages and tasks for SA and their inter-relationships with plan-making stages and tasks – as set out in figure 1

6 Town & Country Planning (Local Planning) (England) Regulations 2012

7 <http://planningguidancecommunities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

Figure 1 SA and Plan Making Stages and Tasks



1.18 Sustainability Appraisal is an iterative and ongoing process that informs plan-making by assessing developing elements of the emerging Local Plan, evaluating and describing the likely significant effects of implementing the plan, and suggesting possibilities for mitigating significant adverse effects and enhancing positive effects. As the plan develops, stages and tasks in the SA process may be revisited, updated or refreshed in order to take account of updated or new evidence as well as consultation representations.

Consultation: Statutory, Public, Community & Stakeholder Engagement

1.19 Wyre Forest District Council adopted a Statement of Community Involvement (SCI) in February 2013, the previous SCI was adopted in April 2006 but following a change in legislation it was necessary to revise and adopt an updated SCI. The SCI sets out how the District Council will consult on planning policy documents and planning application decisions. This document sets out how the District Council will involve the local community and other key stakeholders in the development of planning policy and in determining planning applications. It describes how consultation will be carried out and when, what methods of consultation will be used and how the representations received will be dealt with. The statement clearly sets out:

- How people will have the chance to contribute their ideas, and the process for considering and responding to these views.
- How people will get the chance to participate in developing proposals and options.
- How people can submit representations on formal planning proposals.
- How the District Council will seek to provide feedback to keep the community informed on progress and outcomes.

1.20 As part of the early preparation of the emerging Local Plan, consultation has been undertaken with the local community and key stakeholders. A six week consultation on initial Issues and Options in line with the adopted SCI took place in September 2015. This included formal requirements for notification and consultation under the Town & Country Planning Regulations 2012 and the SEA Regulations 2011, and informal engagement with interested communities and other stakeholders, such as developers and landowners.

1.21 The SEA Regulations require that the SA/SEA scoping stage is subject to formal consultation with the statutory environmental bodies – Environment Agency, Historic England, and Natural England. The Council published the SA/SEA Scoping Report for wider consultation through the website. Representations received on the draft SA Scoping Report were reviewed and responses made are set out in the appendix to the final SA Scoping Report (September 2015). The SA Scoping Report comprises part of this SA Report as Appendix II and is available separately on the Council's website. The stages, documents and consultations on the plan-making and SA/SEA processes so far are summarised in table 1:

Table 1 Local Plan Review and SA/SEA Stages and Documents

SA Process	Sustainability Appraisal	Local Plan Review
Stage A	SA Scoping Report – Published May 2015 http://www.wyreforestdc.gov.uk/media/1233990/Final-Scoping-Report-May-2015.pdf Revised SA Scoping Report - Published September 2015 http://www.wyreforestdc.gov.uk/media/1468164/Revised-SA-Scoping-Report-for-web.pdf	Regulation 18 – Issues and Options Consultation (September 2015) http://www.wyreforestdc.gov.uk/planning-and-buildings/planning-policy/local-plan-review.aspx
Stage B	Stage B SA Report: Developing and refining alternatives. Published June 2017.	Regulation 18 – Preferred Options Consultation (June 2017)

Structure of this SA Report

- 1.22** This document reports the initial stages of the SA process for the Wyre Forest District Local Plan Review. It essentially forms Stage B (as shown in table 1) of the SA process and focuses on the evaluation of reasonable alternatives, identifies the significant effects and proposes mitigation measures.
- 1.23** The SA process should inform the development of options and reasonable alternatives for the emerging Local Plan and ensures that the options are considered against a comprehensive framework of sustainability objectives.

The SA/SEA Process

- 2.1** A Sustainability Appraisal considers the likely significant environmental, social and economic effects of the policies and proposals contained within a Local Plan. The purpose of Sustainability Appraisal is to promote sustainable development through better integration of sustainability considerations in the preparation and adoption of local plans. The principles of sustainable development and significant effects are identified, assessed, mitigated and integrated into the plan making process, thus ensuring that the District Council take forward to the next stage policies and proposals that ensure sustainable development when implemented.
- 2.2** Sustainability (Integrated) Appraisal incorporating Strategic Environmental Assessment is an iterative and ongoing process that aims to provide a high level of protection for the environment and to promote sustainable development for plan-making. The role of SA is to inform the Council as the planning authority; the SA findings do not form the sole basis for decision-making – this is informed also by other studies such as feasibility studies which are an assessment of the practicality of a proposed plan. SA is a criteria-based assessment process with objectives aligned with the issues for sustainable development that are relevant to the plan and the characteristics of the Plan area.

Scoping & the SA Frameworks

- 2.3** The Scoping Report formed the first stage in the SA process for assessing the sustainability implications of the emerging Local Plan. It was produced for the Issues and Options stage of the emerging Local Plan. The Scoping report scoped other policies, plans, programmes and objectives to provide information on the relationship between the emerging Local Plan and other plans and programmes and the environmental protection objectives as established at International and National level which were relevant to the emerging Local Plan.
- 2.4** The SA Scoping Report was made available for consultation for a 5 week period between 18th May and 29th June 2015. 46 comments were received from Historic England, Environment Agency, Natural England, Worcestershire Wildlife Trust, Severn Trent and North Worcestershire Water Management. Appendix 1 of the Scoping Report included detailed analysis of the plans, policies and programmes that were reviewed. The review identified the following issues to take into account in the preparation of the Local Plan:
- Adapting to climate change and mitigation
 - Renewable Energy
 - Reducing Greenhouse Gas Emissions
 - Reducing Waste and increasing recycling
 - Ensuring a range of homes are provided to meet the needs of all people
 - Safeguarding best and most versatile agricultural land
 - Protecting and enhancing biodiversity and designated sites
 - Reducing need to travel and encouraging modal shift
 - Producing employment opportunities
 - Protecting the District's landscapes and safeguarding the Green Belt
 - Regenerating the town centres
 - Delivering infrastructure

2.5 The SA Scoping Report included a detailed record of baseline data at Appendix B. The analysis of baseline data identified the following specific sustainability issues for the Wyre Forest District that will need to be addressed through the Local Plan Review:

- Ageing population with very little population growth
- Noticeable variations in health
- Availability of services in the District's rural areas
- Pockets of high unemployment
- Housing affordability problems
- Fuel poverty
- Increasing use of Kidderminster rail station
- Over half of the District falls within the West Midlands Green Belt
- Important and Distinctive landscapes part of the Abberley and Malvern Hills Geopark
- SSSI Designations – acid grasslands particularly important
- Water abstraction and water quality
- Flooding within all three towns
- Two AQMAs – Welchgate Bewdley and Horsefair, Kidderminster
- Large amounts of Grade 1 and Grade 2 agricultural land in the East of the District
- Protection and enhancement of heritage assets
- Brownfield site regeneration.

2.6 These District specific issues have been used to develop the SA Framework which was based on that previously used for the Council's Core Strategy which was adopted in December 2010 and work undertaken for the Site Allocations and Policies Local Plan and the Kidderminster Central Area Action Plan both of which were adopted in July 2013. The framework has been modified to reflect the issues identified above and the introduction of the NPPF which came into force in March 2012. Within the SA scoping report baseline information had been collected to identify sustainability issues and problems within the District and cross boundary issues relevant to the Local Plan review. The SA framework was developed for assessing the sustainability of the emerging Local Plan, this provides a way of checking whether the policies proposed and the sites allocated are the best in terms of sustainability.

2.7 The SA Framework is set out in table 2 below.

Table 2 Sustainability Appraisal Framework

No.	SA Objective	Decision-Aiding Criteria
1	To improve health & well-being within the District & reduce inequalities in health	<ul style="list-style-type: none"> • Contribute to healthy & active lifestyles including sport. • Enhance accessibility to the District's open space.
2	To improve and enhance the provision and accessibility to local services and facilities	<ul style="list-style-type: none"> • Accessibility to key services & facilities (Hospital, GP, employment, education, retail). • Contribute to local service provision across the District (Primary school, post office, village hall, pub, convenience store).
3	To ensure that the housing needs of all residents and communities are met	<ul style="list-style-type: none"> • Provide opportunities to increase the supply of affordable housing across the District. • Provide a mix of housing including a range of tenures & sizes.

No.	SA Objective	Decision-Aiding Criteria
4	To promote energy efficiency & energy generated from renewable and low carbon sources.	<ul style="list-style-type: none"> ● Provide opportunities for renewable energy generation.
5	To reduce the need to travel and move towards more sustainable travel modes; to reduce associated effects of air quality & greenhouse gas emissions	<ul style="list-style-type: none"> ● Provide opportunities to increase sustainable modes of transport. ● Reduce Congestion. ● Focus development in existing centres and make use of existing infrastructure to reduce the need to travel.
6	To protect soil & land	<ul style="list-style-type: none"> ● Use brownfield land. ● Result in loss of Grade 1, 2 or 3 agricultural land.
7	To protect water resources and quality; reduce flood risk.	<ul style="list-style-type: none"> ● Would development cause an adverse effect on water resources. (There are no strategic limitations on development growth as Water Companies have a statutory duty to supply water; however, capacity for providing additional supply varies & any new infrastructure requirements have to be aligned with Water Resources Management Plans) ● Protect the floodplain from development.
8	To protect and enhance landscape and townscape	<ul style="list-style-type: none"> ● Likely impact on the District's landscape/townscape, also the features that contribute to the character of the landscape/townscape.
9	To conserve & enhance the District's biodiversity and geodiversity	<ul style="list-style-type: none"> ● Have the potential to adversely affect nationally protected sites. ● Have the potential to adversely affect locally protected sites.
10	To support the economy & ensure suitable employment opportunities	<ul style="list-style-type: none"> ● Will it provide opportunities for businesses to develop & enhance their competitiveness and will employment opportunities be created?
11	To protect & enhance the historic environment & its settings	<ul style="list-style-type: none"> ● Will development affect any designated heritage assets or their setting? (Scheduled monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, Areas of Archaeological Potential. ● Are their opportunities to enhance heritage assets or their settings.
12	To maintain the integrity of the Green Belt within the District.	<ul style="list-style-type: none"> ● How does it contribute to the five purposes of Green Belt? <ul style="list-style-type: none"> ● Check unrestricted sprawl of large built up areas ● Prevent neighbouring towns merging into one another ● Assist in safeguarding the countryside from encroachment ● Preserve the setting and special character of historic towns ● Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

No.	SA Objective	Decision-Aiding Criteria
13	To maintain & enhance community & settlement identities	<ul style="list-style-type: none"> • Retain the character & individuality of existing settlements. • Enhance the characteristics whilst accommodating growth.

2.8 Each stage of the preparation of the emerging Local Plan has been appraised systematically using the SA objectives. Where significant adverse effects including environmental effects have been predicted, the SA sought, where possible to find a means of addressing and mitigating these effects. Where it was considered that there were opportunities to enhance the overall sustainability of the proposals, recommendations were made. The SA recognised seven categories of predicted effects as illustrated in table 3.

Table 3 Key Categories of Significance

X	Absolute constraints
--	Major negative - Problematic and improbable due to sustainability issues, mitigation is likely to be difficult and/or expensive.
-	Minor negative - Potential sustainability issues, mitigation and/or negotiation possible
+	Minor positive - No sustainability constraints.
++	Major positive - Development would resolve an existing sustainability problem.
?	Uncertain - Uncertain or unknown effect.
0	Neutral - Neutral effect.

2.9 The SA Scoping Report had 11 SA Objectives; for this preferred option SA report this was increased to 13 SA Objectives (Table 2).

2.10 The additional 2 were:

- To maintain the integrity of the Green Belt within the District.
- To maintain and enhance community and settlement identities.

2.11 The reason for these additional SA Objectives were that the majority of development within Wyre Forest District over the current Plan period has taken place on previously developed or brownfield land, this type of development therefore had minimal effect on the Green Belt or community and settlement identities. During the proposed Local Plan period there is not enough previously developed land and therefore some greenfield sites including some that are currently in the Green Belt will need to be developed. It was therefore considered important to include the additional SA Objectives.

2.12 The emerging Local Plan has 8 plan objectives, they are:

1. To encourage the long term sustainable development of Wyre Forest District and its communities.
2. To address the key challenges facing the District especially in terms of housing, employment, and transport.
3. To address housing needs in order that the existing and future residents requirements are met and the economic development of the area is supported.

4. To recognise the changing nature of employment, encourage economic diversification and make sufficient high quality employment sites available.
5. To maximise the use of previously developed land in order to ensure the best use is made of available land both within and beyond the main towns.
6. To protect and support the role of the Green Belt through a strategic review and to identify limited strategic Green Belt release to enable the delivery of the Plan whilst reinforcing the role and integrity of the Green Belt for future Plan periods.
7. To help resolve the traffic issues in Kidderminster by the provision of an alternative route for through-traffic and to enhance the availability and versatility of rail-based services.
8. To maximise opportunities for the inclusion of green infrastructure and heritage assets into high quality development in order to provide a good quality of life and maximise the benefits of walking and cycling.

Appraising the Wyre Forest Local Plan (WFLP)

2.13 Each emerging element of the Preferred Options has been appraised against the SA Framework of Objectives as shown in Table 2 using professional planning judgment including site visit assessments and supported by the baseline and wider Plan evidence base. The nature of the likely sustainability effects (including major/minor, positive/negative, duration (short, medium or long term), permanent/ temporary, secondary⁽⁸⁾, cumulative⁽⁹⁾ and synergistic⁽¹⁰⁾) are described in the appraisal commentary, together with any assumptions or uncertainties. Where necessary, the SA has made suggestions and recommendations to mitigate negative effects or promote opportunities for enhancement of positive or neutral effects. A summary appraisal commentary reports any significant effects identified with suggestions for mitigation or enhancement to be made where relevant, and likely residual effects. This SA has been informed by the best available information and data. However, data gaps and uncertainties exist and it is not always possible to accurately predict effects, particularly at a strategic plan level of assessment. A precautionary approach has been adopted that seeks to deliver best practice mitigation and adaptation as the most appropriate response to these uncertainties.

2.14 The SA is structured under topic headings that have been linked to Objectives in the SA Framework as well as topics in the SEA Directive and paragraphs in the NPPF. This provides a robust framework and structure to evaluate the likely significant effects of the emerging Local Plan against these key factors. The appraisal under each topic considers the potential effects of the relevant policies against the objectives as well as the interrelationships between topics and cumulative effects of the Plan as a whole (and as required by SEA Regulations). This also avoids duplication as many factors are inter-related.

2.15 The draft Development Management Policies have been appraised by topics as follows:

- A Desirable Place to Live (Housing)
- Economy and Employment (Employment and retail/tourism)
- Health and Equalities – access to open space, health
- Environment – soil and land, biodiversity and geodiversity, energy and climate change, Water Resources, Quality and Flood Risk

8 Any aspect of a plan that may have an impact (positive or negative), but that is not a direct result of the proposed plan

9 Incremental effects resulting from a combination of two or more individual effects, or from an interaction between individual effects – which may lead to a synergistic effect (i.e. greater than the sum of individual effects), or any progressive effect likely to emerge over time.

10 These arise from the interaction of a number of impacts so that their combined effects are greater than the sum of their individual impacts

- Transport and Infrastructure (Air Quality is primarily affected by transport and so has not been considered as a separate topic)
- A Unique Place – Landscape and Townscape, Historic Environment, Green Infrastructure and Green Belt.

2.16 At the next stage of plan-making and SA, the SA will consider the proposed site allocations, including cumulative effects and the implications for settlements. The SA will also then consider the implementation of the emerging Local Plan as a whole – with strategic approaches, Policies, and Site Allocations. This will be reported in the Pre-Submission SA Report that will accompany the Pre-Submission Local Plan for public consultation in Spring 2018.

