



Wyre Forest District Council Local Plan (2016-2034) Preferred Options: Constraints and Opportunities Analysis.

Preliminaries

In June 2017, as part of the Review of the emerging Local Plan (2016-2034), Wyre Forest District Council (WFDC) undertook a public consultation on the Preferred Options, which includes a number of proposed 'Core' sites, accompanied by an additional number of proposed allocations identified as 'Option A' and 'Option B' sites.

Without prejudice to any subsequent designs or decisions emerging through the Wyre Forest District Council Planning Functions, officers constituting a task group of The Worcestershire Green Infrastructure Partnership undertook to provide WFDC with a Constraints and Opportunities Analysis based on the Green Infrastructure evidence base as pertains to the proposed development allocations. This document provides an update to the October 2017 desktop analysis of landscape, biodiversity, historic environment and blue infrastructure / flood risk management matters known or considered to be of likely environmental value. It takes into account sites brought forward in the intervening period and provides additional information based on refreshed details up to the end of January 2018. This synthesis is intended to establish 'heads of terms' through which, subject to the caveats described below, what we believe to be the most likely and significant constraints and opportunities for future development are articulated to inform the allocation process and critically, to ensure that where further examination and analysis of likely constraints is identified, this work can be undertaken prior to making a determination on site options, in compliance with NPPF paragraphs 17 and 110.

We look forward to working further with WFDC as the Local Plan Review proceeds.

Constraints

Due to the limited depth of 'desktop data' available, these initial comments come with a strong caveat: new data could emerge later in the process potentially leading to a reduction in developable areas or even a need to delete sites entirely. Due to this risk we have outlined a number of broad and, in places, generic requirements for further environmental study:

Comments for all sites

➤ *Ecology*

While we have no specific information for a number of sites (detailed further below) and cannot comment further at this stage, this is not to say that there is no ecological value or that there will be no ecological constraints to their development. Wyre Forest District Council is respectfully reminded that NPPF Paragraph 9 requires sustainable development to achieve 'no net loss' for biodiversity and Paragraph 110 requires allocations to minimise adverse environmental impact. In addition, NPPF Paragraph 114 requires Local Authority plan making to set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. With this in mind we would strongly recommend that the council requires (or commissions) PEAs (Preliminary Ecological Appraisals) of key sites in order to identify those sites which have realistic potential to support protected species or important habitats, as these may subsequently require space or mitigation in subsequent planning applications. We make specific recommendations in relation to this for a number of the sites discussed herein.



≈ Developing in flood zones

Development in flood zones is restricted by National Planning Policy. The NPPF aims to direct development to areas at the lowest risk of flooding. The table below shows how flood risk vulnerability of the development is compatible to areas designated as flood zones.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

Key:

✓ Development is appropriate

X Development should not be permitted.

Essential Infrastructure includes – essential transport infrastructure, essential utility infrastructure which has to be located in the area at risk, wind turbines

High Vulnerable includes among others – emergency services stations (required during flooding), basement dwellings, caravan sites for permanent use, hazardous substance infrastructure

More Vulnerable includes among others – hospitals, care homes, dwelling houses, bars, landfill, caravan sites for temporary use

Less Vulnerable includes among others – emergency service stations (not required during flooding), shops, agricultural land, minerals working, sewage and water treatment (not required during flooding)

Water Compatible includes among others – flood control infrastructure, water and sewage transmission infrastructure, sand and gravel working, docks, lifeguard stations, open space

We draw attention to the Natural Environment and Rural Communities (NERC) Act Schedule 40 *Duty to Conserve Biodiversity*¹ and the opportunities offered for conservation through the Local Plan making process; beyond addressing protection and creation of biodiversity assets, the Local Plan must realise opportunities to restore Biodiversity Action Plan populations and habitats, particularly those typified within the Wyre forest Biodiversity Delivery Area², such as Acid Grasslands.

We would also recommend that biodiversity enhancement be site-specific, draw on background data sets such as those presented in the Worcestershire Habitat Inventory and GI Framework and focussed following an appropriate level of survey. Ecological appraisals of sites should seek to link enhancements to the wider area paying particular attention to functional habitat links through the surrounding urban fabric / countryside. In this regard there will be opportunities to link biodiversity with other elements of GI, notably drainage, historic landscape character and access but it will be important to balance the relative requirements of each GI element carefully. Long term management of retained and created habitats will be critical in delivering sustainable development across the district and discussion of this should be started at the earliest possible stage of the development process for each allocated site.

➤ *Hydrology*

SuDS should be required on all sites and used to their full potential. SuDS can be used on any site; however consideration is required for constraints and opportunities afforded by each site (e.g. soil type and slope). SuDS are not limited to new developments; they can be retrofitted into the current landscape (e.g.

¹ www.gov.uk/guidance/biodiversity-duty-public-authority-duty-to-have-regard-to-conserving-biodiversity

² www.worcestershire.gov.uk/downloads/download/1087/biodiversity_delivery_area



street rejuvenation in urban settings). SuDS could be incorporated into the works and provide amenity benefits whilst also managing water and playing a part in alleviating any flooding issues which may have been present. It is best practice that water should be managed on the surface, this allows inspection to easily take place, and enables water to be integrated into the development, which in turn provides greater amenity and biodiversity benefits, however inappropriately designed SuDS can lead to biodiversity impact on hydrologically sensitive sites. It also enables easier maintenance. SuDS are also best used to manage water as close to the source as possible.

Beyond drainage issues, SuDS contribute to managing water quantity, water quality and provide amenity and or biodiversity benefit. The balance of each of these components will depend on the site. There will also be opportunities to deliver other benefits such as recreation, education and water resources including improving watercourse WFD status and improved flooding resilience across the wider landscape.

➤ *Landscape*

With the exception of climate, landscape is the physical whole that unifies all other environmental and cultural characteristics. Assessments of landscape character, inherent sensitivities and opportunities for enhancement will be a requirement for all sites to ensure the best possible outcome for multifunctional benefits delivered through Green Infrastructure. Site-based assessments should however be set within a strategic context so that opportunities for enhanced connectivity, views and setting can be maximised. Worcestershire's Landscape Character and Historic Landscape Character data sets provide a framework that should inform and guide opportunities that should aim to deliver cumulative benefits across sites that share common attributes.

➤ *Historic Environment*

Inherited historic character, that is a result of historic land use, is an integral part of most landscapes often commonly expressed, although not exclusively, through field boundaries, roads, lanes and footpaths, woodlands, modified watercourses, deeply stratified environmental remains, and crucially, the structures and remains of historic buildings and past human activities. Although an implicit part of place, the historic environment can be abstract in character. Green Infrastructure design should be informed by site-based assessments of historic environment potential to identify opportunities that can both protect heritage assets and protect and enhance the setting of assets and historic buildings.

Using this document

For ease of reading, we have highlighted those proposed allocations where we understand there is greatest risk of impact to a designated or key GI asset, or conversely those sites with greatest potential for landscape-scale change which would be worthy of further investigation and analysis prior to allocation. These sites are highlighted in Amber where it's thought specific issues are highly likely to occur and hence require further investigation, and Red where there are known or thought highly likely to be multiple and/or potentially critical issues which require further investigation prior to allocation.



We have summarised **KEY RECOMMENDATIONS** within a geographical framework of the Environmental Character Areas (ECAs) inside of which proposed allocations are subsequently described.

A note on Environmental Character Areas (ECAs)

A number of sites fall into Environmental Character Areas which have been described in detail within the Worcestershire Green Infrastructure Framework 2 document "*Planning for Multifunctional Green Infrastructure in Worcestershire*".

The Framework 2 document recognises that maps are subject to change as new data becomes available; due to scarcity of survey data urban areas were treated in the Framework 2 document as "un-surveyed" and not described in detail in comparison to surveyed areas. Further, the Framework 2 document is explicit that ECA boundaries are "*soft edged and indicative and do not define firm boundaries on the ground*". In addition, the Framework 2 document recognises that "*further sub regional, district and local level green infrastructure planning work will be required to extract the local level of detail required for implementation at the district, local or neighbourhood scale*".

? What is a GI Concept Plan

Concept Plans have been developed for a number of strategic-scale sites throughout the county and have successfully facilitated dialogue with LPA, applicants and their agents, key statutory and non-statutory consultees to capitalise on environmental assets and shape developments to maximise benefit for people and place.

Previous examples include GI Concept Plans formulated for Worcester West, Worcester South, Newlands, Perryfields, Worcester 6 Technology Park and Foxlydiate sites. Briefer 'GI Concept Statements' have also been developed, e.g. for the South Kidderminster Enterprise Park.

Concept Plans draw on specialists and key evidence bases to explore Green Infrastructure themes including topics such as Access & Recreation, Health & Wellbeing, Water, Forestry, Biodiversity, Landscape and Historic Environment as appropriate for a given site.

The objective of each Concept Plan is to establish "principles for development" which identify key GI assets and opportunities for their protection and enhancement in line with local policies and the Worcestershire Green Infrastructure Framework. Through this holistic and cohesive approach multiple 'wins' can be achieved at both site and landscape-scales.

Without prejudice to a final submitted application, GI Concept Plans provide an opportunity for dialogue with key consultees and give applicants a 'roadmap' to best shape their schemes.

The Worcestershire Green Infrastructure Partnership would welcome working with Wyre Forest District Council to identify and develop GI Concept Plans for sites once allocated for development.

For these reasons, outside ECAs which have been subject to detailed description, and in the context of the Framework 2 document, we have grouped a small number of sites (predominantly urban in nature) by geographically clustering them into respective ECAs regardless of the treatment these ECAs have received in the Framework 2 document. It should be recognised that while detailed



description of these ECAs has not yet been undertaken this does not mean they do not contain Green Infrastructure assets or opportunities which are likely to be of value.

Headline Recommendation:

The proposed allocations appear to naturally cluster into assemblages of various scales. The development 'vision' for these assemblages could be further defined so as to create a clear Green Infrastructure Concept Plan which guides place-shaping and subsequent detailed master-planning to the benefit of all parties.

We would strongly recommend that these groups of sites be considered for the Concept Plan approach used by the GI Partnership and councils throughout Worcestershire; there is much to be gained from collaborative working on such large developments and it would be helpful to start that process as early as possible, and certainly during the evidence gathering phase of the allocations process. We have recommended that Green Infrastructure Concept Plans are commissioned to further explore constraints and opportunities outlined within this paper, specifically for:

- **The Lea Castle Complex**
- **The East Kidderminster Corridor**
- **Urban Kidderminster and Stourport**
- **The Kidderminster and Stourport Waterfront Sites**

We suggest, once sites are confirmed for allocation, that these sites are drawn together under broad headings as suggested above, and at that stage the Worcestershire Green Infrastructure group would be keen to work with Wyre Forest District Council to explore opportunities for the development of bespoke GI Concept Plans.