2.17 SA is an assessment tool that helps to inform decision-making; it is not the only basis for deciding the preferred options for the emerging Local Plan as this is also informed by evidence based studies and the public consultation. The Council will consider the findings of the SA alongside the wider evidence base to inform decision-making in relation to the selection or rejection of alternatives and development of policy for the Local Plan. SA is an iterative and ongoing process that will be undertaken at each stage of plan-making.

Consultation

2.18 The SEA Directive and Regulations require early and effective public consultation. This SA report will accompany the emerging Local Plan Preferred Options document at public consultation, in accordance with Regulation 18. The public consultation period will run from Thursday 15th June 2017 until Monday 14th August 2017.

2.19 Following the Preferred Options Public Consultation, the consultation responses will be considered together with the evidence based studies and feasibility studies and the next stage of the emerging Local Plan will be developed. The next stage in the plan making process for the emerging Local Plan is the Pre-submission Public Consultation. It is anticipated that this will take place during Spring 2018. Following the the consultation the responses will be considered and the emerging Local Plan finalised before submitting for an Independent Examination, proposed modifications will be consulted on. It is anticipated that following receipt of the Independent Examiner's report the emerging Local Plan will be adopted by Wyre Forest District Council in Spring 2019. An SA report will accompany the pre-submission plan and will be updated following the pre-submission consultation to be submitted to the Planning Inspectorate together with the submission plan.

- 3.1** Wyre Forest District has a Corporate Plan 2014/19; ⁽¹¹⁾ the vision, values, priorities and actions are the golden thread that runs through District Council policy, plans and programmes.

Vision and Priorities

- Vision is - where people have the opportunity to enjoy a good quality of life and want to live, work, visit and invest.
- Priorities:
 - Support you to contribute to a successful local economy.
 - Support you to live in clean, green and safe communities.

Strategic Actions

Strategic Actions include (list not in full):

- Working with partners to create the conditions and certainty to foster a growing sustainable local economy.
- Bringing forward regeneration and development opportunities and the infrastructure to support them.
- Creating new job opportunities and improving skills.
- Helping new businesses to start up and existing businesses to grow.
- Promoting the District as a great place to invest in, live in and visit.
- Creating a greener and cleaner local environment.
- Working towards meeting current and future housing needs, with an up-to-date local development plan that provides for growth in the number of houses.

Our Actions

Our actions will support (list not in full):

- A diverse and well connected economy with vibrant and successful town centres.
- Successful and sustained business growth.
- Redevelopment of redundant and under-used land and buildings.

11 <http://www.wyreforestdc.gov.uk/media/144585/CorporatePlan20142019.pdf>

- Improved infrastructure
- Increased visitor opportunities
- An increased supply of good quality and decent homes that are affordable to individuals and families.

3.2 It is the vision, priorities, and actions for the District that have been incorporated into the aims and objectives of the emerging Local Plan. The first consultation stage of the emerging Local Plan was the Issues and Options consultation which took place between 1st September and 16th October 2015, this consultation has informed the Preferred Options document, along with the evidence based studies and feasibility assessments that have been undertaken.

3.3 The stage we are at now is the Preferred Options consultation which takes place between 15th June 2017 and 14th August 2017.

Key Issues for Wyre Forest District

3.4 An emerging Local Plan provides an opportunity for the District Council to update its planning policy framework with a review of plans and programmes. The emerging Local Plan is centered on an appreciation of the issues and challenges that face the District both now and in the future. The issues and challenges are used to shape the vision and objectives for the District's future development. Current adopted policy for development is to make use of brownfield or previously developed land, as there is now not enough of this land for future development other alternatives have had to be considered.

3.5 If the District Council did not prepare a new Local Plan development within the District would be stifled and would also be susceptible to unchecked unsustainable development. Housing need would not be able to be met and there would be a lack of employment sites, this would mean that companies would not be encouraged into the District and those that are already established within the District may need to relocate elsewhere if there was no opportunity to expand.

3.6 Wyre Forest District has a number of key issues, these include strengths and opportunities as well as weaknesses and threats.

3.7 Wyre Forest District's strengths, which attract people to live and work within and visit the District, include a wide heritage of both natural and built environment assets such as The Wyre Forest, the rivers Severn and Stour, the Staffordshire and Worcestershire Canal. Special Wildlife Sites, Listed Buildings and Conservation Areas as well as high quality agricultural land and tourist attractions. The District's residents have high life expectancy at birth and in the majority of areas low unemployment.

3.8 The District's weaknesses include a static and ageing population with very little immigration, a low birth rate, a population that has high levels of obesity, poor air quality in the two Air Quality Monitoring Area's (AQMA), poor accessibility from the motorway network and traffic and congestion in the three towns.

- 3.9** The District has many opportunities for the future, these include the continuing redevelopment of Kidderminster town centre, expansion of tourist attractions, additional housing and more employment to encourage immigration in the most sustainable locations, an improved road transport system and better links between development sites and surrounding countryside through walking and cycle routes.
- 3.10** Threats to the District in the future include pressure for development on land in the Green Belt, an ageing population and flooding.
- 3.11** The District needs an updated Local Plan to comply with the requirements of the NPPF. If sites are not allocated for development the District Council would not have a 5 year housing land supply which would mean that there is a risk of unsuitable sites being granted permission for development on appeal as the Local Authority would not be able to demonstrate a five year housing land supply which is a requirement of the NPPF. Sites granted permission for development on appeal would lead to piecemeal development across the District where unsustainable sites could be developed. The District Council needs an up to date Local Plan to ensure that the most sustainable development sites are brought forward for development. Infrastructure needs to be developed alongside residential development and employment to ensure that needs are met. It is considered mitigation for development could provide alterations, improvements and additional roads that would have a positive effect on the current congestion and traffic issues.
- 3.12** The Plan Objectives for the emerging Local Plan are:
- To encourage the long term sustainable development of Wyre Forest District and its communities.
 - To address the key challenges facing the District especially in terms of housing, employment, and transport.
 - To address housing needs in order that the existing and future residents requirements are met and the economic development of the area is supported.
 - To recognise the changing nature of employment, encourage economic diversification and make sufficient high quality employment sites available.
 - To maximise the use of previously developed land in order to ensure the best use is made of available land both within and beyond the main towns.
 - To protect and support the role of the Green Belt through a strategic review and to identify limited strategic Green Belt release to enable the delivery of the Plan whilst reinforcing the role and integrity of the Green Belt for future Plan periods.
 - To help resolve the traffic issues in Kidderminster by the provision of an alternative route for through-traffic and to enhance the availability and versatility of rail-based services.
 - To maximise opportunities for the inclusion of green infrastructure and heritage assets into high quality development in order to provide a good quality of life and maximise the benefits of walking and cycling.
- 3.13** The emerging Local Plan has been designed to achieve sustainable economic growth throughout the Plan period in accordance with the requirements of the NPPF. The Plan strives to propose appropriate infrastructure enhancements to mitigate the impact of the proposed development.

Assessment of Alternatives in SA/SEA

- 4.1** The EU SEA Directive⁽¹²⁾ requires assessment of the likely significant effects of implementing the plan and “*reasonable alternatives*” taking into account “*the objectives and geographical scope*” of the plan and the reasons for selecting alternatives should be outlined in the Report. The Directive does not specifically define the term “*reasonable alternative*”; however, UK SA/SEA guidance⁽¹³⁾ advises that it should be taken to mean “*realistic and relevant*” i.e. deliverable and within the timescale of the plan. The NPPF (paragraph 165) requires that a Sustainability Appraisal which meets the requirements of the SEA Directive should be integral to the plan preparation process.
- 4.2** Extant SEA guidance⁽¹⁴⁾ sets out an approach and methods for developing and assessing alternatives. This includes acknowledgement of a hierarchy of alternatives that are relevant and proportionate to the tiering of plan-making. Alternatives considered at the early stages of plan-making need not be elaborated in too much detail so that the “*big issues*” are kept clear; only the main differences between alternatives need to be documented i.e. the assessment should be proportionate to the level and scope of decision-making for the plan preparation.

Assessment of Options in Plan-Making

- 4.3** Development planning issues, such as how much, what kind of development and where, are considered within the requirements of legislation and policy together with the characteristics of the plan area and the views of its communities. Potential options for resolving such issues are identified by the Councils through various studies, such as population projections and housing need, community strategies, infrastructure capacities, and environmental constraints analysis – and through consultation with the regulators, the public, businesses, service providers and the voluntary sector.
- 4.4** At the earlier and higher levels of strategic planning, options assessment is proportionate and may have a criteria-based approach and/or expert judgment; the focus is on the key differences between possibilities for scale, distribution and quality of development. At this early stage, the options presented may constitute a range of potential measures (which could variously and/or collectively constitute a policy) rather than a clear spatial expression of quantity and quality. Each option is not mutually exclusive and elements of each may be further developed into a preferred option. As a plan evolves, there may be further consideration of options that have developed by taking the preferred elements from earlier options. Thus the options for plan-making change and develop as responses from consultation are considered and further studies are undertaken.
- 4.5** At the later and lower levels of development planning for site allocations, options assessment tends to be more specific, often focused on criteria and thresholds, such as land availability, accessibility to services, and impacts on local landscape - and particularly informed by technical studies such as the Objectively Assessed Housing Need (OAHN), the Strategic Housing and Economic Land Availability Assessment (HELAA), and Strategic Flood Risk Assessment (SFRA). There is a hierarchy of options assessment with sites that are not viable or deliverable or might have adverse effects on protected environmental assets rejected at an early stage.

12 <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

13 <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

14 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

- 4.6** The role of the SA is to inform the Council of its selection and assessment of options; SA is undertaken of those reasonable alternatives (options) identified through the plan-making process. The findings of the SA can help with refining and further developing these options in an iterative and ongoing way. The SA findings do not form the sole basis for decision making – this is informed also from planning, evidence based studies, feasibility, and consultation feedback.

Options for Accommodating Growth in the Wyre Forest Area

- 4.7** Seven options for accommodating growth within Wyre Forest District were considered at Issues and Options stage. During the current plan period virtually all development could be accommodated on previously developed sites. There is no longer enough previously developed land for the amount of development needed across the District alternative options were therefore considered.
- 4.8** The seven options are set out below and the Strategic option matrix is in Appendix D.
- 4.9** All options were assessed for likely significant effects against the 13 SA objectives shown in Table 2 and given a score from the categories of significance shown in table 3 which could range from a major negative through to a major positive, also taking account of uncertain and neutral effects.

Option 1

Brownfield regeneration which focuses on the main towns of Kidderminster and Stourport-on-Severn.

- This would be a continuation of our existing successful development strategy.
- Makes the most effective use of previously developed land and reduces the need to travel.
- However, depending on our growth needs there may not be enough supply of available and deliverable brownfield sites within the District for the whole of the new plan period.
- There are potentially some viability issues associated with developing brownfield sites such as land remediation costs, which could impact on the deliverability of new development.

Option 2

Brownfield regeneration focussed on the main towns and expansion of Kidderminster to the North East via a sustainable urban extension.

- If growth levels do necessitate some greenfield development during the new plan period, then this option could focus some development to sites around the north eastern edge of Kidderminster between the A449 Wolverhampton Road and the A456 Birmingham Road.
- Development here could make the most effective use of sustainable transport links at Kidderminster Rail Station and potentially its wider links to HS2 in the future.
- However, land to the east of Kidderminster falls within the Green Belt and in order to allocate sites in this area it will require a comprehensive Green Belt Boundary Review.

Option 3**Brownfield regeneration focussed on the main towns and expansion of Kidderminster to the South East via a sustainable urban extension.**

- If growth levels do necessitate some greenfield development during the new plan period, then this option could focus some development to sites around the south eastern edges of Kidderminster between the A456 Birmingham Road and the A449 Worcester Road.
- Development here could be well located to make the most of the employment opportunities along the Worcester Road and Hartlebury Trading Estate corridor.
- However, land to the south east of Kidderminster falls within the Green Belt and in order to allocate sites in this area it will require a comprehensive Green Belt Boundary Review.

Option 4**Brownfield regeneration focus for Stourport-on-Severn (also including Green Belt and greenfield land).**

- This option would seek to meet Stourport-on-Severn's future housing, employment and retail needs on brownfield sites.
- There are still significant amounts of brownfield land available for development in Stourport-on-Severn. Depending on its level of housing and employment needs this may be enough to accommodate all of its development within the new plan period without the need for a sustainable urban extension.
- Land to the north west of Stourport-on-Severn falls within the Green Belt and therefore any greenfield sites identified here would require a comprehensive Green Belt Boundary Review.
- Land to the south west of Stourport-on-Severn does not fall within the Green Belt, but it does contain sensitive landscapes which fall within the open countryside.

Option 5**Allocate some development to Bewdley through an amendment to the town's settlement boundary to accommodate new development.**

- This option would see some new development allocated to Bewdley on greenfield sites to meet its future needs.
- This would require an amendment to the town's existing settlement boundary. Bewdley Town Council is producing a Neighbourhood Development Plan for the area. Any allocations or amendments to the settlement boundary will also need to be considered through this process too.
- Through the current Development Strategy, Bewdley has seen only very small amounts of development directed to it because of the lack of available brownfield land in the town.

- Land to the east of the town falls within the Green Belt and therefore any sites allocated here would need to be subject to a Green Belt Boundary Review.
- Land to the north west of the town is not Green Belt but it is open countryside and has high landscape value.

Option 6

Allocate more new development to the villages and settlements within the District's Rural East.

- This could provide a stronger focus on rural regeneration and help to retain local services and meet localised housing needs.
- In order to accommodate more development in these areas, it would be necessary to undertake a comprehensive settlement boundary review for villages to the east of the District.
- Some villages and settlements such as Chaddesley Corbett, do not currently have a settlement boundary and are washed over by the Green Belt.
- Land to the east of the District falls within the Green Belt and any site identification in or around settlements would be subject to a Green Belt Boundary Review.
- There is the potential to identify more previously developed sites in the Green Belt for new development.
- Chaddesley Corbett village has its own Neighbourhood Development Plan and Churchill and Blakedown Parish Council have recently "made" their Neighbourhood Plan having gone through a successful referendum. Both of these will be important considerations in allocating further development to meet their local needs.

Option 7

Allocate more development to the villages and settlements within the District's Rural West.

- The smaller settlements to the West of the River Severn, generally have a lower level of service provision and poorer public transport links.
- This option could provide a stronger focus on rural regeneration and help to retain local services and meet localised housing needs in these areas.
- In order to accommodate more development in these areas it would be necessary to undertake a comprehensive settlement boundary review for villages to the west of the District.
- Some of the smaller settlements in this area do not currently have a settlement boundary drawn around them.

4.10 A combination of Options has been taken forward for the preferred options stage. They are explained in more detail in Section 5 of this report.

4.11 Option 1 which is a continuation of existing policy focuses on brownfield regeneration in Kidderminster and Stourport on Severn. This option would not deliver the amount of development land required due to there not being sufficient brownfield sites left to develop. The preferred option is to take forward the option of making use of brownfield land but to also combine this with other options to ensure that enough land will be available.