The following GI themes have not been scoped into this paper, however as key components of an operational Green Infrastructure Network, they would be explored in greater detail when formulating a GI Concept Plan for a given site:

Access and recreation

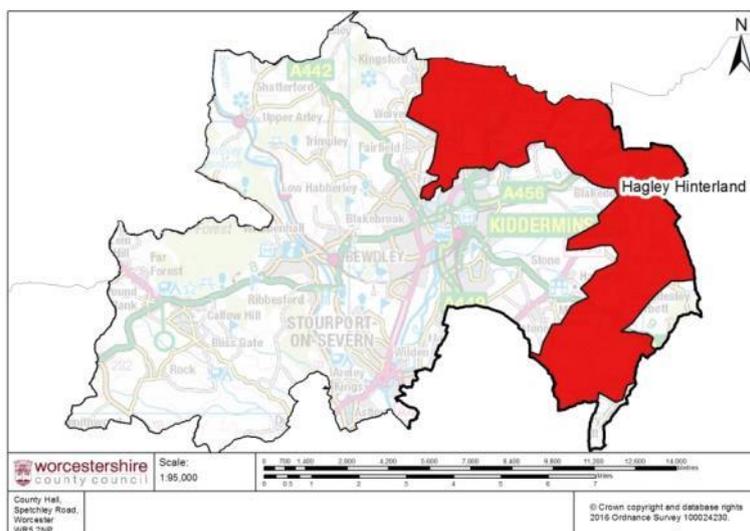
Access and recreation provision is one of the underpinning elements of Green Infrastructure, and plays a key role in the social, economic and environmental wellbeing of communities. Recreational opportunities can be delivered through a wide range of elements countryside visitor attractions, public areas, public rights of ways, safe access to rivers, canals and other waterbodies. Provision of dedicated recreational space can also assist in avoiding and mitigating impact to nearby biodiversity. Conversely, inappropriate designation and management of recreational space can conflict with biodiversity interest.

Health and wellbeing

The National Planning Policy Framework (2012) states that planning decisions should aim to achieve safe and accessible environments which support community cohesion, improve quality of life and facilitate physical activity. There is a strong link between the provision of accessible and good quality green spaces and improved health and wellbeing of residents.



ECA: Hagley Hinterland



Strategic GI Approach Primary Objective: Protect and Restore
Overarching Principles: Maintain and restore habitat connectivity.

Protect and restore acid grassland and wooded habitats.

Allocation observations: the allocations offer a valuable opportunity to restore existing GI assets and, through careful sensitive design and investment, offer opportunities for cohesive and functional landscape-scale Green Infrastructure enhancement.

KEY RECOMMENDATION

We would strongly recommend that Wyre Forest District Council commissions a bespoke **LEA CASTLE COMPLEX GREEN INFRASTRUCTURE CONCEPT PLAN** which explores the constraints and opportunities to an appropriate level of detail to better inform the strategic allocation.

In order to maintain cohesion and consistency of vision across the various sites, we recommend that the assemblage considered within this GI Concept Plan should include **WFR/WC/15, WFR/WC/16, WFR/WC/32, BW/4, OC/4** and any linked sites, particularly those emerging in the Broadwaters and Hurcott areas.

WFR/WC/15 and WFR/WC/32 - Lea Castle Hospital and East of Lea Castle

This site is thought to contain acid grassland (or old grasslands found upon sandy substrates which are capable of being restored to BAP quality under appropriate management), broadleaved woodland, mixed woodland and yew woodland resources. Together with built environment, these habitats will likely hold value for protected species, the mitigation or compensation strategies for



which may entail the retention and enhancement or functional compensation and enhancement of such habitats. We recommend that Biodiversity Action Plan (BAP) habitats are retained on site wherever possible. Look to extend surrounding habitats, particularly acid grassland and wooded corridors which offer connectivity offsite; ecological connectivity from the surrounding allocations to the wider countryside is currently rather poor. We strongly recommend taking a wider and strategic approach to concomitant and proximate Preferred Option sites (see 'Key Recommendation' box above) in order to minimise environmental harm and realise opportunities to maximise landscape-scale green infrastructure cohesion. Links with WFR/WC/16, BW/4 and this site should be investigated in order to create a wildlife corridor from Lea Castle down to the woodlands and pools at Hurcott and Podmore. These wooded corridors and glades can perform an important public access and recreation service which will help deflect footfall from the retained acid grassland habitat which, due to their county-scarcity and sensitivity to high recreational pressure, would benefit from early partition into an appropriately managed nature conservation area.

Thickening of the hedgerow corridors through and around these sites should seek to deliver meaningful corridors from north to south. Protection and enhancement of woodland would also address the sites' key landscape sensitivities, however impact of high density housing to neighbouring settlement is noted. A long-term aim should be established of reducing conifer plantation to establish further native broadleaf cover. A key objective will be to establish woodland of a mixed species and age structure with thinning to introduce areas of varied density. There is an opportunity to establish filtered views that offer visual permeability, yet effectively screen the development. There is also a great opportunity to create a development which has the character of a mature wooded parkland suburb. The proposed additional allocation associated with "Option B" (WFR/WC/32) appears to be located predominantly on agricultural land (with woodland on northern boundary). This is likely to be of lower ecological value in comparison with WFR/WC/15. We recognise that Option B offers an opportunity to direct development away from more sensitive habitats and this would also enable a more meaningful and ecologically functional Green Infrastructure network. However, this is a highly sensitive site with open south-east views. Development opportunities should consider a lower density masterplan that includes areas of integrated planting and street trees to soften the visual impact and tie-in with the wooded setting to the north-west. Axborough Wood and the A451 should be substantially buffered and development should be avoided along the higher north-western boundary to preserve views of the existing linear treeline. We also recognise that this approach risks impacting the neighbouring settlements by dint of much greater impact to landscape character particularly in relation to openness and topography of the site and its setting. Careful masterplanning will be required in order for the protected and enhanced GI features (particularly woodland and hedgerows) to contribute towards addressing this impact. We would recommend that the north-eastern boundary of the site should incorporate a strategic corridor working with the topography to preserve open views on approach. Existing mature boundary trees along A451 should be retained and enhanced to partially screen and allow filtered views from the development. Development should be kept below the ridgeline to retain local and more distant views of the ridgeline woodland. The urban design should include street trees that, once mature will complement and link with existing mature trees in the boundary and ridgeline. On balance, the impact upon local landscape setting associated with "Option B" might become more acceptable if appropriately mitigated and broader, tangible Green Infrastructure benefits are



secured. The Historic Environment potential is moderate overall with low below-ground potential already established through geophysical survey.

WFR/WC/32 includes a culverted watercourse that takes the discharge of the Lea Castle site and from the outline application for that site it is understood that the proposal is to continue this discharge route. There is therefore the opportunity to open up this watercourse through de-culverting to provide enhancements for amenity and biodiversity and potentially to reduce flood risk and for ease of maintenance.

WFR/WC/16 - Land south of Wolverley Road and Park Gate Lane

It may be particularly relevant at this site to look for opportunities to create new habitat 'stepping stones' particularly for acid grassland habitats or wildflower verges in Public Open Space. A key sensitivity for this site is the loss of rural landscape views and transformation to urban character as a result of development. The ridgeline, which runs parallel to the A451 near the *Badgers Rest* is particularly vulnerable to visual impact, notwithstanding the site as a whole is very visible to the west. This offers an opportunity to link with the existing woodland corridor, adjacent to Lea Castle Drive, across the site/ridgeline to link with similar GI opportunities that could be developed for BW/4, and enhance the existing wooded character of the greater ridgeline. Enhanced hedgerow and woodland connectivity will offer biodiversity gain and also mitigate for the loss of existing rural character, whilst also offering filtered screening of development. This is a very open, rural landscape currently distinct from the northern suburban fringe of Kidderminster and development of any part of this site will result in a substantial impact to the landscape character. Viewed in context with WFR/WC/32, development of this site will have a significant visual impact and therefore a strategic approach must be taken to deliver meaningful landscape mitigation through GI new networks. Street trees and linked linear networks of trees delivering GI permeability through the site will be crucial to help soften the development and ultimately echo the existing suburban character to the south, which is softened and partially screened by mature broadleaf street and garden trees. Historic Environment potential is unknown and will require further survey. In combination with the other allocations here there is a risk of coalescence with Cookley to the north and so extreme care and good design will be needed to prevent this. Similarly changes to the road infrastructure will need to be carefully planned and implemented to ensure that increased lighting does not sever important GI corridors. Care will also be required with respect to potential off-site impacts on the nearby SSSI to the south. Please also refer to opportunities and constraints outlined at WFR/WC/15 and WFR/WC/32.

WFR/WC/17 Land at Wolverley Road

A significant encroachment into rural landscape with nearby parkland character and dispersed settlement. This site should be considered in the context of the surrounding sites and the same matters of GI and coalescence pertain as to those nearby. We are not aware of any overriding ecological issues but there will be landscape constraints to the developable area on site.



WFR/WC/18 - Sion Hill School

This is a sensitive landscape location due to the proximity of mature parkland character associated with Sion Hill Court and similar Abbots Croft. Existing mature boundary trees should be retained and enhanced to maintain GI connectivity and visual screening. As per WFR/WC/16 there may be significant opportunities here to create wildlife 'stepping stones' through habitat creation and appropriate management. It is recommended that options are explored for grasslands and SuDS within the scope of the wooded area. However it should be noted that there is elevated potential for protected species to occur at this site. A site-level assessment (PEA) and possible review of developable space based on survey recommendations is required. A site-assessment would also be appropriate so as to inform which site-specific enhancement measures would be most valuable and achievable here. A key site sensitivity is the loss of mature trees within the western and northern parts of the site. It's possible to emulate the adjacent parkland character of Sion Hill by enhancing existing tree cover. In light of these comments **we strongly recommend that ecological surveys are completed in advance of allocation so as to determine any overriding constraints or impacts on the developable area.**

WFR/WC/19 Sion Hill School Playing Fields

Less sensitive landscape compared with WFR/WC/17 and WFR/WC16 due to closer spatial association with existing suburban development and distance from sensitive landscape features. Existing field boundaries should be retained and enhanced to retain GI function and provide visual softening. Receptors to the south already benefit from some screening (trees on the boundary), which should be enhanced. The same ecology comments apply to this site as those shown above. **We strongly recommend that ecological surveys are completed in advance of allocation so as to determine any overriding constraints or impacts on the developable area.**

WFR/WC/10 ADR – Kimberlee Avenue

This site falls into the area where there is a risk of coalescence between Cookley and the emerging Lea Castle development with the risk of encroachment into what will become a very narrow green corridor if the potentially much larger Lea Castle development is realised. This poses a significant risk of coalescence between Kidderminster and Cookley. This can be overcome with the creation and maintenance of a visual and functional GI corridor to maintain separation of settlements. This issue also has implications for the net developable area. The Worcestershire Habitat Inventory indicates that the grassland here may be subject to low management pressure and could potentially be of botanical interest. Further assessment at an appropriate time of year would be appropriate and the findings of this may require a habitat mitigation strategy which, in turn, would affect the net developable area. Subject to the caveats established in 'preliminaries' we have no further comments to offer on the Kimberlee Avenue ADR at this stage.

WFR/WC/12 Lawnswood, Westwood Road

This edge of village site is shown on the Worcestershire grassland inventory as having grassland of potential interest. One section forms a heavily wooded part of a much larger area of mature broadleaf woodland. Development of this site will impose significant harm to the site and wider



landscape character. There are also potential impacts on the Staffordshire and Worcestershire Canal LWS and so **we strongly recommend that further ecological survey work will be required prior to allocation to determine any overriding ecological constraints or effects this may have on the overall developable area.** Depending on the survey findings it may be the case that the site should not be progressed.