- 4.12** Option 2 Brownfield regeneration and expansion of Kidderminster to the North East via a sustainable urban extension. This option together with Option 3 is the most sustainable location within Wyre Forest District and this option has been taken forward.
- 4.13** Option 3 Brownfield regeneration and expansion of Kidderminster to South East via a sustainable urban expansion. As in Option 2 Kidderminster is the most sustainable location for development within the District and this option has been taken forward.
- 4.14** Option 4 Brownfield urban regeneration focus for Stourport on Severn. There is insufficient brownfield land for the development required and therefore greenfield and Green Belt land would also be required. Stourport on Severn has only one bridge crossing the River Severn; land allocated on the Areley Kings side of the River would mean that the majority of facilities and services would have to be accessed using the bridge over the River. For these reasons Option 4 has been taken forward, but the issue of the bridge will restrict where development can go.
- 4.15** Option 5 Allocate some development to Bewdley through an amendment to town's settlement boundary. Bewdley has seen little development due to the policy of brownfield regeneration. Bewdley has an AQMA in Welchgate and therefore any development in Bewdley needs to take this into account. To ensure that local need is met Option 5 has been taken forward.
- 4.16** Option 6 Allocate more development to the villages and settlements within the District's Rural East. The proposal for urban extensions on the eastern side of Kidderminster would address the local need from the rural east. For this reason Option 6 has not been taken forward.
- 4.17** Option 7 Allocate more development to the villages and settlements within the District's Rural West. Allocating a small amount of development to villages to serve local need would help to retain local services such as a village school or local shop. To ensure that sustainable villages continue to thrive Option 7 has been taken forward.
- 4.18** It is likely that it will be a combination of these options that will be needed to accommodate the housing and economic growth needed in Wyre Forest District.

The Do-Nothing Scenario

- 4.19** The 2017 Objective Assessment of Housing Need report stated that the overall requirement for new dwellings per annum is 300, which totals 5400 dwellings over the whole plan period to 2034. This includes market housing and affordable housing provision. An additional 540 residential units for (C2 use) Institutional or Care Home are also required. Following an Employment Land Review (ELR) in 2016, it was concluded that 40 hectares of employment land is required in the District.
- 4.20** It may be noted that “doing nothing” is not a reasonable alternative for the Local Plan since the Council has a duty to plan positively for objectively identified needs for housing and employment land.
- 4.21** The NPPF states that: At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:
- local planning authorities should positively seek opportunities to meet the development needs of their area;
 - Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

Therefore in order to meet the objectively assessed housing needs and the development needs of the District a Local Plan review was required.

In the Appendices are matrices with the findings of the seven options considered in the Issues and Options (Appendix D) and Options A and B of the Preferred Options (Appendix E). Matrices show the policies which include both strategic and development management policies (Appendix F) and site assessments and findings together with a map (Appendix G). Also in the Appendices are the Vision and Objectives of the emerging Local Plan (Appendix C) and the reasons for rejecting sites (Appendix H).

Issues and Options

- 5.1** At the Issues and Options stage of the review of the Wyre Forest District Local Plan seven options were considered.
- 5.2** Option 1 which is current Wyre Forest District Council Policy is a sustainable option utilising brownfield land which is land that has been previously developed. The majority of the brownfield land is in sustainable locations in existing towns and has access to services and facilities which reduces the need to travel. This Option protects both the Green Belt and high grade agricultural land. However, there is insufficient brownfield land to satisfy the development requirements over the Plan period. This policy has been progressed to the next stage but would need to be combined with other Options to ensure that enough development land was made available.
- 5.3** Option 2 is for brownfield regeneration as in Option 1 but with additional land to fulfil the requirement for land to be developed. This Option includes an urban extension to the North East of Kidderminster. The town of Kidderminster has approximately 55,000 residents, it has a railway station on a direct line to Birmingham and is a sustainable location. Land in this area is within the Green Belt. This option would have a significant effect on ensuring that opportunities to increase the amount of affordable dwellings across the District are met. This option would have a significant effect on traffic in the area however this could be mitigated by a road around the East of Kidderminster which would have a significant effect on transport issues in Kidderminster. The improvement of congestion in Kidderminster by a road around the edge of Kidderminster would also improve air quality, this option would also have the opportunity to provide additional facilities such as employment land, school, G.P's surgery and shop, these facilities would enhance the existing services and facilities for Kidderminster. This option would give opportunities through pathways and cycle ways leading into green spaces to contribute to healthy and active lifestyles and with improved air quality improved health. This Option would have an impact on both the Green Belt and the loss of agricultural land that in this area is grade 2 and 3 it could also have a significant effect on the character however due to the location it is considered that this option is a sustainable option and has been progressed to the next stage of the emerging Local Plan.
- 5.4** Option 3 is for brownfield regeneration as in Option 1 but with additional land to fulfil the requirement for development land. The Option includes an expansion to the South East of Kidderminster. This area is in the Green Belt but on the outskirts of Kidderminster. This option would have a significant effect on ensuring that opportunities to increase the amount of affordable dwellings across the District are met, this is a sustainable location with employment facilities both along Worcester Road in Kidderminster and Hartlebury Trading Estate. This Option would have a significant effect on traffic in the area however this would be mitigated by a road around the East of Kidderminster which could have a significant effect on transport issues in Kidderminster. The improvement of congestion could also improve air quality, this option would also have the opportunity to provide additional facilities such as school, shop, G.P's surgery, and may enhance the existing facilities and services in Kidderminster. This option would give opportunities through pathways and cycle ways leading to green spaces to contribute to healthy and active lifestyles and with improved air quality to improve health. This Option would have an impact on both the

Green Belt and the loss of agricultural land that in this area is grade 2 and 3 it could also have a significant effect on the character however due to the location it is considered that this option is a sustainable option and has been progressed to the next stage of the emerging Local Plan.

- 5.5** Option 4 is for brownfield development in Stourport on Severn with additional land that is greenfield including land in the Green Belt. Stourport on Severn is a town with a population of approximately 20,000 and additional development is required. The majority of sites in Stourport on Severn are not on prime agricultural land and therefore this category has scored positively although land around Stourport on Severn is generally grade 2 and 3 agricultural land. Land at Areley Kings is high quality agricultural land (grade 2 and 3) but this is relevant for only a small number of sites that are being considered. Stourport on Severn has only one bridge crossing, therefore any land allocated for development on land on the Areley Kings side of the river could have a significant effect on congestion as access over the bridge is at a point which is already congested. Gilgal in Stourport on Severn is a area of concern due to poor air quality and additional traffic passing through could have a detrimental effect on the air quality of this area. Land on the Areley Kings side of the river would have a significant impact visually on the landscape and have an impact on the setting of the settlement, however as stated previously this only relates to sites in this area and overall when taking all sites in Option 4 into consideration the score across all sites is a positive one. Green Belt land surrounds the majority of Stourport on Severn north of the river and scored negatively on this, however land south of the river in Areley Kings is not in the Green Belt but is a less sustainable location for the reasons above.
- 5.6** Option 5 Allocate some development to Bewdley through an amendment to the town's settlement boundary to accommodate new development. Bewdley is a town of approximately 9,000 people and has a need for additional dwellings and employment land within the area. Development at Bewdley would have a significant effect on the provision of affordable dwellings in the town and additional residents may help to retain services and facilities within the town. Bewdley has an AQMA in Welchgate and therefore land on the Wribbenhall side of the river is less likely to have an adverse effect on the AQMA than on the opposite side of the river where additional traffic through Welchgate is likely to have a significant effect on the AQMA. Bewdley east of the river is surrounded by Green Belt where as Bewdley to the west of the river is not surrounded by Green Belt. This option scores negatively for employment provision as little employment land is proposed with one site being proposed.
- 5.7** Option 6 Allocate more new development to the villages and settlements within the District's Rural East. Villages in the Rural East of the District are more sustainable than in the Rural West as they have more service provision and public transport. Land in the rural East as for options 2 and 3 is high quality agricultural land and is within the Green Belt, this option would have a significant effect on the Green Belt and protecting and enhancing landscape and townscape and scores negatively on both of these SA objectives. Large amounts of development land in options 2 and 3 are being proposed to the east of Kidderminster and it is considered that local need in the rural east could be served by the urban extensions. For these reasons option 6 has not been taken forward.
- 5.8** Option 7 Allocate more development to the villages and settlements within the District's Rural West. Settlements to the west of the River Severn have low levels of service provision and limited public transport. Some villages such as Far Forest and Clows Top do have a number of local facilities such as village hall, shop and church. Far Forest also has a public house. Small amounts of development for local need may have a significant effect on local communities as an increase in population may help to keep local rural services and facilities such as school and shop. Only residential development is proposed in the Rural west and therefore scores negatively on the

provision of additional employment. This Option scores negatively on protecting soil and land and protecting and enhancing landscape and townscape this is because development on agricultural land in the rural area is likely to have a negative visual effect but would serve a local need for dwellings. Road transport in the rural west is good but this is scored as an uncertain effect as would depend largely on where development was situated.

Preferred Options

- 5.9** A combination of six of these options have been progressed to the preferred option stage with Options A and B each being a combination of core sites that are the same for both and then Option A additional sites which are more contained and Option B additional sites which are more dispersed.
- 5.10** Against many of the SA objectives both option A and option B score minor positives, such as both should have a significant impact on improving health and well being across the District, both options will provide footpaths and cycle paths. A cumulative effect of enhanced accessibility to green space and housing that fulfils the needs of the occupier could improve health and well being.
- 5.11** Both options score a major positive in ensuring that the housing needs of all residents and communities are met as both options will be expected to provide opportunities for affordable accommodation on sites of at least ten dwellings. This could have a significant effect on the number of dwellings within the District, also by providing a wide range of accommodation it may mean that elderly residents in family sized accommodation choose to move to smaller accommodation which may mean that family sized accommodation becomes available. Both options will be expected to promote energy efficiency and energy generated from renewable and low carbon sources and so both options score the same on this point. Both options should also have a significant effect on the District's biodiversity and geodiversity. Development of agricultural land may lead to significant positive effects with links via pathways and cycle paths.
- 5.12** Both options score a minor positive for supporting the economy and ensuring that suitable employment opportunities are available within the District. Option A proposes 43 hectares of employment land and option B 39 hectares. This amount of employment land will provide opportunities and space for businesses to develop and expand. Additional employment within the District will encourage in migration which could have a significant effect on the economy and vitality of the District with additional use of services and facilities.
- 5.13** Both options score a minor negative on the SA objective protecting soil and land as much of the land in the District is grade 2 and 3 agricultural land. Both options would require that Green Belt land is taken out of the Green Belt and developed. Option A proposes a gross loss of 2.4% of total Green Belt land across the District and Option B proposes a gross loss of 1.9% total Green Belt land across the District.
- 5.14** Option A which is the option for concentrated growth scores a major positive for improving and enhancing the provision and accessibility of local services and facilities and to reduce the need to travel and move towards more sustainable travel modes. The concentrated growth approach is likely to have a significant effect on the community because if development is more concentrated the cumulative effect of new residential development together with existing is more likely to provide additional services and facilities such as infrastructure, shop, school, cycle paths and footpaths. The cumulative effect of residential development to the east of Kidderminster can be mitigated with a link road around Kidderminster, this would be likely to have a significant effect on existing traffic issues and congestion by reducing the amount and air quality in Kidderminster

and the AQMA area around the Horsefair. A link road around Kidderminster should reduce the amount of traffic travelling through Kidderminster town centre, this is likely to have a significant positive effect on congestion and air quality which in turn could have a significant positive effect on improved well being and health of residents.

- 5.15** Option B scores the same as option A on the majority of SA Objectives, however, on SA Objective 2; To improve and enhance the provision and accessibility of local services and facilities and SA Objective 5; To reduce the need to travel and move towards more sustainable travel modes; to reduce associated effects of air quality and greenhouse gas emissions Option B does not score as well as Option A. This is because Option B is a more dispersed option which will not have the same cumulative effect that will provide additional infrastructure and services.
- 5.16** Options A and B are both preferred options, at the present time it is unknown which will be progressed or if a combination of the two will be taken forward to the next stage of the emerging Local Plan.

Strategic and Development Management Policies.

- 5.17** Plan objectives and both strategic and development management policies that are contained in the emerging Local Plan have also been assessed against the SA Objectives.
- 5.18** Sustainable Development Policies – Strategic Policies relating to sustainable development score positively for all of the SA Objectives which are sustainable objectives. There will be cumulative significant effects on the Green Belt as both of the preferred option proposals do propose to develop 1.9% (Option B) or 2.4% (Option A) (gross area) of the Green Belt. This means approximately 2% of the total Green Belt would be developed protecting circa 98% of the Green Belt and preventing speculative development elsewhere within the District in less sustainable locations.
- 5.19** Green Belt Policies - Strategic and development management policies. Green belt policies score a major positive on maintaining the integrity of the Green Belt within the District. Protecting the Green Belt means that development is contained rather than dispersed, reducing the need to travel but contained development could have a significant negative effect on air quality. Green Belt policy protects the historic town of Bewdley by preserving the setting and special character of the town which is one of the five purposes for Green Belt.
- 5.20** Providing Accommodation Policies - The strategic and development management policies. The housing policies are specific policies which relate to types of dwellings, as well as caravans, space standards and standards for gypsies, travellers and travelling showpeople. The number or location of dwellings is covered in the Sustainable Development section. Providing Accommodation is scored as a major positive in the SA framework ensuring that the housing needs of all residents and communities are met as the policies should ensure that residents requirements in terms of suitable housing accommodation are met.
- 5.21** Health Policies - Health and Wellbeing Strategic policy. The first objective of the SA is to improve health and well being within the District and reduce inequalities in health, the health policy is that development should help to maximise opportunities to improve quality of life to make it easier for people in Wyre Forest District to lead healthy, active lifestyles by ensuring that policies contained in the emerging Local Plan reflect this objective and to ensure that development complies with the objective.

- 5.22** Diverse Local Economy Policies - Strategic and Development Management Policies. Major positive for supporting the economy and ensuring suitable employment opportunities as this is the aim of many of the policies as well as aiming to ensure that retail centres are retained ensuring that residents have access to services and facilities. Providing enough employment land and retail services within the District reduces the need to travel for these services and maintains and enhances community and settlement identities.
- 5.23** Unique Place Policies - Strategic and Development Management Policies. Policies that relate to local distinctiveness and safeguarding the historic environment. Major positives of significance in protecting and enhancing landscape and townscape, protecting and enhancing the historic environment and its setting and maintaining and enhancing community and settlement identities.
- 5.24** Infrastructure Policies - Strategic and Development Management Policies. Major significant positives in categories as additional and improved infrastructure will improve and enhance local services and facilities, reduce flood risk, reduce need to travel and provide additional roads and promote energy efficiency. Infrastructure policies would significantly, through the cumulative effect of development on many sites improve the Districts infrastructure in the long term.
- 5.25** Green Infrastructure Policies - Strategic and Development Management Policies. Development of agricultural land will result in some loss of high grade agricultural land (grade 2 and 3) but this may result in additional green infrastructure. Woodland areas on sites being developed will generally be retained and enhanced with links via pathways and cyclepaths to residential areas. The loss of some agricultural land may lead to biodiversity enhancement by additional planting and management.
- 5.26** Policies may be altered following consultation but policies covering each of the topic areas will be progressed to the next stage of the emerging Local Plan.

Site Assessments

- 5.27** All sites have been assessed against the SA objectives. Due to the amount of sites to be assessed they were divided into geographical areas comprising Kidderminster town, Kidderminster town centre, Kidderminster North, Kidderminster East, Kidderminster West, Stourport on Severn East of the river, Stourport on Severn West of the river, Bewdley, Rural East and Rural West. A map at Appendix G shows the geographical areas that they were divided into.
- 5.28** Kidderminster Town - Virtually all of the sites are existing brownfield sites. Most sites are close to existing services and facilities, many are on a frequent bus route and within 400 metres of bus stops. All sites have good access to open space and sports facilities and most sites are well located in terms of highways, development is likely to increase traffic but suitable mitigation should reduce significant negative effects. Most sites involve the redevelopment of previously developed land but redevelopment has the potential to enhance the townscape. A detailed matrix of the sites is found at Appendix G1.
- 5.29** Kidderminster Town Centre - All sites have good accessibility to the majority of local services (GP, employment, education, retail) and are within 400m of a bus stop. Most of the sites are not significant enough to contribute to road network improvements. However there may be the opportunity to improve highway network at Green Street and improvements at Bromsgrove Street. Development of sites may have a minor negative impact upon the Horsefair AQMA through increased traffic, however there is potential for significant improvements to the road network at Churchfields and Horsefair to mitigate this. Potential for comprehensive redevelopment/

refurbishment at the majority of these sites could potentially lead to significant improvements to the overall streetecene and character of Kidderminster town centre. A detailed matrix of the sites is found at Appendix G2.