WFR/WC/33 / 34 Lea Castle west and Lea Castle North

A sensitive site that should provide a buffer of existing woodlands and provide visual screening to the south. The western boundary with the A449 should be enhanced to provide screening to the west and enhance the wider Lea Castle site GI network. The north-west of the site should consider buffering the setting of Castle Barns and the avoidance of visual coalescence with Cookley.

WFR/WC/34 is a highly sensitive site that will encroach into open rural landscape beyond the existing woodland boundary. This will impose substantial harm on the landscape and can only be supported in the context of the wider Lea Castle development if development density is low with substantial mitigation to buffer Axborough Lane and development is not imposed on the south-eastern end of the site (either side of the existing north-east/south-west aligned hedgerow) where the land is elevated and of increased visual sensitivity.

Otherwise extensive comments have been made by the WGIP on the Lea Castle complex and we refer you to those comments for these two additional sites.

WFR/WC/36 Rock Tavern Car Park, Caunsall

This site sits within the historic core of Caunsall. Development should respect the morphology, scale and set back of existing historic buildings in the setting and integrate soft planting to retain the GI and visual aesthetics. It falls close to the River Stour LWS and consideration of runoff and potentially flooding of the access road will be required. We do not believe that there are any overriding ecological constraints but careful consideration of light spill and buffering of boundary hedges and the LWS will be needed. The site borders Kinver Lane where there is known historic surface water flooding after heavy rainfall. Extensive flooding happened in 2016. Measures have been taken to reduce flooding but further site-based measures including SuDS and off site drainage must be considered to ensure that properties will not be affected.

WFR/WC/37 Land at Caunsall Road

A visually sensitive south-facing site on the eastern fringe of the historic core and within the setting of Caunsall Farm and Caunsall House Farm. The low housing density is noted and this site can support dispersed wayside development that will respect the historic morphology of the settlement. Records suggest that there is limited ecological value on this site and although it is pasture land we are not aware of any overriding ecological constraints to development here. There is known historic surface water flooding after heavy rainfall at Caunsall Road. Extensive flooding happened in 2016. Flooding would not affect dwellings, but it is important that no additional discharge is allowed to leave the site, so as to not exacerbate existing issues.



WFR/WC/38 Land south of Fairfield Lane of Franche Road

This site will encroach into a sensitive landscape within the Honey Brook corridor. Unlike WFR/WC/21, FHN/7, the scale of this site and proximity to the sensitive valley landscape will impose greater harm to the rural landscape character. This site also borders the flood zones associated with the Honey Brook – Stour confluence. As flood zone modelling has not included climate change, further assessment would be required to assess the impact. Access to the site appears to be in flood zone 3, which is very undesirable and should be considered through the FRA to include the relevant allowances for climate change

WFR/WC/39 Lea Castle (Strong Farms)

A site highly sensitive to development due to its intact rural character, topography, impact on the setting of mature woodland character. Developing a site of this scale at this location will impose substantial harm to landscape character.

WFR/CB/2 Station Yard, Blakedown

This site faces a difficult constraint in terms of its overall dimensions. It could from a landscape perspective accommodate some development, but an allocation of 16 seems unrealistic. The GI corridors adjacent to the railway line and Lynwood Drive will need to be protected adding further constraint.

WFR/CB/3 Station Drive, Blakedown

This site has capacity for development although it is adjacent to the northern approach into Blakedown, which will necessitate effective screening to maintain the existing settlement gateway at the junction with Station Drive. The northern end of this site abuts Churchill and Blakedown Valleys LWS and there is wet woodland immediately to the north, with scrub and trees on the site boundaries and along the railway line. Buffering of these features will be required and there may be protected species issues as there are a significant number of records from the nearby area. In view of this **we would strongly recommend further ecological survey prior to allocation so as to determine any overriding constraints and confirm the developable area.** This site is bordered by a tributary of the Blakedown Brook. This brook discharges here through an area of wet woodland before it passes the railway line and falls out into a pool. Given the level difference between the brook and the land there should not be any flooding issues here associated with this tributary. Further downstream the brook feeds Hurcott and Podmore SSSI so therefore it is important that there is sufficient water quality treatment on this site to ensure no negative impacts upon the watercourse and its pools.

WFR/CC/7 Bromsgrove Road, Lower Chaddesley

Development of this site will create infill and coalescence between two historically distinctive areas of settlement. One of the key characteristics of Chaddesley Corbett is that it is comprised of an historic linear settlement core with satellite areas of dispersed settlement. The rural landscapes in between the settlement foci are important spaces that contain high value heritage assets and frame the visual gateways on approaches into each part of the settlement. Development of this site will therefore impose a significant negative impact to the landscape character and setting of Chaddesley



Corbett. There is possible hydrological linkage to Hadley, Elmley & Hockley Brooks LWS, which is less than 200m away, and there is high potential for protected species including hedgehogs, badgers and bats. **We therefore recommend further additional survey prior to allocation in order to determine any overriding constraints and likely impacts on the developable area.** Opportunity may exist to extend any botanical interest in adjoining grassland through habitat creation (e.g. wildflower verges and within Public Open Space). SuDS & site-specific enhancement should be based on at least a site assessment (PEA) and possible review of developable space based on survey recommendations. Opportunities should be explored to enhance linear connectivity along the eastern boundary of the site. A key site sensitivity is the setting of Brockencote Hall park and division between Chaddesley Corbett and the Fox Inn. The site is suited to low density settlement only, ideally be set back from the A448 to preserve the visual separation between Chaddesley Corbett and the settlement that has developed around the Fox Inn; views towards Chaddesley Corbett from the southern approach and the open character of the parkland. Unknown below ground Historic Environment potential, subject to survey. The site is adjacent to a medieval parkland.

WFR/CC/8 Fold farm, Chaddesley Corbett

This site has capacity for low density development that should respect and reference the morphology of historic building in its setting. We are not aware of any overriding ecological to allocation here but the in-field tree requires consideration.

WFR/CC/10 Adjacent to Chaddesley Corbett School

From a landscape perspective this site is preferred for development over WFR/CC/7 because it has a more coherent spatial relationship with its settlement context. The development is however large and should this come forward at any point will need significant GI provision to soften the visual impact in what is a large open south facing landscape. Any such GI will need to encompass the existing hedgerow network and take account of the nearby wetlands, which may hold protected species including great crested newts.

WFR/CC/11 Bentley Grove

This is a very visually open landscape. Block development will impose a substantial negative impact, and therefore if it does come forward at any point, should only be considered for low density development that is set back well from the A448 and includes a landscape scheme that will deliver functional screening of the development. The grassland on site is of unknown quality and would need to be assessed before development.

WFR/ST/9 Cursley Distribution Park

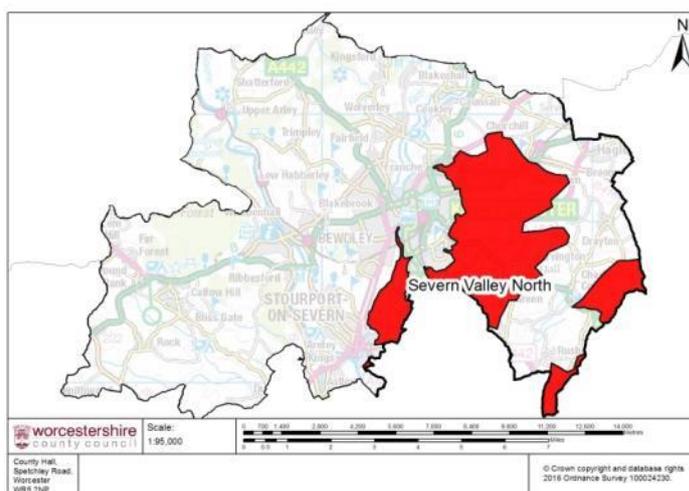
This site could accommodate low density development although only on the basis that it is already impacted upon by the visually intrusive warehouses. This is an open, arable landscape not associated with woodland. However, any new development will need to address visual impact through a landscape scheme that includes linear features and street trees to soften the development's impact to local receptors. There appears to be limited ecological interest and there do not appear to be any ecological constraints to allocation here. However, any subsequent planning application will need to be supported by appropriate surveys. There is a culverted watercourse that discharges through this site, near the eastern boundary, parallel to the road. Improvements should be made such as opening



up the culvert. There have been flooding issues in the past associated with this culvert and opening up the culvert may assist in addressing these issues and re-naturalising the brook.



ECA: Severn Valley North



Strategic GI Approach Primary Objective: Protect and Enhance
Overarching Principles: Restoration of the Severn Floodplain

Allocation observations: Significant development will likely modify the characteristics of this ECA. There is potential for direct impact and severance of a number of GI assets, including designated sites. While such change requires very careful consideration in order to acceptably protect key and supporting GI assets, change may also offer opportunities which can enhance, reconnect and create new GI assets. Such opportunities require inward investment and requirement for sensitive landscape design but can help offset impact and potentially achieve environmental betterment.

KEY RECOMMENDATION

We would strongly recommend that Wyre Forest District Council commissions a bespoke **EAST KIDDERMINSTER CORRIDOR GREEN INFRASTRUCTURE CONCEPT PLAN** which explores the constraints and opportunities outlined within this report to an appropriate level of detail in order to better inform the strategic allocation.

In order to create a cohesive and integrated vision which would effectively re-design much of this ECA, the assemblage of sites considered within this GI Concept Plan should include **BW/4, OC/4, OC/5, OC/6, WFR/CB/7, OC/11, OC/12, OC/13, WFR/ST/1, WFR/ST/2, AS/10, FPH/26, FPH/27**, and any additional sites or associated infrastructure requirements which subsequently emerge in the **Summerfield, Stone and Offmore** areas.



OC/12 – Comberton Lodge Nursery, Comberton Road

We note that this site is adjacent to the Hoo Brook LWS. The regenerated woodland along the Hoo Brook acts as a green gateway into suburban Kidderminster along the Comberton Road, is an important woodland corridor and a key element of the landscape's sensitivity to change. Protection and enhancement of this wildlife corridor, making best use of an appropriate suite of SuDS designs will be required. **We therefore recommend that further ecological survey is undertaken prior to allocation so as to determine any overriding ecological constraints or impacts on the likely developable area.** We Note the elevated risk of impact to protected species in proximity to this site and the need for a mitigation strategy which could impact net developable area. . This site borders the Hoo Brook. Flood zone modelling has indicated that part of this site is located in floodzone 2 and 3. The modelling has not taken climate change into account. Once further assessment is made this might show larger area at risk of flooding from the brook. Areas at risk of flooding should be excluded from the residential development. Development will need to exclude a corridor alongside the watercourse for biodiversity benefit and also for access for maintenance. From a flood risk management perspective dry access/egress will be required, so this would require an access from main road (not from OC/13N).

There is high potential for discovery of Historic Environment assets as the site adjacent to Heathy Mill. The setting of the historic farmstead, least and earthworks associated with the mill and organic deposits associated with the site and Hoo Brook are all at risk. Conversely, the key opportunities at this site are the protection and enhancement of the setting of Heathy Mill farmstead and wooded LWS corridor; strengthening these woodland & hedgerow links is recommended so that they are able to functionally connect to other assets within the ECA. Opportunities should include buffering the Hoo Brook, observe the existing character of development set back from the A448 and retain existing site trees that form part of a more extensive GI corridor.