- 5.30** Kidderminster North - Although located close to existing road network a number of sites would have a negative impact on the Kidderminster Road network and the Horsefair AQMA. The site at Low Habberley Farm is close to the existing road network. However, a development of this size in this location would have significant negative impact on the surrounding road network. Development of land at Puxton may allow for improvements to adjacent SSSI and enable access/formation of Country Park. Hurcott ADR is adjacent to SSSIs and Local Nature Reserve and development has the potential for a residual negative effect unless suitable mitigation is put in place. Development of Low Habberley Farm and land at Puxton would have a significant negative impact on the integrity of the Green Belt and would not positively address any of the 5 purposes of the Green Belt. Much of the land at Lea Castle Hospital is brownfield and would not result in the loss of agricultural land. However, there are large tracts of woodland on the site together with several areas of acid grassland which will need protecting. Development has the potential for a negative effect on these areas and may cause fragmentation of ecological corridors. Sites at Low Habberley Farm and land at Puxton are in highly sensitive landscapes where mitigation is likely to be difficult. Development is therefore likely to have a major negative effect. A detailed matrix of the sites is found at Appendix G3.
- 5.31** Kidderminster East - Land at Stone Hill, rear of Horngrove, Stanklyn Land, Rear of Spennells/Easter Park, East of Offmore Park and land adj Hodge Hill Farm will enable the opportunity of a Kidderminster eastern relief road which will offer significant transport improvements for the District. Development will also bring the opportunity for some new key and local services such as a new school. Development of land at Stone Hill allows opportunity for significant enhancements to the watercourses and pools systems. Development would also open up more land to biodiversity enhancement and increased public access. Land north of Stone Hill, land west of Stanklyn Lane and Sparum Farm, Stanklyn Lane are poorly located in terms of access to services and are not proposed for allocation. All these sites would however need to be released from the Green Belt and therefore development may have an adverse impact on some of the purposes of Green Belt. Most sites are on high quality agricultural land and its loss can not easily be mitigated for. The redevelopment of the brownfield sites has the potential for a significant positive effect. A detailed matrix of the sites is found at Appendix G4.
- 5.32** Kidderminster West - Land at The Lea and Ridgend, Bewdley Hill are likely to have a major effect on integrity of Green Belt and landscape as sites are in sensitive Green Gap between Bewdley and Kidderminster; there may be possibilities for mitigation but uncertain at this stage of assessment. More than 800m from most services so the potential for negative effects through increased car usage but possibilities to mitigate through traffic management at Bewdley Hill and extension to the local cycleways with positive effects. Major positive effects indicated for housing that will be cumulative in the longer term. A detailed matrix of the sites is found at Appendix G5.
- 5.33** Stourport on Severn East of the River - All of these sites in Stourport-on-Severn score well in terms of access to services apart from the sites at Wilden Top and at Sandy Lane which are not so well served by facilities. Most sites are well located in terms of the road network and any significant impact could be mitigated for. However, the cumulative impact of bringing so many sites forward for redevelopment in an already congested area will need to be carefully assessed. The Parsons Chain site has the potential to significantly improve the highways network as redevelopment

would include the provision of a section of the Stourport Relief Road. Many of these sites are brownfield and their redevelopment has the potential to significantly enhance the townscape. A detailed matrix of the sites is found at Appendix G6.

- 5.34** Stourport on Severn West of the River - Stourport on Severn west of the River Severn has access to some services however the majority are situated on the opposite side of the River Severn. This means to access these services such as the retail, G.P's and employment the river will need to be crossed. There is one river crossing at Stourport-on- Severn which is a bottleneck. Traffic can be heavy and slow moving. Traffic passes through Gilgal which is an area of air quality concern. The brownfield sites relate to the existing settlement and the redevelopment of these sites may positively contribute to Stourport -on -Severn and it's townscape. Land east of Areley Common, land at Paerl Lane and land off Ribbesford Road all large sites on the edge of Stourport which would have a visual impact, but would give greater opportunities for renewable energy generation. A detailed matrix of the sites is found at Appendix G7.
- 5.35** Bewdley - The majority of Bewdley sites have good access to services. Land at Dry Mill Lane is likely to have a major negative effect on the road network and AQMA. The majority of the rest of the sites have the potential to increase traffic but are well located in terms of road networks and with mitigation of highway improvements may have the potential for a neutral effect. There are potential flooding issues at Bewdley Library and medical centre and Lax Lane but redevelopment of these sites will have a positive effect with a reduction in hard surfacing. The brownfield sites are likely to have a positive impact on the townscape; the remaining greenfield sites could have a minor negative impact in townscape terms. The majority of the sites except for the sites Tower Farm, Long Bank and Alton Nurseries are adjacent to the existing built environment and so with sympathetic schemes may positively contribute to the identity of the settlement. A detailed matrix of the sites is found at Appendix G8.
- 5.36** Rural East - Sites in and around Cookley have access to many services including shops, school and G.P's surgery and therefore score highly on objective 2. Blakedown also has a number of services as well as a railway station with direct services to Birmingham. The other settlements in the rural East area have few services and therefore score negatively. Many of the sites are remote from main settlements. A detailed matrix of the sites is found at Appendix G9.
- 5.37** Rural West - Within Far Forest some services exist which include shop/post office, school, public house, church and village hall. Clows Top also has some facilities. The rest of the Rural West area has very few facilities. The road network is good. Any development has the potential to increase traffic but is well located in terms of road networks. Apart from one brownfield site where development has the potential to enhance the site, all of the other sites are Greenfield and have medium sensitivity in landscape terms and any development could have a potential negative impact on the countryside. A number of the sites relate well to the existing settlements of Far Forest and Clows Top. A number of other sites relate well to existing built development but there are very few facilities. The sites at Rock do not relate well to the existing settlement. A detailed matrix of the sites is found at Appendix G10.
- 5.38** In Appendix H are sites that have already been discounted for development and will not be progressed, the reasons vary from sites that are not viable, adverse impact on nearby businesses if developed, no or poor access, flooding, impact on protected species, potential adverse impact on water supply and landscape, important open gap in streetscene and highway issues.

- 6.1** The SEA Directive and Regulations require that the significant effects (positive and negative) of implementing the plan should be monitored in order to identify at an early stage any unforeseen effects and to be able to take appropriate remedial action. Government guidance on SA/SEA advises that existing monitoring arrangements should be used where possible in order to avoid duplication. Government requires local planning authorities to produce Authority Monitoring Reports (AMR) including indicators and targets against which the progress of the Local Plan can be assessed. The Wyre Forest District Council Authority Monitoring Report which is produced annually is considered sufficient to ensure that appropriate monitoring takes place.

- 7.1** This SA Report is available for comments alongside the Wyre Forest District Preferred Options document for an eight week period commencing Thursday 15th June 2017 to 14th August 2017. All responses should be sent to LPR@wyreforestdc.gov.uk
- 7.2** It is important that there is public involvement when preparing planning documents. Wyre Forest District Statement of Community Involvement (February 2013) sets out how the District Council will consult on planning policy documents. The statement clearly sets out:
- How people will have the chance to contribute their ideas, and the process for considering and responding to these views.
 - How people will get the chance to participate in developing proposals and options.
 - How people can submit representations on formal planning proposals.
 - How the District Council will seek to provide feedback to keep the community informed on progress and outcomes.
- 7.3** The key aims of the SCI are:
- To offer the widest range of opportunities to stakeholders and the community to participate in the plan-making process with the resources available.
 - To comply with, and where appropriate, exceed the minimum legal requirements for stakeholder and community consultation in the planning process.
- 7.4** Following the Preferred Options Public Consultation, the consultation responses will be considered and the next stage of the emerging Local Plan and the Sustainability Appraisal (SA) will be updated. The SA process will take on board any comments on this SA Report and use them during the next round of assessments for the next iteration of the Plan. The next stage in the plan making process for the emerging Local Plan is the Pre-submission Public Consultation. It is anticipated that this will take place during Spring 2018. Following the consultation the responses will be considered and the emerging Local Plan finalised, the Plan will be subject to a further SA before submitting for an Independent Examination, proposed modifications will then be consulted on. It is anticipated that following receipt of the Independent Examiner's report the emerging Local Plan will be adopted by Wyre Forest District Council in Spring 2019.

Appendix A: Statement on Compliance with SEA Directive and Regulations

The EU Directive (Annex 1) requires certain information to be provided in the Environmental Report. This requirement is implemented into UK legislation through the SEA Regulations (2004). This is Appendix 1 of the Sustainability (Integrated) Report that constitutes the Environmental Report as required by the SEA Directive and the UK SEA Regulations.

This Appendix sets out how the requirements for SEA have been met and signposts where this information is found in the Sustainability Report and in accordance with paragraph 165 of the National Planning Policy Framework (NPPF 2012)

SEA Directive and Regulations Requirements	SA Report Section	Summary of Contents
An outline of the contents, main objectives of the plan and relationship with other relevant plans.	Section 1 Introduction	Vision and main objectives of emerging Wyre Forest District Local Plan.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Section 2 Appendix B SA Scoping Report	Summarises the relevant baseline conditions for sustainability in Wyre Forest District. More information is contained in the SA scoping report (2015).
The environmental characteristics of the area likely to be affected.	Section 3 Context and Baseline	Summarised in Section 3 of the SA Report.
Any existing environmental problems which are relevant to the plan including, in particular, those relation to any areas of a particular environmental importance.	Section 3 Context and Baseline Section 1	Sustainability context HRA statement regarding undertaking screening.
The environmental protection objectives relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 2 SA Methods. Appendix B	Summary of SA Objectives Refers to the SA Scoping Report (2015)
The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long term, permanent and temporary, positive and negative effects.	Section 2 and Appendices C-G	Presents the SA Framework of objectives, all issues are considered during the assessment of each element of the emerging Local Plan as policies are assessed against SA objectives.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of	Section 5 and Appendices	Where potential significant negative effects are predicted the SA has sought to provide suggestions for

implementing the plan.	C-G	mitigation possibilities. Summarised in section 5 and details in matrices in appendices.
An outline of the reasons for selecting the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.	Section 5 and Appendices C-H	Alternatives were considered as part of developing the Preferred Options. Reasons for taking forward or not progressing alternatives.
A description of the measures envisaged concerning monitoring.	Section 6	Provides measures proposed for monitoring the sustainability (and environmental) effects of the implementation of the emerging Wyre Forest District Local Plan.
A non-technical summary of the information provided under the above headings.	Report preface	Provides a non-technical summary.

Appendix B: SA Scoping Report - available separately

Appendix B: SA Scoping Report - available separately

APPENDIX C – PLAN OBJECTIVES

		SUSTAINABILITY APPRAISAL OBJECTIVES													
Plan Objectives		1	2	3	4	5	6	7	8	9	10	11	12	13	
1	To encourage the long term sustainable development of Wyre Forest District and its communities.	+	+	+	+	+	?	+	+	?	?	+	+	-	?
2	To address the key challenges facing the District especially in terms of housing, employment, and transport.	+	+	+	+	+	?	?	?	?	?	+	0	-	?
3	To address housing needs in order that the existing and future residents requirements are met and the economic development of the area is supported.	+	+	+	+	?	-	?	?	?	?	+	0	-	?
4	To recognise the changing nature of employment, encourage economic diversification and make sufficient high quality employment sites available.	+	+	0	+	?	-	?	?	?	?	+	0	-	?
5	To maximise the use of previously developed land in order to ensure the best use is made of available land both within and beyond the main towns.	+	+	+	+	+	+	?	+	?	?	+	?	+	?
6	To protect and support the role of the Green Belt through a strategic review and to identify limited strategic Green Belt release to enable the delivery of the Plan whilst reinforcing the role and integrity of the Green Belt for future Plan periods.	0	0	+	+	?	?	?	?	?	?	+	+	+	?
7	To help resolve the traffic issues in Kidderminster by the provision of an alternative route for through-traffic and to enhance the availability and versatility of rail-based services.	+	+	+	0	+	?	?	?	?	?	+	+	-	?
8	To maximise opportunities for the inclusion of green infrastructure and heritage assets into high quality development in order to provide a good quality of life and maximise the benefits of walking and cycling.	+	+	+	+	+	+	?	+	+	+	0	+	+	+

APPENDIX C – PLAN OBJECTIVES

Plan Objectives	SUSTAINABILITY APPRAISAL OBJECTIVES												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<p style="text-align: center;">Plan Objectives set out for Wyre Forest District.</p> <p>The Plan Objective is to encourage long term sustainable development that is positive for the District by having a significant effect on improving health and well being by encouraging healthy active life styles. Also to maximise opportunities for the inclusion of green infrastructure and heritage assets into high quality development. Inclusion of green infrastructure could help to be provided by pathways and cycle ways into green spaces improving health and well being and reducing the reliance on transport by car which is supported by the plan objectives.</p> <p>The Plan Objectives aim to address the key challenges facing the District, these being to provide the amount of dwellings needed across the District in areas where residents want to live, to provide enough employment land to encourage in migration to both live and work. By providing enough employment land for existing businesses to expand and to encourage new business into the District. An objective is to improve the existing transport congestion issues in Kidderminster with a road around the east of Kidderminster to encourage those who just need to travel through Kidderminster to travel around rather than through, this would have a significant effect on the traffic issues in Kidderminster and the air quality as less vehicles travelling through Kidderminster AQMA is likely to have a significant positive effect. In Wyre Forest District Kidderminster and Blakedown both have railway stations with rail services to Birmingham. Additional use of rail services may encourage less travel by car which would have significant positive effects on congestion and air quality in the District.</p> <p>One of the Plan Objectives is to make use as much as possible of previously developed land. This means that land that is currently unused would again be used this could have a significant improvement visually and improve the surrounding area. The land that has previously been used is generally in sustainable locations close to existing services and facilities which reduces the need to travel, which in turn helps the traffic issues and air quality. Utilising previously developed land means that less greenfield land is needed for development and less land would need to be taken out of the Green Belt. This would mean that more land in the landscape is protected and as less land is taken from the Green Belt the integrity of the Green Belt is retained.</p> <p>One of the Plan Objectives is to protect and support the role of the Green Belt through a strategic review. This Plan Objective recognises the conflict between retaining the Green Belt as it currently is and providing enough land for development. Much of the District is surrounded by Green Belt therefore the need for additional development across the District could have a significant effect on the Green Belt. A Green Belt study has been undertaken. Green Belt serves five purposes these are:</p> <ul style="list-style-type: none"> • to check the unrestricted sprawl of large built-up areas; • To prevent neighbouring towns merging into one another; • To assist in safeguarding the countryside from encroachment; 													

APPENDIX C – PLAN OBJECTIVES

Plan Objectives	SUSTAINABILITY APPRAISAL OBJECTIVES												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<ul style="list-style-type: none"> To preserve the setting and special character of historic towns; and To assist in urban regeneration, by recycling of derelict and other urban land. <p>There is not enough previously developed land to meet the development requirements and therefore some Green Belt release will be necessary. The Plan Objective is for Green Belt release to enable delivery of the Plan but at the same time reinforcing the role and integrity of the Green Belt for future Plan periods.</p>													

APPENDIX D - LOCAL PLAN REVIEW – ISSUES AND OPTIONS STRATEGIC OPTIONS

		SUSTAINABILITY APPRAISAL OBJECTIVES												
Issues and Options Strategic Options		1	2	3	4	5	6	7	8	9	10	11	12	13
1	Brownfield regeneration which focuses on the main towns of Kidderminster and Stourport-on-Severn.	+	+	+	+	++	+	?	+	0	?	+	?	+
2	Brownfield regeneration focussed on the main towns and expansion of Kidderminster to the North East via a sustainable urban extension.	+	+	++	+	++	-	?	-	?	?	+	?	-
3	Brownfield regeneration focussed on the main towns and expansion of Kidderminster to the South East via a sustainable urban extension.	+	+	++	+	++	-	?	-	0	?	+	?	-
4	Brownfield regeneration focus for Stourport-on-Severn with some greenfield and Green Belt release	+	+	+	+	+	+	?	+	0	?	+	?	-
5	Allocate some development to Bewdley through an amendment to the town's settlement boundary to accommodate new development.	+	+	+	+	+	-	?	-	0	?	-	?	-
6	Allocate more new development to the villages and settlements within the District's Rural East.	+	+	+	+	?	-	?	-	0	?	-	?	-
7	Allocate more development to the villages and settlements within the District's Rural West.	+	+	+	+	?	-	?	-	0	?	-	?	+

Option 1 which is current Wyre Forest District Council Policy is a sustainable option utilising brownfield land which is land that has been previously developed. The majority of the brownfield land is in sustainable locations in existing towns and has access to services and facilities which reduces the need to travel. This Option protects both the Green Belt and high grade agricultural land. However, there is insufficient brownfield land to satisfy the development requirements over the Plan period.