FPH/27 – Land at Worcester Rd, Kidderminster

There is a risk here of landscape-coalescence between Summerfield and Spennels. This site may comprise acid grassland some of which may prove to be of high biodiversity value. We would recommend botanical survey prior to allocation because particularly rich acid grassland may act as a constraint on development and therefore affect the overall developable area. GI design should address softening of the development, should seek to retain as much grassland as possible and should maintain and enhance links to grassland to the north. The site falls adjacent to a small historic residential development, so the transition to employment needs to be softened with appropriate screening. The potential to discover Historic Environment assets is unknown, however the former heathland context flags the potential for prehistoric archaeology preserved below the plough horizon / pasture. Discharge of surface water will need to ensure that development will not exacerbate the flooding experienced in the dip south of the site (just over the border in Wychavon). Site might lend itself to the use of innovative design options for dwellings such as green roofs to create an attractive entrance to Kidderminster.



MI/18 – North of Wilden Lane Industrial Estate

A sensitive landscape that despite the limited size of the site should buffer the River Stour with buildings limited in height to prevent visual intrusion of views across the valley from Wilden Lane. This site abuts the River Stour Floodplain SSSI and River Stour LWS, hydrological linkage and both direct and indirect impacts require further evaluation; careful control of runoff, noise and light will be essential here. Protection of mature trees and the river corridor are important landscape sensitivities and there is high potential of discovering Historic Environment assets as the site contains part of the River Stour's natural channel and an outflow from Wilden pool. The western edge of the site is under Flood Zone 3, this could greatly affect the amount of developable land available dependent upon the type of development. The floodzone could potentially be incorporated into the GI for the site. Sensitive SuDS designs may offer the opportunity to protect the historic channel and outflow features of the River Stour. We note that this site is to be given a certificate of lawful use. It is essential that no further encroachment into the Wilden Marsh / Stour Valley designated sites complex is allowed and **we recommend that any allocation here that increases the area available for development be supported by additional ecological survey work to determine any overriding constraints or impacts on the developable area.**

MI/20 Land at Wilden Top

A highly sensitive landscape within the context of the former northern extent of Hartlebury Heath. Developing this site would encroach into an otherwise rural landscape, impact on the setting of a range of 19th century houses and the character of the historic former common roadway: Wilden Top Lane. Development of this site will therefore impose substantial harm to landscape character.

MI/21- ADR, Land off Wilden Top Road

A sensitive site that will encroach into an otherwise rural landscape. The site could accommodate low density development that retains and enhances existing woodland, hedgerows and hedgerow trees to soften the visual impact of development. Access will need to be carefully designed not to impact on the historic character of Bigbury Lane and Wilden Top Lane. Development of this site carries the risk of further encroachment into a landscape that does not have the capacity to absorb block development. The Worcestershire Habitat Inventory indicates that this ADR includes an extensive area which (in 2005) was identified as Acid Grassland (a Priority BAP Habitat). The proposed allocation also includes an area of broadleaved woodland. **The extent and condition of BAP habitats should be evaluated prior to allocation as the mitigation and compensation strategies required to address this constraint is likely to adversely affect the net developable area.**

AS/9 Railway Corner

The is potential landscape impact to the setting and spatial identity of settlement along Stanklyn Lane. Modelling has also identified a major surface water flood risk on this site, affecting the entire site as well as the access. This would render this site not suitable for development, unless it can be demonstrated that the modelled surface water flood risk is erroneous.



AS/10 – Land Rear of Spennells/Easter Park

We are not aware of any overriding constraints to development here, though the risk of coalescence between Summerfield and Spennells is noted. Development in the northern half of the site would be possible within the context of the existing suburban character. The southern half of the site should utilise open space and screening to buffer the setting of Stanklyn Lane and maintain separation between two settlements. Appropriate Green Infrastructure should be embedded into designs, including consideration of a suite of SuDS techniques where appropriate. GI should seek to soften the impact of development, but also consider buffering Summerfield/reducing density to maintain the identity of the settlement. The potential to discover Historic Environment assets is unknown.

MI/33 Wilden Lane Industrial Estate

This site has capacity to be developed within the existing boundaries that should be enhanced to boost GI value and screening to receptors on Wilden Lane. Attention is drawn to the proximity of the River Stour LWS, consideration of appropriate mitigation to prevent contamination/further disturbance to the floodplain should be demonstrated in any development here.

MI/35 A to Z Wedding Services

Retain and enhance existing GI assets. We note that the existing building may have potential for bats. Whilst this should not affect the allocation of the site any planning application will need to be supported by appropriate levels of survey.

MI/36 Firs Yard, Wilden lane

A sensitive site that will need to develop with and buffer the existing woodland setting, this site overlaps the edge of Wilden Marsh and Meadows SSSI and any further encroachment in to the SSSI must be avoided. There is some potential to remediate existing drainage issues via an allocation here but any decision on allocation should be supported by **further ecological survey work in order to determine any overriding ecological constraints or issues affecting the developable area.**

OC/13 – Stone Hill, Kidderminster

It is noted that OC13 overlays Captains & Stanklyn Pools & Spennells Valley LWS and will likely have direct and indirect impacts to the LWS. Worcestershire Wildlife Trust have previously indicated they would **object to this** allocation were it to involve direct habitat loss or harm to the LWS. The Worcestershire Habitat Inventory indicates that the site contains unimproved grassland, wet woodland and broadleaved woodland which all warrant further investigation at an appropriate time of year and prior to allocation so as to evaluate the significance and extent of any likely impacts and to identify a suitable mitigation/compensation strategy where this is achievable. WWT raises an **in-principle objection** to the loss of LWS habitat to development but recognise that in cases where this is unavoidable works may proceed provided that sufficient mitigation and compensation can be achieved to offset losses. Extreme care will therefore be required with respect to the treatment of



the Spennells LWS, Hoo Brook LWS and the wooded stream corridor on the western edge of the site. In line with the mitigation hierarchy, preference should be given to avoiding environmental harm; where impact to the LWS is anticipated (e.g. highway and bridges) this could be minimised through modification of scale, location and sensitivity of structural design to ensure the surrounding LWS is significantly buffered. As a last resort, compensation in the form of functional habitat (with appropriate buffers) providing an extension of favourable habitat area of the LWS could be considered to offset the residual and unavoidable impacts. In all scenarios, development should aim to realise net-gain opportunities for biodiversity. It is noted that removal of large tracts of agricultural land and their associated habitats is likely to have a detrimental and cumulatively significant impact to a range of farmland bird species; it may not be achievable to secure functional mitigation within the developmental setting and therefore early planning is recommended around both enhancement for biodiversity within the built environment and also towards compensation measures for any residual impact, to be located beyond the proposed developmental boundaries. Because of the aforementioned constraints, drainage, SuDS and lighting will all be important considerations in site design. As per WFR/ST/2 and WFR/ST/6, the southern extent of OC/13 falls within one of the key nesting areas for corn buntings in the county. Accordingly, survey work to determine the status of these birds will be required and the findings may affect the net developable area of this part of the site. Moreover, any access from Stanklyn Lane may require visibility splays that could impinge on the RVNR. With this in mind the WGIP is pleased to note the removal of OC/13/S from the proposed allocations and considers that this offer an important opportunity to significantly reduce the ecological impacts of development in this part of the town.

Notwithstanding this, the wooded stream corridor forming the western edge of the site must be retained and augmented with connectivity retained to the wider countryside and opportunities to improve ecological links between this area and the Spennells Valley should be sought. Protection and enhancement of these features may affect the net developable area and so further work will be required prior to allocation. In particular any crossing of the LWS corridors will need especially careful treatment (and will require mitigation for habitat loss and the effects of noise, light etc.) and we would strongly recommend that impacts to this part of the site be limited so far as possible.

This allocation is located within Landscape Type Sandstone Estatelands and comprise of a large area of mixed, regular and irregular historic field enclosures and historic watercourses with associated woodland. This character is derived from the former Comberton Heath: an area of unenclosed heathland. In the 18th century the land was enclosed and the enclosure pattern respects Lord Foley's Irrigation System that was created at that time to allow for controlled flooding and irrigation of the landscape. There are floodzones recorded through the centre of the site along the brook. The loss of historic hedgerows and linear woodlands would be key landscape impacts upon this site. Similarly, impacts to the features, structures and setting of Lord Foley's Irrigation System are key site sensitivities as are any impacts to the woodland and setting of Hoo Brook and Captain's Pool SWS. There are visual impacts to higher ground south-east of Spennells and east of Comberton Estate.

Bearing in mind the aforementioned constraints to this allocation, opportunities also exist to enhance connectivity of existing woodland on a north-west / south-west axis. Development on this scale will impose a significant impact on the existing rural landscape character. However, the existing GI frameworks offers opportunities for integration and softening of visual



impact. Key features are the north-south woodland corridor that forms the western site boundary, the historic north-south hedgerow that forms the eastern boundary that should be enhanced and buffered to soften the transition from suburban to rural landscape. Historic irrigation features should be sensitively integrated into the development. Hoo Brook should be buffered with no development between Hoo Brook and the A448 to maintain the visual rural character of the western approach towards Kidderminster. The northern part of this site between the Brook/woodland corridor and A448 should be buffered with only low-density development set back from the road to maintain the visual rural character of the western approach towards Kidderminster. The setting of Captain's Pool and woodland corridor are sensitive to encroachment and should be buffered. There is high potential for discovery of Historic Environment assets associated with Lord Foley's Irrigation System although full landscape assessment will need to be undertaken to establish the full archaeological potential of the site. Sensitive integration of the Irrigation System features into the wider site SuDS design is recommended. There is potential for well-preserved organic deposits associated with watercourses. Buffering and protection of site hydrology should be integrated into the GI design.

This site is bordered on the north-west by an un-modelled tributary of the Hoo Brook and to the south by the modelled Hoo Brook. Development should exclude all areas at risk of flooding (including climate change effect). Development will need to exclude a corridor alongside the watercourse anyway for biodiversity benefit and also for access for maintenance.

We note above that a 17th century water meadow system was present in this area and remnants of this system can still be found on site with a number of drains present. It is not always clear which of these drains still perform a function in the current water management arrangements for the site, but investigations will be required to inform the design of SuDS for the site. If the design of SuDS could somehow reflect or replicate the historic waterways then this would be a positive opportunity to connect new residents with the landscape.

As the site is quite flat and located between two tributaries of the same brook, it is not unlikely that high(er) ground water levels are encountered on the site. This could impact upon the SuDS suitable for this site, and the required land take. Also, it needs to be established whether ground water levels in the area are artificially low (due to ground water abstraction) because if this is the case then an assessment will be required into the effect of reduction in ground water abstraction upon the ground water levels. Nationally there is a trend to minimise over abstraction and we would not wish to see new development become water logged / liable to ground water flooding, as a result.

If a road is to be constructed that links OC/13N with OC/6 then this will need to be designed in such a way that the watercourse is not adversely affected.