Option 2 is for brownfield regeneration as in Option 1 but with additional land to fulfil the requirement for development land. The Option includes an expansion to the North East of Kidderminster. This option would have a significant effect on ensuring that opportunities to increase the amount of affordable dwellings across the District are met. This Option would have a significant effect on traffic in the area however this could be mitigated by a road around the East of Kidderminster which would have a significant effect on transport issues in Kidderminster. The improvement of congestion would also improve air quality, this option would also have the opportunity to provide additional facilities such as employment land, school, G.P's surgery and shops, these facilities would enhance the existing services and facilities for Kidderminster. This option would give opportunities through pathways and cycle ways

APPENDIX D - LOCAL PLAN REVIEW – ISSUES AND OPTIONS STRATEGIC OPTIONS

Issues and Options Strategic Options	SUSTAINABILITY APPRAISAL OBJECTIVES												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<p>leading into green spaces to contribute to healthy and active lifestyles and with improved air quality improved health. This Option would have an impact on both the Green Belt and the loss of agricultural land that in this area is grade 2 and 3 it could also have a significant effect on the character however due to the location it is considered that this option is a sustainable option.</p> <p>Option 3 is for brownfield regeneration as in Option 1 but with additional land to fulfil the requirement for development land. The Option includes an expansion to the South East of Kidderminster. This option would have a significant effect on ensuring that opportunities to increase the amount of affordable dwellings across the District are met. This Option would have a significant effect on traffic in the area however this would be mitigated by a road around the East of Kidderminster which would have a significant effect on transport issues in Kidderminster. The improvement of congestion would also improve air quality, this option would also have the opportunity to provide additional facilities such as school, shop, G.P's surgery, and may enhance the existing facilities and services in Kidderminster. This option would give opportunities through pathways and cycle ways leading to green spaces to contribute to healthy and active lifestyles and with improved air quality to improve health. This Option would have an impact on both the Green Belt and the loss of agricultural land that in this area is grade 2 and 3 it could also have a significant effect on the character however due to the location it is considered that this option is a sustainable option.</p> <p>Option 4 is for brownfield development in Stourport on Severn with additional land that is greenfield including land in the Green Belt. The majority of sites in Stourport on Severn are not on prime agricultural land and therefore this category has scored positively although land around Stourport on Severn is generally grade 2 and 3 agricultural land. Land at Areley Kings is high quality agricultural land (grade 2 and 3) but this is relevant for only a small number of sites that are being considered for Stourport. Development on land on the Areley Kings side of the river could have a significant effect as land on the opposite side from the main town means that to access the majority of services and facilities, the river would need to be crossed at a point which is already congested, Gilgal in Stourport on Severn is a area of concern due to poor air quality and additional traffic. Land on the Areley Kings side of the river would have a significant impact visually on the landscape and have an impact on the setting of the settlement, however as stated previously this only relates to sites in the area and overall when taking all sites in Option 4 into consideration the score across all sites is a positive one. Green Belt land surrounds the majority of Stourport on Severn north of the river and scored negatively on this, however land south of the river in Areley Kings is not in the Green Belt but is a less sustainable location for the reasons above.</p> <p>Option 5 Allocate some development to Bewdley through an amendment to the town's settlement boundary to accommodate new development. Development at Bewdley would have a significant effect on the provision of affordable dwellings in the town and additional residents may help to retain services and facilities within the town.. Bewdley has an AQMA in Welchgate and therefore land on the Wribbenhall side of the river is less likely to have an adverse effect on the AQMA than on the opposite side of the river where additional traffic through Welchgate is likely to have a significant effect on the AQMA. Bewdley east of the river is surrounded by Green Belt where as Bewdley to the west of the river is not surrounded by Green Belt. This option scores negatively for employment provision as little employment land is proposed.</p>													

APPENDIX D - LOCAL PLAN REVIEW – ISSUES AND OPTIONS STRATEGIC OPTIONS

Issues and Options Strategic Options	SUSTAINABILITY APPRAISAL OBJECTIVES												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<p>Option 6 Allocate more new development to the villages and settlements within the District's Rural East. Land in the rural East as for options 2 and 3 is high quality agricultural land and is within the Green Belt, this option would have a significant effect on the Green Belt and protecting and enhancing landscape and townscape and scores negatively on both of these SA objectives.</p> <p>Option 7 Allocate more development to the villages and settlements within the District's Rural West. Villages in the rural west have few facilities and very limited public transport, small amounts of development for local need may have a significant effect on local communities as an increase in population may help to keep local rural services and facilities such as school and shop. Only residential development is proposed in the Rural west and therefore scores negatively on the provision of additional employment. This Option scores negatively on protecting soil and land and protecting and enhancing landscape and townscape this is because development on agricultural land in the rural area is likely to have a negative visual effect but would serve a local need for dwellings. Road transport in the rural west is good but this is scored as an uncertain effect as would depend largely on where development was situated.</p>													

APPENDIX E - LOCAL PLAN REVIEW – PREFERRED OPTIONS A AND B

SA Objective	Option A	Option B	
1	+	+	Both Options should have a significant impact on improving health and well being across the District as development may result in more GP surgeries, also increased provision of footpaths and cycleways. A cumulative effect of enhanced accessibility to green space via footpaths and cycleways to outdoor recreation as well as housing that fulfils the occupiers needs can improve well being and thus have a significant impact on health.
2	++	+	Cumulative effect of development in Option A to the East of Kidderminster together with existing residential development is more likely to provide additional services and facilities such as infrastructure, shop, school, cycleways and footpaths. Some development for local need in rural areas may have a significant effect on the community, there may be a cumulative effect of the number of existing residents in a rural community which together with additional residents may increase the likelihood of retaining existing services such as a school or shop.
3	++	++	Increased number of dwellings across the District will provide opportunities for additional affordable accommodation as sites of more than 10 dwellings will be expected to provide some affordable dwellings. This could have significant impact on the number of residents with housing need within the District. Providing the appropriate quantity and quality of dwellings in a range of tenures and sizes could mean that elderly residents in family size dwellings may have the opportunity to move into appropriate size accommodation which could mean that family size dwellings become available.
4	+	+	The District Council will encourage renewable energy to be incorporated into residential proposals, it is expected that the larger sites will be able to provide more opportunities for renewable than considerably smaller sites. It is expected that all new residential units will have opportunities for recycling waste.
5	++	-	The cumulative effect of residential development to the East of Kidderminster with mitigation of additional roads (Option A) would have a significant impact on traffic issues and the Air Quality Monitoring Area around the Horsefair in Kidderminster. Use of a link road around Kidderminster should reduce the amount of traffic travelling through Kidderminster town centre. This should have a significant positive effect on congestion and air quality which may have a significant effect on improved well being and health of local residents.
6	-	-	Due to there being insufficient brownfield land to meet the amount of development required within the District greenfield and Green Belt land will need to be developed. Both Options have scored poorly as both proposals would need to develop Green Belt land. Option A proposes 2.4% of total Green Belt land and Option B proposes 1.9% of total Green Belt land, these figures are gross so not all of this land would be developed some would be retained as green space. The NPPF states that “Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”. This has been considered but due to the sustainable location it seems likely that some high quality agricultural land in the Green Belt will need to be used for development.

APPENDIX E - LOCAL PLAN REVIEW – PREFERRED OPTIONS A AND B

SA Objective	Option A	Option B	
7	?	?	At this stage there is uncertainty regarding protecting the floodplain from development and reducing the risk in existing developed areas. The site assessment analysis gives more information regarding sites. Both Options A and B would have the potential to include SUDs within proposals.
8	-	-	Both Options score negatively as development sites within both Options could have a significant visual impact on existing settlements and/or the surrounding countryside. Mitigation measures will include planting and screening to reduce the visual impact.
9	?	?	At this stage it is uncertain if either Option A or B would have a significant effect on the District's biodiversity and geodiversity, however it would be expected that both Options would have a significant positive effect on the District's biodiversity and geodiversity. Development of agricultural land with planting may lead to significant positive effect with links via pathways and cycleways.
	?	?	
10	+	+	Within both options employment sites are proposed, 43 hectares in Option A and 39 hectares in Option B. Additional employment land will provide opportunities and space for businesses to develop and expand. Additional employment within the District will encourage in migration which should have a significant impact on the economy and vitality of the District with additional use of services and facilities.
11	?	?	At this stage it is uncertain if either Option A or B would have a significant effect on the historic environment.
12	-	-	Both Option A and Option B propose to develop land that is currently within the Green Belt. Option A proposes to use 2.4% and Option B 1.9% both of these figures are gross so only a proportion of this amount would be developed, the rest would be open space. The agricultural land proposed in Option A to the East of Kidderminster is grade 2 and 3 land however these are sustainable sites.
13	?	?	At this stage it is uncertain of the effect on community and settlement identities however large scale development such as to the East of Kidderminster, land at Areley Kings and Lea Castle are all likely to have an impact on community and settlement identities which could be both positive and negative.

Option A - Core sites and growth to the East of Kidderminster – Development outside the main towns concentrated at and adjacent to two urban extensions – Currently proposed Lea Castle site and urban extension to the East and South East of Kidderminster. This option is a more concentrated approach with a lower number of sites. This Option proposes 2.4% (266ha) of total Green Belt land area.

Option B – Core sites and dispersed growth across the District – Development outside of the main towns concentrated at two urban extensions, extension to East of Kidderminster north of Bromsgrove Road and an enlarged Lea Castle development which extends to the Stourbridge Road. Significant

Wyre Forest District Council

Local Plan Review Preferred Options Sustainability Appraisal (May 2017)

APPENDIX E - LOCAL PLAN REVIEW – PREFERRED OPTIONS A AND B

levels of development at Areley Kings and additional development required in each of the towns, the Kidderminster-Stourport corridor and the rural West. A greater number of sites will be required. This Option proposes 1.9% (218ha gross) of total Green Belt land area.

APPENDIX F- LOCAL PLAN REVIEW – SA OF POLICIES

			SUSTAINABILITY APPRAISAL OBJECTIVES												
Theme	Policy		1	2	3	4	5	6	7	8	9	10	11	12	13
Sustainable Development	Policy 5A	Sustainable Development													
	Policy 6A	Development Needs 2016 - 2034													
	Policy 6B	Locating New Development.													
	Policy 6C	Kidderminster town as the strategic centre of the District.	+	+	+	+	+	+	+	+	+	+	+	+	+
	Policy 6D	Kidderminster Urban Extensions.													
	Policy 6E	Role of Stourport on Severn and Bewdley as Market Towns.													
	Policy 6F	Role of the villages and rural areas.													
Green Belt	Policy 7	Strategic Green Belt Review.	+	+	+	N/A	?	+	N/A	+	+	N/A	+	++	+
	Policy 25A	Safeguarding the Green Belt.													
Providing Accommodation	Policy 8A	Housing Density and Mix.													
	Policy 8B	Affordable Housing Provision.													
	Policy 8C	Addressing Rural Housing Needs.													
	Policy 8D	Specialist Housing Requirements.													
	Policy 8E	Gypsy and Traveller Site Provision.													
	Policy 8F	Site Provision for Travelling Showpeople.													
	Policy 18A	Financial Viability.													
	Policy 18B	Residential Infill Development.	+	+	++	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Policy 18C	Space Standards for New Residential Developments.													
	Policy 18D	Flat Conversions.													
	Policy 18E	Residential Caravans and Mobile Homes.													
	Policy 19	Site Standards for Gypsies, Travellers and travelling Showpeople.													
	Policy 28B	Chalets, Caravans, Mobile Homes.													
Health	Policy 9	Health and Wellbeing.	++	+	+	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Diverse Local Economy	Policy 10A	A Diverse Local Economy.													
	Policy 10B	Town Centre Development.													
	Policy 10C	Sustainable Tourism.													
	Policy 21A	Urban Employment Land.	N/A	+	N/A	N/A	+	N/A	N/A	N/A	N/A	++	N/A	N/A	+
	Policy 21B	Rural Employment.													
	Policy 21C	Small Firms/Start-ups.													

APPENDIX F- LOCAL PLAN REVIEW – SA OF POLICIES

			SUSTAINABILITY APPRAISAL OBJECTIVES												
Theme	Policy		1	2	3	4	5	6	7	8	9	10	11	12	13
	Policy 21D	Live Work Units and Homeworking.													
	Policy 21E	High Quality Offices.													
	Policy 22A	Town Centre.													
	Policy 22B	Out of Town Retail.													
	Policy 22C	Change of Use from Retail to Alternative Uses.													
	Policy 22D	Market Towns.													
	Policy 22E	Local Shops.													
	Policy 22F	Specialist Retailing.													
	Policy 22G	Food and Drink Retailing.													
	Policy 22H	Hot Food Takeaways.													
	Policy 23A	Supporting Major Tourist Attractions.													
	Policy 23B	Supporting Tourist Attractions.													
	Policy 23C	Tourist Accommodation.													
	Policy 28C	Equestrian Development.													
Unique Place	Policy 11A	Quality Design and Local Distinctiveness.													
	Policy 11B	Historic Environment.													
	Policy 11C	Landscape Character.													
	Policy 27A	Quality Design and Local Distinctiveness.													
	Policy 27B	Design of Extensions and Alterations.													
	Policy 27C	Landscaping and Boundary Treatment.	+	+	N/A	N/A	+	+	N/A	++	N/A	+	++	N/A	++
	Policy 27D	Advertisements.													
	Policy 27E	Wyre Forest Waterways.													
	Policy 28A	Reuse and Adaptation of Rural Buildings.													
	Policy 26A	Safeguarding the Historic Environment.													
	Policy 28D	Agricultural Land Quality.													
Infrastructure	Policy 12	Infrastructure.													
	Policy 13	Transport and Accessibility in Wyre Forest.													
	Policy 11E	Regenerating the Waterways.													
	Policy 15A	Water Conservation and Efficiency.													
	Policy 15B	Sewerage Systems and Water Quality.	+	++	N/A	++	++	+	++	N/A	0	+	N/A	N/A	N/A
	Policy 15C	Flood Risk Management.													
	Policy 15D	Sustainable Drainage Systems (SUDS).													
	Policy 16A	Pollution and Land Instability.													