WFR/ST/1 – Captains and The Lodge, Bromsgrove Road, Stone

The allocation here removes habitat directly from the Captains Pool and the Spennells Valley LWS. Worcestershire Wildlife Trust have indicated they **would object to the direct or indirect impact upon the adjacent LWS and habitat corridor which this allocation poses**. The GI group queries the inclusion of this site given the loss of habitat directly from and adjacent to the LWS and welcomes



the opportunity to discuss this further with WFDC. Extreme care will be required with respect to these sensitive receptors and matters of drainage and lighting will be especially important considerations. The encroachment of development close to the pool is also a key landscape sensitivity. The proposed capacity for housing density seems high given the scale and sensitivity of the site. Captain's pool should be buffered (see also OC/13S) with an opportunity to bridge the woodland connection with Hoo Brook. The A448 should be buffered with only low density development set back from the road to maintain the visual rural character of the western approach towards Kidderminster. There is moderate to high potential for organic archaeological structures and deposits within the silts and margins of Captain's Pool. The key opportunity here is to protect/buffer and enhance green connectivity along the northern edge of the pool to linked woodland and Captain's Pool Local Wildlife Site. The pool itself must be buffered to protect against deterioration and erosion. Protection and enhancement of the wider LWS will be essential, and so the net developable area of the site may alter on the basis of ecological survey work even if direct habitat loss can be avoided. With this in mind **we would recommend that further ecological survey work be carried out prior to allocation so as to determine the net developable area of the site.** It seems likely that this will be significantly reduced from the area mapped at present.

The site falls adjacent to an unmodelled stretch of Hoo Brook, which includes Captains Pool. Because it is not modelled there is no flood zone information available. Fluctuations in levels are believed to be minimal, but an assessment would need to be made of the risk. Development will need to exclude a corridor alongside the watercourse / pool for biodiversity benefit and also for access for maintenance.

OC/11 – Stourminster School

The key GI asset is the wet woodland and associated Spennells Brook. There are confirmed protected species in this area which will require further consideration. Clearly the loss of woodland and adverse impact to the watercourse would also have significant landscape impacts. A clear aim should be to protect and enhance linear woodland and watercourse and to soften visual impact to receptors west of the site. Sensitive buffering and management of existing woodland as part of site SuDS and GI provision offers opportunity to maintain and enhance connectivity with the Spennells Valley woodlands, across adjacent sites through to OC/13 and beyond. Buffering of the watercourse will also protect the Historic Environmental assets such as organic deposits associated with Spennells Brook. In view of these issues **we recommend that appropriate ecological survey work is completed prior to allocation of this site.** The site is adjacent to un-modelled stretch of Hoo Brook. Because it is not modelled there is no flood zone information available. Assessment would need to be made of the risk. Fluctuations in levels are mainly the result of surface water sewer outfalls directly upstream, as the natural catchment of this watercourse is only small. Development will be expected to exclude a corridor alongside the watercourse for biodiversity benefit and also for access for maintenance.

OC/4 – Land Rear of Baldwin Rd, Kidderminster

To the north of this allocation is a very strong east-west axis of wetland habitats designated as SSSI and LWS including Hurcott & Podmore Pools & pastures SSSI which is concomitant with Churchill &



Blakedown Valleys LWS. Hydrological connectivity to sites such as OC/4 and BW/4 should be explored. While risk of habitat severance might be low, cumulative and indirect impact risk is elevated. The northernmost parcels of the site are generally more ecologically interesting and **we strongly recommend that further ecological survey work be carried out prior to allocation so as to determine any overriding ecological constraints or other factors that may affect the developable area.** This is also pertinent for any emerging sites or infrastructure requirements which emerge in the wider corridor of land between these two allocations. The nearby SSSI should also be carefully considered to ensure access to OC/4 does not cause adverse impacts. This is a sensitive landscape especially in the northern half (northern two fields of four), which forms part of the setting for Hurcott Village, Mill and the Hurcott Brook Valley. Hurcott Road and Hurcott Lane are also sensitive to development. The northern half should therefore be retained as informal open space to protect the setting of the above landscape assets and contribute towards the wider, high-value GI network. The southern two fields have capacity for some development, although buffering Hurcott will be a priority to protect its character and contribute towards the north-south GI corridor. Key landscape sensitivities for OC/4 include risk of impact to hedgerows located within the site. The topography makes this a very visible development site to a number of receptors in the suburban and rural surroundings. Key opportunities are the restoration and enhancement of the existing hedgerow network or to mitigate loss with green corridors which provide connectivity across the site. In order to minimise visual impact, consider not developing the setting of Hurcott Lane or the higher reaches of the hill. The setting of Hurcott Lane is likely to be medieval in origin. The setting of Hurcott Hall Farm and Hurcott Village and the pools are also Historic Environment assets. There is a possible Second World War weapons pit located on the site. Other archaeological potential is unknown.

OC/5 – Land at Husum Way

The Worcestershire Habitat Inventory indicates the site may be unimproved grassland which would warrant further botanical investigation to evaluate the significance of impact and any possible mitigation/compensation requirements, if any are needed, at an appropriate time of year and prior to allocation. It appears however that part of the site has been ploughed and so this may only be relevant to some parts of the site. Protection of and buffering to the remaining grassland (focussed on the south of the site) may be required and decisions around SuDS design and site-specific enhancement should be based on at least a site assessment (PEA) and possible review of developable space based on survey recommendations. The site is sensitive to visual impact and loss of views across the wider landscape. Opportunities exist to buffer the eastern boundary to soften the transition from suburban to rural open landscape. Lower density in the eastern half of the site will also contribute to this freeing up more space for soft landscaping interspersed between houses and roads. GI design should address softening of the development and impacts to views. The setting of the 18th century Hodgehill House is a Historic Environment asset which should be protected.

BW/4 – Hurcott ADR

(also refer to opportunities and constraints outlined at WFR/WC/15). Connectivity to the wider countryside is currently rather poor here and it would be worth investigating the potential to use links within WFR/WC/16 and BW/4 to create a wildlife corridor down to the woodlands and pools at Hurcott and Podmore. At the very least thickening of the hedgerow corridors through and around



these sites should seek to deliver meaningful corridors from north to south. Hurcott Lane is a sensitive landscape receptor and by protecting/buffering and enhancing connectivity with nearby Ancient Woodland the landscape component of this GI asset would also be protected. Part of this core allocation adjoins Hurcott Pasture SSSI and Hurcott & Podmore Pools Local Wildlife Site. The allocation south of the Parish Boundary therefore poses a number of challenges: the sensitivity to disturbance, hydrological impact and habitat deterioration of the adjacent designated sites and the subsequent requirement for functional buffering and appropriate management, mitigation for which is likely to affect the net developable area. The site includes a culverted watercourse that takes the discharge of the Lea Castle site and from the outline application for that site it is understood that the proposal is to continue this discharge route. There is therefore the opportunity to open this watercourse up as an open watercourse is better from an amenity and biodiversity point of view and is easier to maintain. Any SuDS scheme for this site will need to closely mimic the pre-development situation so as to ensure no adverse impacts upon the nearby SSSI / LWS.

The southern part of the site is a sensitive landscape in the setting of Hurcott Village, Mill and Pool. Hurcott Lane should be buffered and enhanced as a key north-south GI corridor. Higher density development should be reserved for the northernmost parcel with lower density development in the southernmost part, particularly towards the setting of Hurcott Village to contribute towards a clear buffer between the development and village, and SSSI. The ancient, sunken and tree-lined character of Hurcott Lane should be protected and the lane should be buffered from the development edge to avoid future encroachment from adjacent properties. It should not form part of the new development access network. **With this in mind we recommend that further ecological survey work, including a better understanding of hydrological interaction between BW/4 (South) and surrounding land, will be required prior to allocation** so as to inform the developable area and any other constraints pertaining to the site.

FNH/7 North of Marlpool

This site borders a sensitive rural landscape and greenbelt corridor between Kidderminster and Fairfield. The northern woodland should be retained and enhanced as screening and the B4190 buffered. The site adjoins Puxton Marsh LWS and may hold significant ecological interest including woodland and trees on the border of the LWS and potentially significant areas of scrub towards the southern end of the site. Between them these features also have potential for protected species as well as acting as important components of the wider GI connecting to the LWS. Accordingly there may be significant sensitivities on site and **we strongly recommend that further ecological survey is carried out prior to allocation.**

FNH/8 Snowden Close

This site borders a sensitive rural landscape and greenbelt corridor between Kidderminster and Fairfield. Existing woodland should be retained and enhanced as screening and the B4190 buffered. There are some mature trees and protected species potential (badgers, bats and hedgehog). The site is also in close proximity to Puxton Marsh LWS and there may be direct hydrological links between the two. With that in mind **we would recommend that further ecological survey work be completed prior to allocation** so as to inform any decisions here.



WA/KF/2 Land off Ferndale Crescent

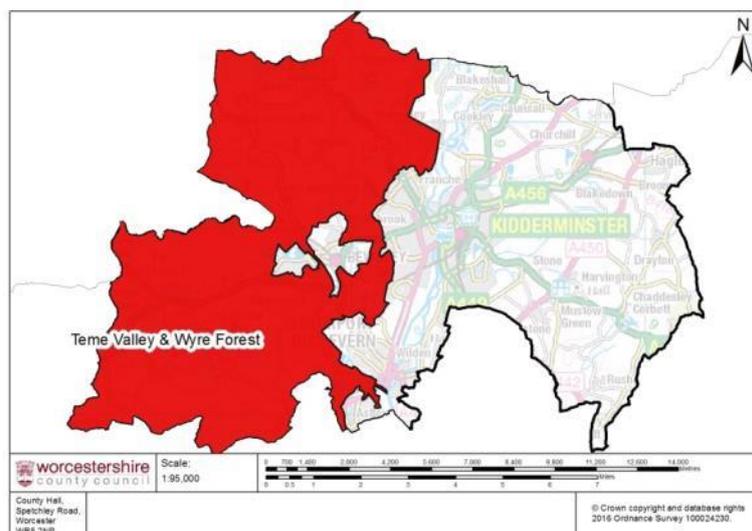
This is a sensitive location that will impact on views to Habberley Valley NR and receptors at Low Habberley; Sandy lane, Franche Estate and the A442. Mitigation should include screening, visual softening of settlement edge and varied housing density with lower density to the settlement edge.

OC/6 Land east of Offmore Farm

The southernmost parcel of land abuts an Ordinary Water Course which charges the Spennels Valley Nature Reserve. As per OC/11, careful design of GI apportionment must be used to protect and enhance both the OWC and the surrounding grass and woodland habitats from impacts likely to arise during construction and later residential occupation. There are opportunities to buffer the eastern boundary to soften the transition from suburban to rural open landscape. Lower density in the eastern half of the site will also contribute to this freeing up more space for soft landscaping interspersed between houses and roads.



ECA: Teme Valley & Wyre Forest



Strategic GI Approach Primary Objective: Protect and Enhance Overarching Principles:

- Enhance stream and river corridors
- Protect ancient countryside character
- Protect and enhance the ancient woodland habitats of the Wyre Forest
- Enhance and expand acid grassland habitats

Allocation observations: A significant proportion of these allocations hold potential to impact sensitive GI assets and therefore may be subject to design constraints which might limit either the total area capable of being developed, or the density of that development. Conversely, where sustainable development is realistically capable of being achieved, there are opportunities to secure better management or to create new connective features which would enhance the overall GI network within the wider ECA.

WA/UA/1 Bellmans Cross, Shatterford

This site can accommodate low density wayside development characteristic of the wider settlement. Currently wooded in character, the development should retain and enhance a proportion of this to contribute towards functional screening and GI. The site includes blocks of grassland and scrub which will need careful consideration in any development. However we do not believe that there are overriding ecological constraints to development here and we do not recommend further ecological survey prior to allocation. It will be important that surface water discharge from the site is limited to



greenfield run-off (both in rates and in volumes) as there are known surface water issues at Beacon Lane where it is suspected that surface water from this area discharges to. This is one of the upper reaches of the Horse Brook, which has caused extensive flooding in Wolverley village downstream.

WA/UA/4 – Allotments, Upper Arley

This is a sensitive location. Development should be low density and respect the existing settlement morphology of Arley Lane. Development should fit within the existing woodland and hedgerow framework which is an important part of a wider historic GI asset and will provide functional screening of the development. A proposed allocation of 10 houses may not be realistic given these constraints. Access to the site is a major concern with Arley Lane having developed as a historic holloway. Any cutting/splay into the deeply incised part of the Lane will severely impact its historic integrity and substantially harm the visual character of the approach to Upper Arley village. The site is in proximity to Wyre Forest SSSI and has hydrological connection via a surface water flow path (along the eastern edge of site) into the River Severn LWS. The Worcestershire Habitat Inventory indicates the grassland may potentially be unimproved and **we recommend further ecological survey at an appropriate time of year and prior to allocation**. The proximity to and need to buffer the ancient hollow way (Arley Lane), protect the mature field boundaries will have implications for the net developable area, notwithstanding this is an historic dispersed (low density) settlement.

WA/UA/5 Hill House Farm, Shatterford

This site will be a major encroachment into a rural landscape where the topography will contribute towards a major visual impact. There is also the cumulative effect of coalescence with the block development to the north that will effectively create a new settlement completely out of character with wider landscape pattern of dispersed wayside settlement. In this context development of this site will impose substantial harm to rural landscape character. We note the potential to include this site as an allocation but as well as the landscape issues noted above there may be significant ecological constraints and we therefore query its proposed allocation at this stage.

WA/UA/6 Red Lion Court, Bridgenorth Road

There do not appear to be any overriding constraints to development on this site.

BR/RO/12 Bliss Gate PH

A distinctive junction setting with a south facing slope. The former public house should be retained and sensitively converted, however if this is not possible then development should be wayside and low density, set back from the road and of a scale and design that echoes the existing character. The western and southern boundaries should be enhanced to soften the development drawing on the local character of mature hedgerows with hedgerow trees. This site has been previously developed and there are unlikely to be any overriding ecological constraints to allocation here. However there is some potential for bats in existing buildings and careful consideration of light spill and other implications for nearby receptors including Bliss Gate Meadow LWS and other BAP and Grassland Inventory sites will be required.



LI/2 – Wyre Forest Golf Club, Kingsway

This site is well screened visually by the existing topography and wooded landscape of Burlish Top NR. Development within the parcel should buffer the woodlands, and also ensure adequate set back a screening from receptors on Torridon Close. It is close to several designated assets (Burlish Meadows Grassland Inventory Site, Burlish Camp LWS, Blackstone Marsh & Mucky Meadows LWS) and so careful attention to buffering noise and light will be required. The site is known to contain areas of acidic grassland, the western and particularly northern boundaries are known to contain biodiversity value and should be retained, protected through functional buffers and positively managed to restore and enhance their existing value. Given the proximity to numerous designated sites of nature conservation value, this is likely to elevate the risk of discovering notable flora and fauna; these potential issues warrant further investigation at a suitable time of year and prior to allocation to determine the significance of any impact. With that in mind **we would strongly recommend ecological surveys prior to allocation so as to determine any overriding constraints and confirm the developable area.**

Field boundaries are historic and vulnerable to loss. Surface water ponding is recorded in two areas at the bottom of site, this will require further consideration to determine likely impacts upon development. The potential to discover Historic Environment assets is currently not known, however any remaining features are likely to have been affected by recent landscaping.

Ideally development here should be lower density compared with the existing suburb to the west so that the interface between suburb and rural is softened. This will also allow more flexibility to connect with existing woodland to the east and south of the site. Habitat restoration, extension and securing positive management (for both woodland, hedgerow and potentially also for acid grassland) is a key opportunity for this allocation.

BR/RO/1 – Land at Clows Top

Has an upland character within the setting of a dispersed settlement. In this setting, the woodland and site hedgerows are sensitive landscape receptors. Block development is not consistent with the village character that has been historically wayside development; a morphology that has continued to be applied with 20th c development. The site can therefore accommodate low density wayside development along the A456 and B4202. with site boundaries enhanced to maintain mature hedgerow trees, again characteristic of the wider landscape. The potential for discovery of Historic Environment assets is currently not known, however there is potential for medieval or post-medieval archaeology. The Worcestershire Habitat Inventory indicates that the site may support unimproved grassland and therefore **we recommend botanical investigation at an appropriate time of year and prior to allocation in order to determine the significance of any impact and any effects on the developable area.**



BR/RO/2 Lem Hill Nurseries

Block development is not characteristic of the wider setting and A4117 corridor, which is historically wayside and dispersed. Far Forest has been heavily impacted by infill, expansion and inappropriate black development during the last 30 -40 years and this has had a negative impact on the formerly open landscape character punctuated with dispersed settlement. Notwithstanding the current horticultural footprint, this site should be limited to low density wayside development that is set back from the road. The existing boundary features should be enhanced to provide effective screening. Whilst this site is mostly developed for horticulture it does have some ecologically valuable boundary hedges and high potential for BAP and protected species including hedgehog. These will need to be taken into account in any allocation, as will the sites position close to other BAP habitats including Willows Meadow Grassland Inventory site. However there do not appear to be any overriding ecological constraints to some development here. This site is bordered by a tributary of the Dowles Brook, which will need to modelled and assessed as part of any development proposal and to address any downstream flooding issues. Water quality treatment will be important to ensure no negative impacts upon the watercourse (part of Wyre Forest SSSI downstream).

BR/RO/6 & BR/RO/4 – Land adjacent to Tolland Bungalow, Far Forest & New Road, Far Forest (South)

Block development is not appropriate in this setting characterised by set back wayside settlement. In terms of village character and the impact to existing GI assets the site can, at best, accommodate very low density wayside development in BR/RO/4 and perhaps no more than 3 or four properties (depending on scale) off the existing access drive in BR/RO/6, which should include protection and restoration of the existing orchard and boundary features. Proximity to Wyre Forest SSSI is noted and appropriate buffering would be required to mitigate any adverse impact. We observe that at least part of the complex is an orchard and that species rich grassland may be present. **Accordingly, we would recommend ecological survey prior to allocation to determine the exact value of the site as this may affect the net developable area and could be a reason to delete BR/RO/6 entirely.** Development should respect the existing wayside morphology to avoid degrading the highly rural landscape and historic settlement character.

BR/RO/21 – Alton Nurseries, Bewdley

Notwithstanding the current industrial footprint, any new employments/residential should be set back from the road. The existing boundary hedgerows and trees should be enhanced to provide effective screening. This site is in proximity to Wyre Forest LWS and to lesser degree the Wyre Forest SSSI units, but otherwise is separated by existing development. Appropriate buffering is required to prevent undue light spillage. This site is bordered by a tributary of the Dowles Brook, which will need to modelled and assessed as part of any development proposal and to address any downstream flooding issues



BR/RO/22 Rectory Lane, Rock

This site can accommodate low density wayside development that respects the morphology and set back mirrored by properties opposite. Any development plan should however include soft landscaping on the northern and western boundaries to soften visual impact and further tie-in with existing character. The site comprises a cultivated field of limited ecological value but any loss of roadside hedgerow, which may be affected by the need to improve visibility splays for access, will require appropriate mitigation. It will be important that surface water discharge from the site is limited to greenfield levels (both in rates and in volumes) with appropriate SuDS as there are known surface water issues nearby and 'downstream' where the watercourse (Dick Brook) crosses the lane.

BR/RO/26 – Walnut Cottage, Bliss Gate

This site can accommodate low density wayside development. Design should echo the existing morphology of development along the lane avoiding a 'terrace effect' that will impose a visual coalescence uncharacteristic of settlement in this landscape. Existing boundary features should be protected and enhanced to soften the development; characteristic of the wider setting. The Worcestershire Habitat Inventory indicates this site likely contains unimproved grassland. **We therefore recommend further botanical investigation at an appropriate time of year and prior to allocation to determine the significance of any impacts.** The hedgerows of the paddock, formerly an orchard, are a sensitive landscape receptor which should be protected and enhanced. Ideally development would be low density and wayside in keeping with the wider character, the configuration of which could be partially informed by the aforementioned surveys.

BR/RO/27 Oxleys, Clows Top

Block development is not consistent with the village margin character along the A456 and will impose harm within this landscape that can only accommodate low density wayside development.

BR/RO/29 The Wain House, Lye Head

This site can accommodate limited low-density development that respects the scale and morphology of the existing farmstead. Mitigation should include enhanced GI to link existing hedgerows.

BR/RO/30 Fingerpost Cottage, Callow Hill

This site and landscape context cannot accommodate block development. The forest edge setting and existing historic buildings will be adversely affected by any development of this site.

WA/BE/1 – Stourport Road (triangle), Bewdley

This site is adjacent to Ridings Brook and likely to be hydrologically connected to River Severn LWS. The site is well positioned as 'stepping-stone' for acid grassland habitat creation (e.g. road verges,



POS and so forth). There is opportunity for SuDS to make WFD contributions and for provision of waterside GI provision. There are likely species implications and possible loss of developable area to be anticipated. This site is bordered to the north by the Riddings Brook (main river). The flood zones appear not to encroach too much onto the site although floodzones 2 and 3 border the sites eastern and western edges. The effect of climate change (not included in flood zone extends) will need to be determined. 'Dry' access and egress will need to be a part of any proposal. . Development should be kept away from the flood risk areas and as a minimum a buffer strip should be kept alongside the watercourse to minimise impact.. The control of pollution and SuDS to be considered a priority for this site. Hedgerows should be protected and enhanced, particularly along the northern boundary to promote connectivity to the nearby woodland. The site is close to an Iron Age settlement; site investigations are advisable. There is an opportunity to enhance GI connectivity across the north-western boundary and watercourse to create a functional GI corridor between the school and safari park. Careful attention should be paid to the height of housing to protect the first floor long-range views to the south-east of receptors on Sandbourne Drive.

BR/BE/1 Bewdley Fire Station

A sensitive historic townscape. Development should respect the scale, morphology, materials and setting of historic buildings (includes Listed Buildings) and the Conservation Area. GI opportunities should be considered, but the scale and distribution should be sympathetic with existing soft landscaping and private gardens in the setting. The site falls close to the River Severn LWS and has some potential for bat and other protected species. However there do not appear to be any overriding ecological constraints to development here and no further work is recommended at this stage. Part of this site is located in flood zone 3 (defended by demountable barriers) and flood zone 2 (undefended). A sequential test is required (prior to allocation) to demonstrate no alternative sites available at lesser flood risk. 'Dry' access and egress will be required. The ground floor of any development should not have habitable rooms (residential).

BR/BE/10 The Lakes, Dry Mill Lane.

An extremely sensitive site in the setting of Wyre Forest that will encroach into an area of piecemeal field parcels that originated as a result of historic pastoral farming and traditional orchards. Development of this site will impose substantial harm to the historic setting of Bewdley and Wyre Forest. There are also significant ecological implications associated with harm to the nearby SSSI and potential for loss of habitat within the site.