APPENDIX F- LOCAL PLAN REVIEW – SA OF POLICIES

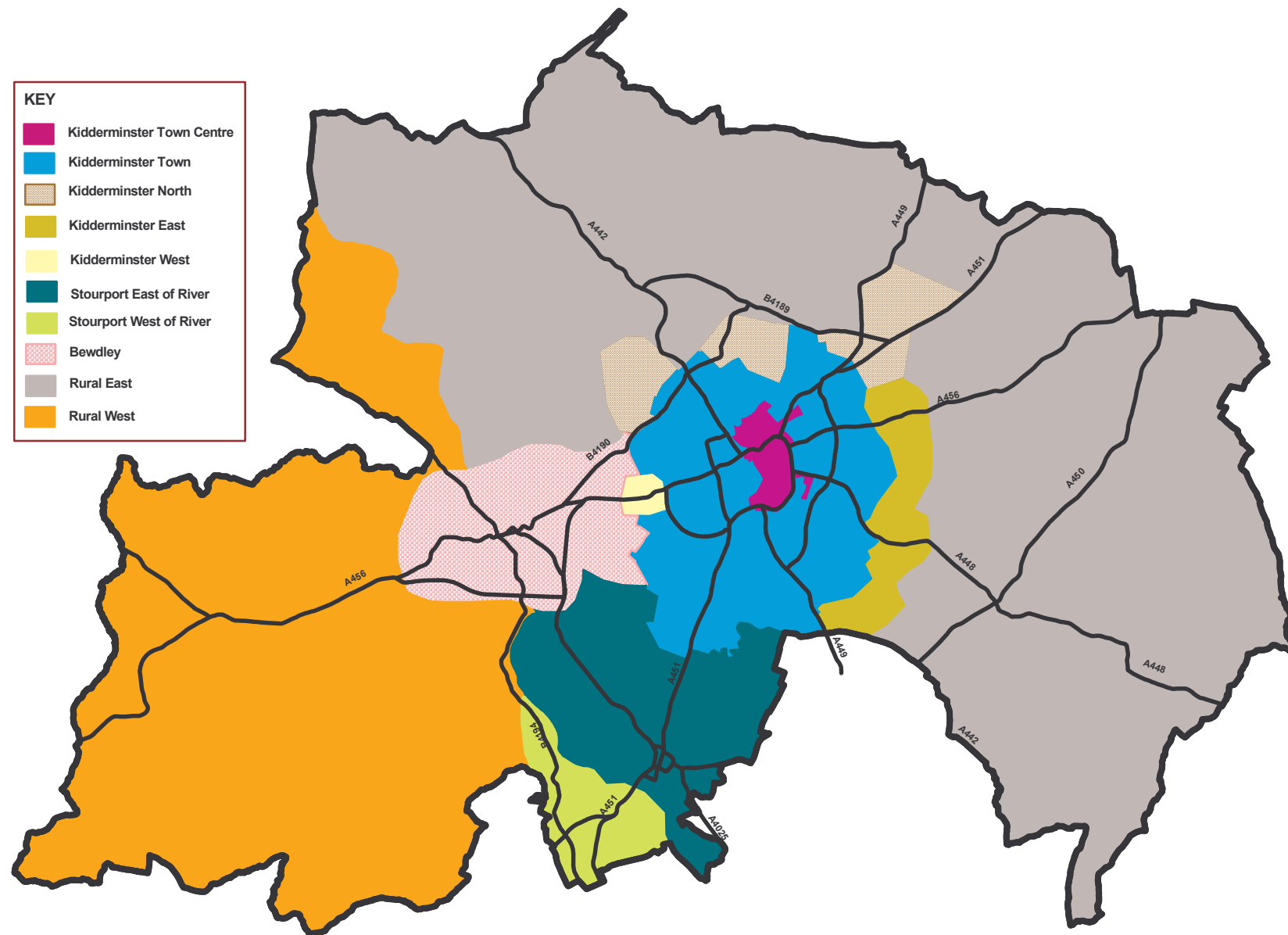
			SUSTAINABILITY APPRAISAL OBJECTIVES												
Theme	Policy		1	2	3	4	5	6	7	8	9	10	11	12	13
Green Infrastructure	Policy 16B	Minerals.													
	Policy 16C	Waste.													
	Policy 20A	Built Communities.													
	Policy 24A	Telecommunications and Broadband.													
	Policy 24B	Renewable and Low Carbon Energy.													
	Policy 11D	Protecting and Enhancing Biodiversity and Geological Conservation.													
	Policy 14	Strategic Green Infrastructure.													
	Policy 20B	Green Space.													
	Policy 20C	Provision for Green Space and Outdoor Community Uses in Development.													
<p>Sustainable Development Policies – Strategic Policies relating to sustainable development score positively for all of the SA Objectives which are sustainable objectives. There will be cumulative significant effects on the Green Belt as both of the preferred option proposals do propose to develop 1.9% (Option B) or 2.4% (Option A) of the Green Belt however this has scored positively as the figures are gross, this means that of this percentage only some of this would be used for development. This means less than 2% of the total Green Belt would be developed protecting a minimum of 98% of the Green Belt and preventing speculative development elsewhere within the District in less sustainable locations.</p> <p>Green Belt Policies - Strategic and development management policies. Green belt policies score a major positive on maintaining the integrity of the Green Belt within the District. Protecting the Green Belt means that development is contained rather than dispersed, reducing the need to travel but contained development could have a significant negative effect on air quality. Green Belt policy protects the historic town of Bewdley by preserving the setting and special character of the town which is one of the five purposes for Green Belt.</p> <p>Providing Accommodation Policies - The strategic and development management policies. The housing policies are specific policies which relate to types of dwellings, as well as caravans, space standards and standards for gypsies, travellers and travelling showpeople. The number or location of dwellings is covered in the Sustainable Development section. Providing Accommodation is scored as a major positive in the SA framework 3 ensuring that the housing needs of all residents and communities are met as the policies should ensure that residents requirements in terms of housing</p> <p>Health Policies - Health and Wellbeing Strategic policy. The first objective of the SA is to improve health and well being within the District and reduce inequalities in health, the health policy is that development should help to maximise opportunities to improve quality of life to make it easier for people in Wyre Forest District to lead healthy, active lifestyles by ensuring that policies contained in the emerging Local Plan reflect this objective and to ensure that development complies with the objective.</p> <p>Diverse Local Economy Policies - Strategic and Development Management Policies. Major positive for supporting the economy and ensuring suitable employment</p>			++	N/A	+	N/A	+	-	+	+	+	+	+	N/A	+

APPENDIX F- LOCAL PLAN REVIEW – SA OF POLICIES

			SUSTAINABILITY APPRAISAL OBJECTIVES												
Theme	Policy		1	2	3	4	5	6	7	8	9	10	11	12	13
	<p>opportunities as this is the aim of many of the policies as well as aiming to ensure that retail centres are retained ensuring that residents have access to services and facilities. Providing enough employment land and retail services within the District reduces the need to travel for these services and maintains and enhances community and settlement identities.</p> <p>Unique Place Policies - Strategic and Development Management Policies. Policies that relate to local distinctiveness and safeguarding the historic environment. Major positives of significance in protecting and enhancing landscape and townscape, protecting and enhancing the historic environment and its setting and maintaining and enhancing community and settlement identities.</p> <p>Infrastructure Policies - Strategic and Development Management Policies. Major significant positives in categories as additional and improved infrastructure will improve and enhance local services and facilities, reduce flood risk, reduce need to travel and provide additional roads and promote energy efficiency. Infrastructure policies would significantly, through the cumulative effect of development on many sites improve the Districts infrastructure in the long term.</p> <p>Green Infrastructure Policies - Strategic and Development Management Policies. Development of agricultural land will result in some loss of high grade agricultural land (grade 2 and 3) but this may result in additional green infrastructure. Woodland areas on sites being developed will generally be retained and enhanced with links via pathways and cyclepaths to residential areas. The loss of some agricultural land may lead to biodiversity enhancement by additional planting and management.</p>														

KEY

- Kidderminster Town Centre
- Kidderminster Town
- Kidderminster North
- Kidderminster East
- Kidderminster West
- Stourport East of River
- Stourport West of River
- Bewdley
- Rural East
- Rural West



APPENDIX G.1 - KIDDERMINSTER TOWN

		SUSTAINABILITY APPRAISAL OBJECTIVES														
SITES		1	2	3	4	5	6	7	8	9	10	11	12	13		
AS/20	Land N of Bernie Crossland Walk	++	+	++	?	0	N/A	0	+	-	0	0	0	?	N/A	0
AS/21	Golf Club and car park, Russell Road	++	+	+	?	0	++	0	+	?	0	0	0	N/A	N/A	+
AS/5	Victoria Carpets Sports Ground	++	+	++	?	0	N/A	0	--	-	0	-	+	N/A	N/A	?
AS/6	Former Lea Street School	+	++	++	-	+	++	0	+	+	0	0	-	+	N/A	+
AS/8	Land adj. 78 Cherry Orchard	+	++	+	-	+	++	0	0	+	0	0	0	N/A	N/A	+
BHS/18	Blakebrook School	+	++	++	-	0	++	0	+	?	0	-	0	+	N/A	+
BHS/22	Land at Selba Drive	+	+	+	+	-	N/A	0	+	?	0	0	0	N/A	?	+
BHS/24	Our Lady & St Pius Church	+	+	++	?	0	++	0	+	+	0	0	0	N/A	N/A	+
BHS/25	Westminster Road Garages	+	+	+	-	0	++	0	+	+	0	0	0	N/A	N/A	+
FHN/4	Franch Road Clinic	+	+	+	-	0	++	0	+	+	0	-	-	N/A	N/A	+
FHN/5	Roundhead PH	+	+	+	-	0	++	0	+	+	0	0	-	N/A	N/A	+
FPH/1	Settling ponds, Wilden Lane	+	-	++	+	0	N/A	0	0	-	-	0	?	N/A	-	?
FPH/10	British Sugar Phase 2	++	+	++	+	0	++	0	0	++	0	-	++	+	N/A	++
FPH/13/14	Woodbury Road & Jubilee Drive South	++	+	+	-	0	++	0	+	+	0	-	0	N/A	N/A	+
FPH/15	Rifle Range Shops & Musketeer	+	+	++	-	0	++	0	+	+	0	0	?	N/A	N/A	+
FPH/17	Dowles Road community centre	+	+	++	-	0	++	0	+	+	0	0	0	N/A	N/A	+
FPH/18	Birchen Coppice Playing Field	+	+	++	?	0	N/A	0	+	-	0	0	0	N/A	N/A	?
FPH/23	British Sugar Phase 1	++	+	++	+	0	++	0	0	++	0	0	++	+	N/A	++
FPH/24	Romwire, Stourport Road	++	-	0	?	0	++	0	0	+	0	0	++	N/A	N/A	+
FPH/25	Land r/o Vale Industrial Estate	++	-	0	-	0	N/A	0	0	-	0	0	++	+	N/A	+
FPH/26	Land adj. Summerfield,	+	-	0	+	0	--	0	0	-	0	-	++	N/A	N/A	?
FPH/27	Land adjacent to Easter Park	+	-	0	+	0	--	0	0	-	0	0	++	N/A	N/A	?
FPH/28	Land at Hoobrook Industrial Estate	+	+	0	-	0	++	0	+	+	0	0	+	N/A	N/A	+
FPH/29	VOSA site Worcester Road	+	-	0	-	0	++	0	+	+	0	0	+	N/A	N/A	+
FPH/5	Ambulance Station, Stourport Road	++	+	++	-	0	++	0	+	+	0	-	-	N/A	N/A	+
FPH/6	Oasis Arts and Crafts, Goldthorn Road	++	+	++	-	0	++	0	0	+	0	-	-	N/A	N/A	+
FPH/7	Brinton's No.5	++	+	0	-	0	++	0	0	+	0	0	++	N/A	N/A	+
FPH/8	Land adjacent SDF	++	+	0	?	0	N/A	0	0	-	0	-	+	N/A	N/A	+
FPH/9	Land at Foley Drive	++	-	0	-	0	N/A	0	0	+	0	-	+	N/A	N/A	+
LI/1	Zortech Avenue	+	-	0	-	0	++	0	0	+	0	0	++	N/A	?	+

APPENDIX G.1 - KIDDERMINSTER TOWN

		SUSTAINABILITY APPRAISAL OBJECTIVES														
SITES		1	2	3	4	5	6	7	8	9	10	11	12	13		
	Rear of Ceramaspeed	+	-	?	?	0	N/A	0	0	-	0	-	0	N/A	0	+
MI/26	Ratio Park, Finepoint	++	-	0	?	0	-	0	0	+	0	-	+	N/A	?	+
MI/34	Oakleaf, Finepoint	++	-	0	?	0	-	0	0	+	0	-	+	N/A	?	+
OC/1	r/o Greenhill IE	+	++	0	-	0	++	0	+	+	0	0	+	N/A	N/A	+
OC/11	Former Stourminster School	+	+	++	+	0	++	0	0	+	0	0	0	N/A	?	+
OC/2	Army Reserve Centre	++	++	0	-	0	++	0	0	+	0	0	?	N/A	N/A	+
OC/3	Land adj. Land Oak PH	++	++	+	-	0	+	0	+	-	0	-	0	N/A	N/A	+
OC/7	Corner Comberton/Chester Road N	+	++	++	-	0	++	0	+	+	0	0	0	N/A	N/A	+
OC/8	Cavalier PH	+	++	+	-	0	++	0	+	+	0	0	-	N/A	N/A	+
WFR/WC/18	Sion Hill School site	+	+	++	?	0	++	0	0	++	0	-	0	N/A	?	++

Reasons for Progressing or Rejecting the Sites in Plan Making:

Sites FPH/24, FPH/25, FPH/26, FPH/9, LI/1 and MI/26 are on a frequent bus route and within 400m of bus stops, therefore giving access to all local services and facilities. All sites have good access to open space or sports facilities. Most sites are well located in terms of highways and although development is likely to increase traffic suitable mitigation is available to reduce any negative effects. Most sites involve the redevelopment of previously developed land and thus have the potential to enhance the townscape. Site AS/5 is affected by flooding which may make mitigation costly.

FPH13/14 – TPO on site opportunity to improve Green Infrastructure. A number of sites have recent permissions for redevelopment including AS/8, BHS/24, FHN/5 and FPH/17 (S.106 agreement outstanding). A number of sites are not proposed for allocation as the sites are now in viable use (eg. OC/8) or are not available for development (OC/1/2). Many of the potential employment allocations are now either under new ownership as employment locations (eg.FPH/7) or are being redeveloped for non-employment uses (eg.FPH/9).

APPENDIX G.2 - LOCAL PLAN REVIEW SITE TESTING TABLES - KIDDERMINSTER TOWN CENTRE

		SUSTAINABILITY APPRAISAL OBJECTIVES														
SITES		1	2	3	4	5	6	7	8	9	10	11	12	13		
AS/1	Comberton Place	+	++	++	-	+	++	0	+	+	0	0	-	N/A	N/A	+
BHS/1	Blackwell St/Waterloo St	++	++	+	-	0	++	0	+	+	0	0	?	N/A	N/A	++
BHS/10	Frank Stone Building, Green Street	++	++	?	-	0	++	0	-	+	0	+	?	+	N/A	++
BHS/11	Green Street Depot	+	++	0	+	+	++	0	-	+	0	0	0	+	N/A	++
BHS/14	MCF Complex, New Road	++	++	+	-	0	++	0	0	+	0	+	0	+	N/A	+
BHS/15	Parkers Arms	++	++	0	-	0	++	0	0	+	0	+	0	+	N/A	+
BHS/16	Park Lane Timber Yard	++	++	++	+	0	++	0	-	+	0	+	+	+	N/A	+
BHS/17	Park Street & Rock Works	++	++	+	-	0	++	0	0	+	0	0	+	+	N/A	++
BHS/2	Bromsgrove St, (Eastern Gateway)	++	++	++	+	+	++	0	+	+	0	0	?	+	N/A	++
BHS/37	Brintons Building , Exchange Street	++	++	0	-	0	++	0	-	+	0	+	+	+	N/A	+
BHS/38	Kidderminster Fire Station	++	++	0	-	0	++	0	-	?	0	+	+	+	N/A	+
BHS/7	adj.Corn Exchange, New Road	++	++	0	-	0	++	0	-	+	0	0	?	N/A	N/A	+
BHS/8	Dalley/s Corner, New Road	++	++	?	-	0	++	0	0	+	0	0	?	N/A	N/A	+
BHS/9	Royal Exchange, New Road	++	++	0	-	0	++	0	-	+	0	0	0	+	N/A	+
BW/1	Churchfields Business Park	++	++	++	+	++	++	0	+	+	0	0	0	N/A	N/A	+
BW/2	Limekiln Bridge	++	++	++	+	+	++	0	+	-	0	0	0	?	N/A	?
BW/3	Sladen School	+	++	++	+	0	+	0	+	+	0	0	0	N/A	N/A	+
FHN/1	Land north of Crossley Park	++	++	0	+	0	0	0	--	-	0	0	+	?	N/A	?

Reasons for Progressing or Rejecting the Sites in Plan Making:

All sites have good accessibility to the majority of local services (GP, employment, education, retail) and are within 400m of a bus stop.

There are no international conservation designations on or adjacent to the development sites.

FHN/1 adjacent to SSSI and majority of site within Floodzone 3

BHS/10, BHS14, BHS/38 are all adjacent to LWS River Stour – potential for biodiversity enhancement and improved green/blue links.

Most sites are not significant enough to contribute to road network improvements. However, BHS/11 has potential to improve highway network at Green Street. BHS/2 has potential for highway improvements at Bromsgrove Street. BW/1 and BW/2 will have minor negative impact upon the Horsefair AQMA through increased traffic. There is potential for significant improvements to the road network at Churchfields and Horsefair to mitigate this.

AS/1 has potential to enhance prominent streetscene. Potential for comprehensive redevelopment/ refurbishment at majority of these sites which could potentially lead to significant improvements to the overall streetecene and character of Kidderminster town centre. Several of these sites have not been proposed as allocations through the Local Plan Review. Some are currently being developed (eg. BHS/9, BHS/37), others may not be viable to redevelop at the current time or have existing viable uses (BHS/17). Any of the above sites could come forward through the planning application process.

APPENDIX G.3 - LOCAL PLAN REVIEW SITE TESTING TABLES - KIDDERMINSTER NORTH

		SUSTAINABILITY APPRAISAL OBJECTIVES														
SITES		1	2	3	4	5	6	7	8	9	10	11	12	13		
BW/4	Hurcott ADR	+	+	++	++	-	-	0	+	-	--	-	0	N/A	N/A	+
FHN/7	land north of Marlpool Estate	++	+	++	+	0	-	0	++	-	0	-	0	N/A	-	+
FHN/8	Land off Snowdon Close	++	+	++	+	-	-	0	++	?	0	-	0	N/A	-	0
WA/KF/2	Land off Sandy Lane, Habberley	+	+	++	+	-	-	0	++	-	0	?	0	N/A	-	?
WA/KF/3	Low Habberley Farm	+	-	++	++	--	--	0	+	--	0	-	0	?	--	?
WFR/WC/15	Lea Castle Hospital site	++	+	++	++	-	+	0	+	+	0	-	+	N/A	0	?
WFR/WC/16	Land at Wolverley/Park Gate Road	++	+	++	++	-	-	0	+	-	0	?	0	N/A	-	+
WFR/WC/17	Land at Wolverley Road, Wolverley	+	+	++	+	-	-	0	+	-	0	?	0	N/A	-	?
WFR/WC/19	Former Sion Hill School playing fields	++	+	++	+	?	-	0	+	?	0	0	0	N/A	-	0
WFR/WC/21	Land at Puxton, Kidderminster	+	++	++	+	?	-	0	--	--	--	-	0	N/A	--	-
WFR/WC/28	Land off Franche Court Drive	++	+	++	+	-	-	0	++	?	0	0	0	N/A	-	0
WFR/WC/32	Land east of Lea Castle Hospital	++	+	++	++	-	-	0	++	-	0	?	0	N/A	-	?

Reasons for Progressing or Rejecting the Sites in Plan Making:

Although located close to existing road network BW/4, WFR/WC15, WFR/WC/16, WFR/WC/17 and WFR/WC/32 would have a negative impact on the Kidderminster Road network and the Horsefair AQMA.

WFR/KF/3 is close to the existing road network. However, a development of this size in this location would have significant negative impact on the surrounding road network.

Development at site WFR/WC/21 may allow for improvements to adjacent SSSI and enable access/formation of Country Park. BW/4 is adjacent to SSSIs and LNR and development has the potential for a residual negative effect unless suitable mitigation is put in place.

Development of WA/KF/3 and WFR/WC/21 would have a significant negative impact on the integrity of the Green Belt and would not positively address any of the 5 purposes of the Green Belt.

Much of the land at Lea Castle Hospital (WFR/WC/15) is brownfield and would not result in the loss of agricultural land. However, there are large tracts of woodland on the site together with several areas of acid grassland which will need protecting. Development has the potential for a negative effect on these areas and may cause fragmentation of ecological corridors. Sites at WA/KF/3 and WFR/WC/21 are in highly sensitive landscapes where mitigation is likely to be difficult. Development is therefore likely to have a major negative effect.

Site WF/WCR/21 is mostly in the floodplain. Areas of floodrisk would be very difficult to avoid thus making mitigation very expensive.

APPENDIX G.4 - LOCAL PLAN REVIEW SITE TESTING TABLES - KIDDERMINSTER EAST

		SUSTAINABILITY APPRAISAL OBJECTIVES														
SITES		1	2	3	4	5	6	7		8	9		10	11	12	13
AS/10	Land r/o Spennells/Easter Park	+	++	++	++	++	--	0	+	-	0	0	0	N/A	-	+
AS/9	Railway Corner, Stanklyn Lane	+	-	?	+	++	--	0	-	+	0	0	0	N/A	-	+
OC/12	Comberton Lodge Nursery	++	++	+	+	0	++	0	--	-	0	+	-	N/A	-	+
OC/13	Land at Stone Hill	+	++	++	++	++	--	0	+	-	0	+	0	?	-	+
OC/4	Land rear of Baldwin Road	+	++	++	++	++	--	0	++	-	0	0	0	N/A	-	+
OC/5	Land adj. Hodge Hill Farm	+	++	++	+	++	--	0	++	-	0	0	0	N/A	-	+
OC/6	Land east of Offmore Farm	+	++	++	++	++	--	0	++	-	0	0	0	N/A	-	+
WFR/CB/6	Land north of Birmingham Road	+	++	0	+	+	--	0	+	-	0	0	++	N/A	-	+
WFR/CB/7	Land south of Birmingham Road	+	++	0	+	+	--	0	+	-	0	0	++	N/A	-	+
WFR/ST/1	Captains & The Lodge	++	++	++	+	0	+	0	+	+	0	+	0	N/A	-	+
WFR/ST/2	Land r/o Horngrove Stanklyn Lane	+	++	++	++	++	--	0	+	-	0	0	0	N/A	-	+
WFR/ST/3	Land north of Stone Hill	+	--	++	+	0	--	0	+	--	0	0	0	?	-	+
WFR/ST/4	Land west of Stanklyn Lane	+	--	++	+	0	-	0	+	--	0	0	0	N/A	-	+
WFR/ST/5	Sparum Farm, Stanklyn Lane	+	--	++	+	0	++	0	++	-	0	0	-	N/A	-	0

Reasons for Progressing or Rejecting the Sites in Plan Making:

OC/13, WFR/ST/2, AS/10, OC/6, OC/5 – will enable the opportunity of a Kidderminster eastern relief road which will offer significant transport improvements for the District. Development will also bring the opportunity for some new key and local services such as a new school.

Development of OC/13 allows opportunity for significant enhancements to the watercourses and pools systems. Development would also open up more land to biodiversity enhancement and increased public access.

WFR/ST/3/4/5 are poorly located in terms of access to services and are not proposed for allocation.

All these sites would however need to be released from the Green Belt and therefore development may have an adverse impact on some of the purposes of Green Belt.

Most sites are on high quality agricultural land and its loss can not easily be mitigated for. Development at sites AS/9 and WFR/ST/1 has the potential to enhance the landscape by developing land that currently has a minor negative impact. OC/12, WFR/ST/1 and WFR/ST/5 would all involve the redevelopment of brownfield sites and thus development has the potential for a significant positive effect.

The rear part of OC/12 is affected by flooding and this will reduce the land available for development. The impact on the adjacent LWS may need to be carefully mitigated for.

APPENDIX G.5 - LOCAL PLAN REVIEW SITE TESTING TABLES - KIDDERMINSTER WEST

		SUSTAINABILITY APPRAISAL OBJECTIVES														
SITES		1	2	3	4	5	6	7		8	9	10	11	12	13	
BHS/20	Land at The Lea	+	+	+	+	-	N/A	0	+	-	0	?	0	N/A	-	+
BHS/21	Ridgend, Bewdley Hill	+	-	++	+	+	0	0	+	--	0	?	0	N/A	--	-
FPH/20	Land off Northgate Close	+	-	++	+	0	0	0	+	--	0	?	0	N/A	--	-
Reasons for Progressing or Rejecting the Sites in Plan Making:																
BHS/21 & FPH/20 - Likely major effect on integrity of Green Belt and landscape as sites are in sensitive Green Gap between Bewdley and Kidderminster; possibilities for mitigation uncertain at this stage of assessment as depends on later level studies. More than 800m from most services so the potential for negative effects through increased car usage but possibilities to mitigate through traffic management at Bewdley Hill and extension to the local cycleways with positive effects. Major positive effects indicated for housing that will be cumulative in the longer term.																

APPENDIX G.6 - LOCAL PLAN REVIEW SITE TESTING TABLES - EAST OF THE RIVER, STOURPORT –ON-SEVERN

		SUSTAINABILITY APPRAISAL OBJECTIVES														
SITES		1	2	3	4	5	6	7	8	9		10	11	12	13	
AKR/2	Cheapside	+	++	++	+	0	++	0	--	+	0	+	+	++	N/A	++
AKR/1	Bridge St	++	++	++	-	0	++	0	0	+	0	0	+	+	N/A	++
AKR/18	Land off Yew Tree Walk	++	++	++	+	0	+	0	--	+	0	-	0	0	N/A	+
AKR/3	Day Centre, Sion Gardens	++	++	+	-	-	++	0	+	+	0	0	0	0	N/A	+
AKR/7	Swan Hotel	++	++	+	-	0	++	0	+	++	0	0	+	+	N/A	++
LI/2	Wyre Forest Golf Course	++	++	++	+	0	0	0	+	-	0	0	0	N/A	-	+
LI/4	Bewdley Road North	++	+	++	+	0	-	0	+	-	0	-	0	N/A	-	-
LI/5	Land at Burlish Crossing	++	++	++	+	0	-	0	+	-	0	0	0	N/A	-	-
LI/6	Bournewood Nurseries	++	++-	++	+	0	N/A	0	+	-	0	0	0	N/A	-	0
LI/7	Bradleys Paddocks	++	++-	++	+	0	N/A	0	+	-	0	0	0	N/A	-	0
LI/8	Land adj.17 Lickhill Rd N	++	+	++	+	0	--	0	+	-	0	0	0	N/A	-	0
MI/1	County Buildings	++	++	++	-	-	++	0	+	++	0	0	0	+	N/A	++
MI/11	3 Sandy Lane, Titton	++	-	+	-	0	+	0	+	+	0	0	0	N/A	N/A	0
MI/13	Nelson Road, Sandy Lane IE	++	-	++	+	0	-	0	--	-	0	-	+	N/A	N/A	--
MI/14	7 Hartlebury Road	++	++	+	-	0	N/A	0	--	+	0	0	0	N/A	N/A	+
MI/16	Mill Road/Wilden Lane	++	++	+	-	0	N/A	0	--	?	0	0	0	N/A	-	+
MI/17	Land adj. Stourport Manor Hotel	++	+	++	+	0	N/A	0	0	-	0	0	0	N/A	-	-
MI/18	Land north of Wilden Estate	+	+	0	?	0	++	0	+	+	0	0	+	N/A	-	0
MI/19	land off Wivelden Avenue	+	-	++	+	0	--	0	++	-	0	0	0	N/A	-	-
MI/20	Land at Wilden Top	+	-	++	+	0	--	0	++	-	0	0	0	N/A	-	-
MI/21	Wilden Top ADR	+	-	++	+	0	--	0	++	-	0	0	0	N/A	-	+
MI/22	The Uplands, Hilary Road	+	+	++	+	0	?	0	++	-	0	0	0	?	-	?
MI/23	Stour Hill, Wilden Lane	+	+	++	+	0	?	0	++	-	0	0	0	N/A	-	-
MI/24	Adj. Rock Tavern, Wilden	+	+	+	-	?	?	0	++	-	0	0	0	N/A	-	0
MI/28	Land at 35 Mitton Street	++	++	++	-	0	++	0	--	++	0	0	0	+	N/A	++
MI/3	Parsons Chain	++	++	++	+	?	++	0	+	+	+	+	+	+	0	++
MI/31	Bone Mill Quarry	++	+	0	?	0	?	0	?	?	0	0	0	N/A	-	0
MI/32	Former Tesco, Lombard Street	++	++	+	-	-	++	0	+	+	0	0	+	+	N/A	++
MI/33	Wilden Industrial Estate	+	+	0	?	0	?	0	++	?	0	0	++	N/A	N/A	0
MI/4	75 – 77 Mill Road	++	++	+	-	-	0	0	-	-	N/A	0	0	?	N/A	+

APPENDIX G.6 - LOCAL PLAN REVIEW SITE TESTING TABLES - EAST OF THE RIVER, STOURPORT –ON-SEVERN

		SUSTAINABILITY APPRAISAL OBJECTIVES														
SITES		1	2	3	4	5	6	7	8	9	10	11	12	13		
MI/5	Baldwin Road	++	++	++	+	-	++	0	--	++	N/A	0	0	++	N/A	++
MI/6	Steatite Way	++	++	++	+	0	++	0	++	+	0	0	0	N/A	0	+
MI/7	Worcester Road Car Sales	++	++	+	-	0	++	0	++	+	0	0	?	N/A	0	+
Reasons for Progressing or Rejecting the Sites in Plan Making:																
All of these sites in Stourport-on-Severn score well in terms of access to services apart from the sites at Wilden Top (MI/19-21) and at Sandy Lane (MI/11/13) which are not so well served by facilities. Most sites are well located in terms of the road network and any significant impact could be mitigated for. However, the cumulative impact of bringing so many sites forward for redevelopment in an already congested area will need to be carefully assessed. Site MI/3 has the potential to significantly improve the highways network as redevelopment would include the provision of a section of the Stourport Relief Road. Many of these sites are brownfield and their redevelopment has the potential to significantly enhance the townscape.																