BR/BE/15 Snuffmill Walk

An extremely sensitive site in the setting of Snuffmill Dingle and Red Hill; an area of distinctive rural historic landscape character associated with 17th-19th century pastoral farming and traditional orchards. Development of this site will impose substantial harm to the historic setting of Bewdley. There are ecological constraints including nearby grassland inventory and BAP habitats and there may be hydraulic links to the River Severn LWS. If development were to go ahead there may be potential impacts upon Snuff Mill Brook, and Pool included in development boundary, which would



need to be carefully assessed. There are known flooding issues relating to this brook and any increase in discharge towards this brook would exacerbate this.

AKR/14 – Pearl Lane Areley Kings ("Option B" only)

This site will be a significant encroachment into rural landscape. The relatively flat topography does offer some potential for visual mitigation, which will need to deliver effective screening from receptors located nearby in Dunley (includes the setting of Listed Buildings), New Barns Farm and Astley Cross. The suburban/rural transition will need open space provision and functional buffering of boundaries. A housing target of 420 is a constraint on the flexibility needed to deliver a balanced, transitional development. The site is relatively well screened behind mature hedgerows although there would be some merit in creating a filtered view along Pearl Lane towards the existing Areley Kings suburbs. The views to and from the A451 Dunley Road and Redhouse Lane aspects of the site are, by contrast, highly rural and development should be effectively screened along these boundaries using appropriately planted buffers that also assist in separating site boundaries and development area. There are unlikely to be over-riding ecological issues however there are sizeable opportunities for ecological enhancement through thickening boundary hedgerows and creating enhanced GI links to wider countryside, for instance interfacing GI corridors with public footpaths 508(D) and 504(C). Dunley is a dispersed settlement sensitive to block development within its setting. This includes the Grade II Listed 16th century Dunley Hall and a significant Romano-British farmstead was revealed in the northern part of the site during 1991 during archaeological assessment in advance of the Blackstone to Astley Aqueduct. The site was subsequently excavated, however, the excavation report states that some material recovered is indicative of other 3rd century AD settlement in the vicinity. Notwithstanding the need there will be to archaeologically evaluate the site, there is a clear opportunity to design an area of open space in the northern part of the site to buffer the setting of Dunley, Dunley Hall and potentially conserve significant archaeology in situ.

This site is a challenge from a water management point of view. A spring fed culverted watercourse runs west to east and a mains water aqueduct runs north to south. This will limit developable land for this site due to exclusion zones. There might be an opportunity to open up the watercourse to provide biodiversity benefit. There are known historic flooding issues on the existing estate, believed (subject of ongoing modelling) to be related to insufficient capacity in the surface water sewer system (which includes the culverted watercourse). It is therefore imperative that no additional discharge will be made from the development. Currently no runoff leaves the site due to the site boundary being well below the level of the road.

AKR/15 - Rectory Lane Areley Kings ("Option B" only)

As per AKR/14, there are unlikely to be over-riding ecological issues with AKR/15, multi-functional GI links of a reasonable quantity should be achievable given the size of the site. These corridors should ideally enhance the existing footpath 530(c) and provide connection to the wider countryside ideally by creating linkages to footpath 539(c).



This site will be a significant encroachment into rural landscape. The current urban edge of Areley Kings is adjacent to Rectory lane and is mix of two storey houses and bungalows set back from the hedgerow and scattered mature trees. The overall visual signature is relatively low and contained behind a low ridgeline. Development of AKR/15 will extend over the ridge onto a north-west facing slope in open country. This will impose a substantial visual impact on the surrounding valley landscape and substantial harm to the local landscape character. In contrast to AKR/14, and regardless of its urban edge location, the topography of AKR/15 is such that suburban Areley Kings is screened from the wider rural landscape and any development here will involve an encroachment into a markedly different landscape. Whereas AKR/14 has a capability, with the right mitigation, to ameliorate landscape impact, AKR/15 does not benefit from the same capacity to mitigate landscape change. The overall cumulative effect on the rural landscape through allocation of AKR/15 would be to cause significant adverse visual impact and substantial harm to the wider rural landscape setting.

Therefore the GI group would query the inclusion of the site given the issues raised.

WA/BE/3 – Catchems End

The eastern parcel has some capacity for development with a need to limit density so that appropriate landscaping can be integrated to soften the visual impact. Site boundaries should be buffered and enhanced to benefit GI connectivity and aid screening for receptors located along the B4190. The western parcel has no capacity to be developed without imposing significant harm to landscape character, the setting of All Saint's Church and rural views from Queens Way. The site is thought to contain vestiges of acid grassland habitat, particularly at peripheries, which should be retained and incorporated into site landscaping proposals. In view of the apparent need for terracing extreme care will be needed in order to protect existing features / parkland character. The mature parkland character of the site boundary adjacent to the B4190 is largely intact and a distinctive feature of the townscape and its transition to the rural landscape. The boundary is comprised of a redbrick wall and line of mature broadleaf trees. This is a significant boundary in landscape terms whereby all measures should be taken to retain and protect its structure and character. The benefits offered are a degree of screening of the new development. However, this would not be to the detriment of the new development, which would benefit from filtered views and a degree of connectivity with the largely historic streetscape beyond. Retention of the treeline will also offer wider GI benefits and there is an opportunity to connect with and enhance the existing site boundary adjacent to the bypass. Botanical surveys prior to allocation would be beneficial to confirm the quality and extent of valuable habitats and features, and to determine any impact on developable area. This site is bordered to the south by the Riddings Brook (main river). The flood zones appear not to encroach too much onto the site. The effect of climate change (not included in flood zone extends) will need to be determined. Development should be kept away from the flood risk areas and as a minimum a buffer strip should be kept alongside the watercourse to minimise impact.

WA/BE/4 Northwood Lane

This site is sensitive due to its elevated position in relation to receptors on Northwood Lane and its well-developed woodland character.



WA/BE/5 – Land South of Habberley Road, Bewdley "The Gardens"

The landscape character of this site is secluded with mature hedgerow and treeline boundaries present along most parts of the site. A TPO protects some of these assets. The largely historic townscape to the west has mostly retained its distinctive, lower density morphology which should inform any development on this site in order to deliver new development that draws on the continuity of adjacent historic development and will provide the flexibility to retain and enhance existing GI assets. Development should respect the scale, morphology and materials of the adjacent historic suburban character. The well-established hedgerow and trees should be retained and extended north to connect with the hedgerow along the B4190 and provide screening to the north-east. The WHI indicates that the site may contain unimproved grassland and **appropriate botanical survey will be required prior to allocation to determine any overriding constraints and any implications for mitigation and net developable area**. This site would require further flood assessment as modelling has identified a major surface water flood flow through the site. It appears that the road acts like a dam, building up flood waters to over 900 mm deep on the site. This risk would need to be carefully assessed, as it would heavily impact upon the scale and layout of development on the site. It therefore seems likely that this development could only go ahead if measures could be taken to accommodate this flood flow route and ensure that flood risk is not increased elsewhere. Were development to go ahead we would welcome the inclusion of measures around / upstream of the Habberley Road (B4190), which would address the flood risk of the properties there, associated with the same dry valley system that is present on this site.

WA/BE/6 Land North of Habberley Road

This is a sensitive site especially given its detachment from the existing settlement and can only support limited wayside development in character with the wider setting. Existing boundary screening will need to be enhanced to soften the visual impact to receptors to the north and west. **Any allocation here would need to be supported by an ecological survey to determine any ecological constraints and confirm the developable area.**

WA/BE/14 Crundalls / Hoarstone Lane

This site marks a substantial encroachment into a highly rural landscape characterised by very low density dispersed settlement. It will impact on the setting of Wassell Wood ASNW and Iron Age-17th century SM. Hoarstone Lane is an ancient heathland holloway and any alteration to improve its capacity for access will severely impact on its historic character. Development of this site will impose substantial harm to rural landscape character.

WFR/WC/21 Land Off Mill Lane

A sensitive south sloping site that will impact on the setting of Beehcote and receptors on Honeybrook Close. The woodland should be protected and buffered; the southern and eastern boundaries should be enhanced to soften visual impact of the development to the south and east. Receptors to the north need an effective buffer. The capacity of 40 should be reviewed the context



of this mitigation. The site comprises a mix of woodland and grassland and may have significant ecological value. Care will be needed in order to minimise any impacts on retained features and **we would strongly recommend further ecological survey prior to allocation in order to determine any overriding ecological constraints and potential effects on the developable area.** The south-west corner of the site is in floodzone 2 and 3 (Honey Brook – Stour confluence). The flood zone classification does not take climate change into account. Further assessment needs to be done to see how adding climate change would affect the flood risk to the site. Parts of the site within the flood zone would need to be excluded from residential development altogether.

WFR/WC/23 ADR – Land off Hayes Road, Fairfield

There are opportunities to buffer Alandale Farm and the woodland to the north. Existing infield trees should be retained as part of site GI. The site lends itself to liner open space provision along the existing southern footpath, which will also buffer the rear of Sebright Road receptors. The northern boundary of this ADR encompasses an area of broadleaved woodland which should be retained, adequately protected and enhanced as part of any development. Modelling has identified a surface water flood flow route on the north-eastern boundary of this site. It has a low return period and low risk but will need to be assessed fully and if required incorporated into the future development.

WFR/WC/22 ADR – Land off Lowe Lane

There will be a significant impact on the south facing receptors along Sebright Road and those dispersed along the bordering section of Lowe Lane. Mitigation could include developing the lower half of the ADR with enhanced boundary buffers for Fairfield Lane, Lowe Lane and open space leading to filtered views from Sebright Road. This site is part of a larger area of open grassland and whilst there are unlikely to be any overriding ecological constraints to development **we would recommend a brief ecological survey to check the status of the grassland prior to allocation.**

WA/KF/3 land at Low Habberley Phase One

This is a sensitive location that will impact on views to Habberley Valley NR, Wassell Wood and receptors at Low Habberley and the northern boundary of Habberley Estate. The setting of High Habberley House should be buffered with a lower density of development focused on the lower, northern, part of the field and of low; enhancement of hedgerows and visual softening to the west. The site is close to the Habberley Valley LWS but does not appear to have any overriding ecological constraints. The field hedges may be of some value but there are no large trees or other ecological features of especial interest. Protected species implications are unknown but likely to be mitigatable with appropriate consideration. No further ecological survey work is recommended prior to allocation.

WA/KF/3 land at Low Habberley Phase Two

A substantial urban extension proposal that will impose significant harm to a very open, rural landscape. Significant impact to the setting and views of High Habberley House, Low Habberley, Franche Estate and Sandy Lane. There are known historic flooding issues of Carlton Close (internal) and Coningsby Drive (external) which are related to discharge from this development area, and



beyond. Development would provide the opportunity to reduce the flood risk to these areas, providing it is done in a sensitive way.

WFR/WC/3 Eleanor Harrison Drive

This site poses a significant impact to the setting of Gaymore Farm. Modelling has also demonstrated a surface water flood flow route through this site. It has a low return period and low risk but will need to be incorporated into the future development. If the development was to be carried out sensitively then an improvement could be made for existing development downstream. There do not appear to be any overriding ecological issues here and no further survey work is required prior to allocation.