APPENDIX G.7 - LOCAL PLAN REVIEW SITE TESTING TABLES – WEST OF THE RIVER, STOURPORT-ON- SEVERN

		SUSTAINABILITY APPRAISAL OBJECTIVES														
SITES		1	2	3	4	5	6	7		8	9		10	11	12	13
AKR/10	Queens Road shops	++	+	+	-	-	++	0	+	+	0	0	0	N/A	N/A	+
AKR/11	Squirrel Inn	++	+	+	-	-	++	0	+	+	0	0	0	++	N/A	+
AKR/13	Land east of Areley Common	++	+	++	++	-	N/A	0	+	-	0	0	0	N/A	N/A	-
AKR/14	Land at Pearl Lane	++	+	++	++	-	--	0	+	--	0	0	0	N/A	N/A	-
AKR/15	Land off Ribbesford Road	++	+	++	+	-	--	0	+	--	0	0	0	-	N/A	-
AKR/8	Toll House	++	++	+	-	-	++	0	-	+	0	0	0	+	N/A	++
AKR/9	Stourport Leisure Centre	++	++	++	+	-	++	0	--	+	0	0	0	+	N/A	++

Reasons for Progressing or Rejecting the Sites in Plan Making

Stourport on Severn west of the River Severn has access to some services however the majority are situated on the opposite side of the River Severn. This means to access these services such as the retail, G.P's and employment the river will need to be crossed. There is one river crossing at Stourport-on-Severn which is a bottleneck. Traffic can be heavy and slow moving. Traffic passes through Gilgal which is an area of air quality concern.

AKR/8,9,10 and 11 are all brownfield sites that relate to the existing settlement and the redevelopment of these sites may positively contribute to Stourport -on -Severn and it's townscape. AKR/13,14 and 15 are all large sites on the edge of Stourport which would have a visual impact, however AKR/13 and 14 are sites that could each contain more than 200 dwellings and therefore give greater opportunities for renewable energy generation.

APPENDIX G.8 - LOCAL PLAN REVIEW SITE TESTING TABLES - BEWDLEY

		SUSTAINABILITY APPRAISAL OBJECTIVES														
SITES		1	2	3	4	5	6	7	8	9	10	11	12	13		
BR/BE/1	Bewdley library and medical centre	+	++	+	-	-	++	0	--	+	0	0	+	+	N/A	+
BR/BE/10	Land at Dry Mill Lane	+	++	++	+	--	-	0	++	-	0	+	0	-	N/A	+
BR/BE/11	Tower Farm Long Bank	+	--	+	+	0	+	0	++	?	0	0	0	0	N/A	0
BR/BE/14	Lax Lane	+	++	+	-	-	++	0	--	+			0	+	N/A	+
BR/BE/2	Workhouse	+	++	+	-	-	++	0	++	++	0	0	+	++	N/A	+
BR/BE/6	Land off High Clere	+	++	++	+	0	-	0	++	-	0	0	0	N/A	N/A	+
BR/BE/8	Snuff Mill Walk	+	++	++	+	0	-	0	++	-	0	-	0	N/A	N/A	+
BR/RO/21	Alton Nurseries	++	--	0	+	0	++	0	++	+	0	+	+	0	N/A	0
WA/BE/1	Stourport Road triangle	++	-	++	+	0	0	0	+	-	0	-	0	0	-	+
WA/BE/3	Land at Catchem's End	++	-	++	+	0	0	0	++	-	0	-	0	-	-	+
WA/BE/4	Land at Northwood Lane	+	++	+	?	-	-	0	++	?	0	0	0	N/A	N/A	+
WA/BE/5	Land south of Habberley Road	++	-	++	+	0	0	0	-	-	0	-	0	-	-	+
WA/BE/6	Land north of Habberley Road	++	-	?	?	0	0	0	++	-	0	0	0	N/A	-	?

Reasons for Progressing or Rejecting the Sites in Plan Making

All of the Bewdley sites have good access to services except BR/BE/11 and BR/RO21 which only have access to employment sites locally as there are no other services within the locality. BR/BE10 is likely to have a major negative effect on the road network and AQMA. The majority of the rest of the sites have the potential to increase traffic but are well located in terms of road networks and with mitigation of highway improvements may have the potential for a neutral effect. There are potential flooding issues at BR/BE/1 & 14 but redevelopment of these sites will have a positive effect with a reduction in hard surfacing. The brownfield sites at BR/BE/1,2, 14 and BR/RO/21 are likely to have a positive impact on the townscape; the remaining greenfield sites could have a minor negative impact in townscape terms. The majority of the sites except for the sites BR/BE/11 and BR/RO/21 are adjacent to the existing built environment and so with sympathetic schemes may positively contribute to the identity of the settlement. WA/BE/6 is a site that is being considered for travelling showpeople. One site across the District needs to be brought forward during the plan period.

APPENDIX G.9 - LOCAL PLAN REVIEW SITE TESTING TABLES – RURAL EAST

		SUSTAINABILITY APPRAISAL OBJECTIVES														
SITES		1	2	3	4	5	6	7	8	9	10	11	12	13		
WA/UA/1	Land r/o Bellman's Cross	+	-	++	+	0	-	0	++	+	0	0	0	N/A	-	-
WA/UA/4	Allotments, Upper Arley	+	+	+	+	0	-	0	++	+	0	0	0	?	-	+
WFR/BR/1	Land opposite The Croft	+	--	+	+	0	--	0	++	-	0	0	0	N/A	-	?
WFR/BR/2	Land adj. Cloisters	+	--	++	+	0	--	0	++	-	0	0	0	N/A	-	?
WFR/BR/4	Yieldingtree Nurseries	+	--	0	+	0	--	0	++	+	0	0	+	--	-	--
WFR/BR/5	Yieldingtree Packers site	+	--	+	+	0	--	0	++	+	0	0	0	N/A	-	--
WFR/CB/1	Land opposite Church Farm	+	--	+	+	0	-	0	--	-	0	-	0	--	-	-
WFR/CB/3	Land off Station Drive	++	+	++	+	0	--	0	++	-	0	0	0	N/A	-	+
WFR/CB/4	Opposite 55-56 Belboughton Road	++	+	++	+	0	--	0	++	-	0	0	0	N/A	-	+
WFR/CB/5	Opposite 74-76 Belboughton Road	++	+	++	+	0	--	0	++	-	0	0	0	N/A	-	+
WFR/CC/7	Land off Bromsgrove Road	+	+	++	+	0	0	0	++	-	0	0	0	N/A	-	+
WFR/CC/8	Former Chaddesley Driers	+	-	+	+	?	++	0	++	?	0	0	0	N/A	0	?
WFR/CC/9	Harvington Garden Centre	+	--	++	+	0	--	0	++	-	0	0	0	N/A	-	--
WFR/ST/6	adj. Islamic College, Heath Lane	+	--	?	?	0	--	0	++	-	0	0	0	N/A	-	--
WFR/ST/7	Land at Stanklyn Farm, Stone	+	--	++	+	0	-	0	++	-	0	0	0	-	-	--
WFR/WC/1	Titan Steel Wheels, Cookley	+	++	++	+	+	++	0	?	++	0	?	--	+	-	+
WFR/WC/10	Land off Kimberlee Ave, Cookley	+	++	++	+	0	-	0	++	-	0	0	0	N/A	0	+
WFR/WC/11	Land adj. Brampton Close, Cookley	+	++	++	+	0	-	0	++	-	0	0	0	N/A	-	+
WFR/WC/12	Lawnswood, Cookley	++	++	++	+	0	-	0	++	-	0	-	0	N/A	-	+
WFR/WC/13	Land south of Cookley	+	++	++	+	0	-	0	++	-	0	0	0	N/A	-	+
WFR/WC/20	Land at Brown Westhead Park	++	+	++	+	0	-	0	?	-	0	0	0	N/A	-	--
WFR/WC/22	Land off Lowe Lane, Fairfield	+	++	++	+	0	-	0	++	-	0	0	0	N/A	0	+
WFR/WC/3	Land off Eleanor Harrison Drive	+	++	+	+	0	-	0	++	-	0	0	0	N/A	-	+
WFR/WC/23	Land off Hayes Road, Fairfield	+	++	+	+	0	0	0	++	?	0	0	0	N/A	0	+
WFR/WC/5	Land at Gaymore Farm, Cookley	+	++	++	+	0	-	0	++	-	0	0	0	N/A	-	+

Reasons for Progressing or Rejecting the Sites in Plan Making

Sites in and around Cookley have access to many services including shops, school and G.P's surgery and therefore score highly on objective 2. Blakedown also has a number of services as well as a railway station with direct services to Birmingham. The other settlements in the rural East area have few services and therefore score negatively. WFR/ST/6 is a site that is being considered for travelling showpeople; one site across the District needs to be brought forward during the plan period. Many of the sites are remote from main settlements.

APPENDIX G.10 - LOCAL PLAN REVIEW SITE TESTING TABLES – RURAL WEST

		SUSTAINABILITY APPRAISAL OBJECTIVES														
SITES		1	2	3	4	5	6	7	8	9	10	11	12	13		
BR/RO/1	The Terrace, Clows Top	+	+	++	+	0	++	0	++	+	0	+	0	N/A	N/A	+
BR/RO/11	Orchard, Heightington Road	+	--	+	+	0	0	0	++	-	0	0	0	N/A	N/A	0
BR/RO/17	Summerdyne, Chapel Lane	+	-	+	+	0	0	0	++	-	0	0	0	N/A	N/A	+
BR/RO/19	Land at Chapel Lane	+	-	+	+	0	0	0	++	-	0	0	0	N/A	N/A	+
BR/RO/2	Nurseries, Lem Hill, Far Forest	+	+	++	+	0	+/-	0	++	-	0	0	0	N/A	N/A	-
BR/RO/22	Land off Rectory Lane, Rock	+	--	++	+	0	-	0	++	-	0	0	0	N/A	N/A	--
BR/RO/25	Whytehouse Farm, Rock	+	--	++	+	0	-	0	++	-	0	0	0	N/A	N/A	--
BR/RO/4	Adj.Tolland Bungalow, Far Forest	+	+	+	+	0	0	0	++	-	0	0	0	N/A	N/A	+
BR/RO/6	Land rear of Orchard House, Far Forest	+	+	+	+	0	0	0	++	-	0	0	0	N/A	N/A	+
BR/RO/7	Land at New Road, Far Forest	+	+	++	+	0	0	0	++	-	0	0	0	N/A	N/A	+

Reasons for Progressing or Rejecting the Sites in Plan Making

Within Far Forest BR/RO2, 4,6 and 7 some services exist which include shop/post office, school, public house, church and village hall. Clows Top also has some facilities. The rest of the Rural West area has very few facilities. The road network is good. Any development has the potential to increase traffic but is well located in terms of road networks. Apart from BR/RO/1 which is a brownfield site where development has the potential to enhance this site, all of the other sites are Greenfield and have medium sensitivity in landscape terms and any development could have a potential negative impact on the countryside. BR/RO/2 has both a positive and negative score for the objective protecting soil and land, approximately half of the site is brownfield but the rest is grade 3 agricultural land. BR/RO/4,6 and 7 relate well to an existing settlement (Far Forest) as does BR/RO/1 to Clows Top. BR/RO/17 and 19 relate well to the existing built environment but the settlement has very few facilities. BR/RO22 and 25 at Rock do not relate well to the existing settlement.

APPENDIX H – REASONS FOR REJECTING SITES

SITE		REASONS FOR DISCOUNTING
Kidderminster		
AS/2	Stadium Close car park	Site is no longer available for development
AS/3	Service Station Chester Road South	Site is not viable to develop. Likely contamination and existing users although highly sustainable location
AS/4	Land S of Bernie Crossland Walk	Issues with site access – ransom strip
AS/14	Land off Yellowhammer Court	Valuable amenity space
AS/17	Land off Captains Pool Road	Valuable amenity space
BHS/3	Lion St (Eastern Gateway)	Existing occupiers wish to remain so not available at this time
BHS/4	Worcester St (Eastern Gateway)	Multiple ownerships make bringing much of site forward problematic
BHS/5	car park r/o Church Street	Adverse impact on nearby businesses if developed
BHS/6	Car park end of Church Street	Adverse impact on nearby businesses if developed
BHS/12	Castle Wharf, superstores	Existing uses viable
BHS/13	Carters, Tram Street	Recently refurbished, existing use viable, flooding affects site
FHN/2	Puxton Lane	Poor access, flooding, impact on protected species
FHN/3	White Wickets playing field	Poor access, loss of facilities and no alternative in area
FHN/6	Play area Willowfield Drive	Loss of facilities and no others nearby
FPH/19	165 Sutton Park Road & The Grange	Likely to continue in current use; TPOs prevent much of site coming forward and access issues for rear part of site if whole site not available
FPH/21	r/o Whitehill Road	Very poor access and potential adverse impact on adjacent SSSI
OC/10	Offmore Allotments	Multiple ownerships and poor access
Stourport-on-Severn		
AKR/5	Land off Raven Street	No access
AKR/12	Land adjacent Old Beams	Adverse impact on adjacent listed building
LI/3	r/o Elan Avenue	Poor site access
LI/9	Woodgreen Farm	Adverse impact on landscape
MI/8	Land off Cutty Sark Drive	Adverse impact on local area if developed
MI/9	Land at Power Station Road	Adverse impact on local area if developed

APPENDIX H – REASONS FOR REJECTING SITES

SITE		REASONS FOR DISCOUNTING
MI/10	Four Acres Caravan Site	Viable existing use on site with no suitable alternative available
MI/12	Robbins Depot, Manor Road	Viable business on site
MI/15	Smallholding, Timber Lane	Poor access, liable to flooding, landscape impact
Bewdley		
BR/BE/4	Park Alley	No access
BR/BE/7	Land off Park Dingle	Adverse impact on landscape character
BR/BE/12	Orchard adj. St. John's T E	Access issues
WA/BE/2	Land off Netherton Lane	Flooding and impact on landscape
WA/BE/8	Springhill Rise Garages	Poor access
WA/BE/11	Adj. The Barn, Grey Green lane	Poor access along narrow lane
WA/BE/12	Land at Blackstone	Flooding; potential adverse impact on water supply and landscape
WA/KF/1	Land at Grey Green Lane	Partly used for flood storage and no longer available
Rural West		
BR/RO/5	Adj. The Worralls, Pound Bank	Remote from main settlement and services
BR/RO/13	Blueball Farm Pound Bank	Remote from main settlement and services
BR/RO/14	adj. 1 Pound Bank	Remote from main settlement and services
BR/RO/16	Duke William PH	Viable use
BR/RO/18	Paddock adj. Baytrees	Important open gap in streetscene
BR/RO/20	Bliss Gate Road	Adverse impact on adjacent SSSI
BR/RO/23	New House Farm, Rock	Adverse impact on setting of village
Rural East		
WFR/BR/3	Land adj. The Croft	Loss of trees and impact on wildlife
WFR/CB/2	Station Yard	Unacceptable impact of adjacent railway for future occupiers
WFR/CC/1	Barrow Hill Drayton	Poor access, adverse landscape impact
WFR/CC/2	Land on Tanwood Lane	Highways issues
WFR/CC/3	Land off Briar Hill	Poor access and impact on views into/out of Conservation Area
WFR/CC/4	Land adj. Doctors surgery	Important strategic gap, impact on setting of Conservation Area
WFR/CC/5	r/o17 Hemming Way	Poor access; land used as community orchard

APPENDIX H – REASONS FOR REJECTING SITES

SITE		REASONS FOR DISCOUNTING
WFR/WC/2	Haulage yard adj. Gaymore Farm	Existing viable business on site
WFR/WC/7	Garage block, Castle Road	Multiple ownerships and lack of alternative provision in village
WFR/WC/9	Lionfield Road /Castle Road corner	Development no possible as aqueduct crosses site
WFR/WC/29	Drakelow Tunnels	Too many constraints make development unachievable