WFR/WC/5 Gaymore Farm, Cookley

Development here would risk a significant impact to the setting of Gaymore Farm and the historic character of dispersed settlement.

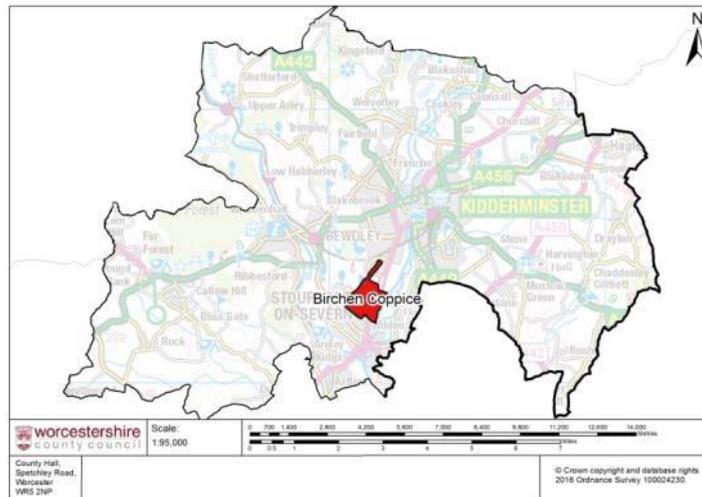
WAKF/1 Grey Green Lane

This is a very sensitive rural landscape that currently functions as a buffer between the 20th c suburban expansion of Wribbenhall and the historic dispersed rural settlements and farms to the north of the site. Developing this site would effectively close the gap and impose a substantial visual impact to those receptors north of the site. The existing settlement edge is largely screened from Grey Green Lane and parts of Crundles lane by the topography and hedgerows. The lanes are also historic features associated with former open heathland and are at great risk from alteration. High/medium density development of this site will impose substantial harm to rural landscape character. From the landscape and visual impact perspective, only low-density development, with appropriate soft landscape screening, focused around the head of Shaw Hedge Road could be considered acceptable. There are a number of protected species records from the nearby area and there are likely to be some ecological constraints to development from on-site features including the hedgerow network. However, with careful design these should not preclude some development here. However, **there are overriding flood risk constraints to development on some parts of this site.** It falls within the catchment of the Riddings Brook, containing both the Riddings Brook itself (west to east) as well as a flood alleviation (storage) area adjacent to Riddings Close. This area is not so apparent on the flood zone maps but, as this is a formal structure required to alleviate flooding for a large number of properties downstream and has been included on the Floodmap for Planning³, it is considered undevelopable. The flood zone mapping is not currently available upstream of the flood storage area, although there is known to be additional upstream flood risk although the area affected has not been determined yet and would need to be established, taking climate change into account. Any development will need to be outside the area at risk of flooding.

³ <https://flood-map-for-planning.service.gov.uk/summary/379188/276270>



ECA: Birchen Coppice



Strategic GI Approach Primary Objective: Protect and Restore

Overarching Principles: Protect and restore networks and connectivity to the wider Teme Valley and Wyre Forest landscape

Allocation observations: development potentially offers opportunity for betterment on-site and through enhancement and management of connective features might contribute towards strengthening local habitat corridors.

MI/26 – Ratio Park, Finepoint

Surface water issues recorded on site. SuDS should be used to full potential. Other site-specific enhancement should be based on at least a site assessment (PEA) and possible review of developable space based on survey recommendations. Opportunity exists to develop visual screening and GI along the A449 corridor.

LI/1 - Ceramaspeed

The existing site margins are sensitive to loss of trees and hedging, great care will be required in buffering the adjacent LWS. Conversely, opportunities should be sought to enhance existing trees and boundaries through appropriate planting to provide effective connectivity to the wider woodland character and nearby LWS. This existing screening should be retained and enhanced to mitigate urban to rural transition.

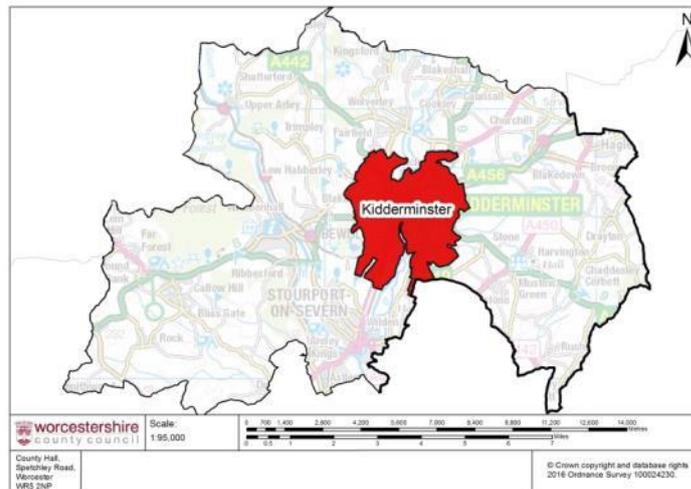


MI/34 Oakleaf, Finepoint Way

Opportunity exists to enhance existing trees as part of wider urban GI permeability but otherwise, subject to the caveats set out in 'preliminaries', we currently have no comments to offer on this site.



ECA: Kidderminster



Strategic GI Approach Primary Objective: not yet defined

Overarching Principles: not yet defined

Allocation observations: development within this urbanised ECA offers significant GI opportunities: from surface water flow and quality improvement (with subsequent downstream benefits) through greening the streetscape and creation of highly visible 'wildlife stepping stones' benefitting both people and place, as well as realising new opportunities to protect and celebrate Kidderminster's historic built-environment assets.

KEY RECOMMENDATION

We strongly recommend that Wyre Forest District Council commissions a bespoke **URBAN SITES GREEN INFRASTRUCTURE CONCEPT PLAN** which could cohesively explore the range of GI opportunities most appropriate to achieve betterment within urbanised settings of Kidderminster and Stourport in support of emerging WFDC GI policy requirements.

This could include elements such as: SuDS, green walls and green roofs, Historic and Built Environment resource interpretation, appropriate streetscape enhancements such as water gardens and irrigated tree pits, bird and bat box designs appropriate for the urban environment (e.g. opportunities for urban peregrines or black redstarts), habitat creation and management in Public Open Space and so forth.



AS/6 – Former Lea Street School Site

Existing mature trees are vulnerable to loss through development, are a key landscape receptor and part of a wider assemblage of similar trees that have matured within domestic gardens. Design and development should aim to retain and manage the trees to protect the contribution they make towards the wider urban green network. There is unknown potential for below ground archaeology, however the existing buildings should be recorded prior to demolition.

AS/20 Off Bernie Crossland Walk

This site has trees that form a mature GI corridor along the railway and has potential for badgers, bats, invertebrate and plant interest. These are unlikely to represent overriding constraints to development but, given the reasonable likelihood of discovering ecological constraints here, we highlight that appropriate ecological surveys will be required to inform any planning application. In landscape terms the site is not suited to high density (31 units) development but could support low density with integrated GI.

BW/1 – Churchfields Business Park

A site with excellent existing GI connectivity and potential for enhancement to and with the canal corridor; Clensmore Street woodland; grounds of St Mary's. This is a prominent site and development must respond to the setting of St Mary's Church. The mature trees and woodland located in the north-west of the site in conjunction with woodland associated with St Mary's Church provide a distinctive wooded focus on high ground just north of the town centre. The existing woodland cover is clearly a vulnerable landscape receptor. There is clear opportunity to nest new development within an urban woodland context that could be enhanced to not only provide excellent GI provision for the site, but also greenspace that will further enhance available public amenity, the setting of St Mary's Church and wider views towards the town centre. The below ground potential for discovery of Historic Environmental asset is unknown, however the site is located close to medieval and post-medieval urban areas of the town and adjacent to St Mary's Church. The historic industrial buildings on site are of significance and we would recommend that the site amenity delivers interpretation concerning its former industrial heritage. Views towards St Mary's Church should remain open and access integrated to promote better connectivity as part of the public realm.

BW/2 – Limekiln Bridge

Existing woodland cover is vulnerable to change. Opportunities are as Site BW/1 with the additional benefits of its place adjacent to the Staffordshire & Worcestershire Canal LWS; there are significant opportunities for waterside GI provision. There are also likely protected species implications, surveys recommended and possible loss of developable area to be anticipated. Control of drainage & pollution/SuDS to be treated as a priority (also note our comments with regards allocations in proximity to the Stour, particularly as per AKR/2). Similar landscape issues and GI relationships relate to this site as to BW/1 above.



BW/3 Sladen School

The site has a strong GI framework linked to the wider network.

BHS/2 – Bromsgrove Street Area

There is an area of now mature woodland and shrubs within the immediate setting of Forest Glades Leisure Centre that would be vulnerable to loss. The existing GI offers opportunities and a framework for expansion to the north that can link with boundary trees at the rear of Lion Street. As with Site BW/1, and given the scale of the site, there is a prime opportunity to take a placemaking approach to deliver enhanced public amenity space with SuDS and urban habitat benefits. Offering great potential for permeable urban GI. This is a highly visible site connected with other urban viewpoints and the setting of the historic townscape. Surviving historic buildings are present, notably on Lion Street. Below ground archaeological potential is moderate to high with the site within the setting of the medieval town. Lion Street is the last remaining historic streetscape to the north of the site, which has important setting considerations. Subject to site investigations there may be opportunities to integrate any areas of high archaeological significance into amenity space.

FHN/11 BT Building, Mill Street

This site holds limited ecological interest in its own right but is adjacent to the River Stour and has good GI connectivity with the river corridor. As a result development has potential to affect protected species including otters. This should not form an overriding constraint to development and no further ecological survey work is recommended prior to allocation. However, any planning application should be supported by appropriate survey and careful consideration of mitigation and biodiversity enhancement will be required. **We would strongly recommend that this site be included in an overarching Concept Plan for waterside sites within Kidderminster.** The site falls adjacent to river Stour. In flood zone 2 (undefended) and largely in defended flood zone 3. Problematic site from a flood risk point of view that will require detailed modelling, which needs to address climate change, to establish flood depths and to ensure development will not increase flood risk to others.. 'Dry' access and egress is required and modelling should inform the floor levels and development potential and design for this site. .

BS10 Frank Stone Building

Parts of this building impinge on the River Stour and are within flood zone 2 (undefended) and partly in defended flood zone 3. Conversion more likely to be acceptable under NPPF than new built. If new built then Sequential test is required (prior to allocation) to demonstrate no alternative sites available at lesser flood risk. 'Dry' access and egress need to be considered. Ground floor should not have habitable rooms (residential). There is the opportunity to remove part of the building that is cantilevered over the river and both flood and river corridor enhancements could be helpfully sought through development here. There may be protected species issues (most likely involving bats and otters) pertaining to the building and these will require further clarification as part of any planning application. It does not seem likely that this will be an overriding constraint on



development and so there does not appear to be a need for further work before final allocation. In landscape terms this site is at an historic crossroads location and visual urban node. It presents an opportunity to buffer and enhance the river corridor GI.

AS/1 – Comberton Place

Wooded margins are vulnerable and views are particularly significant. This is a visible site on a high terrace. There are opportunities to develop GI connectivity with Hoo Road corridor and gardens on Ray Mercer Way extending connectivity across the site.

ASA/2/22 Stadium Close / Harriers

This site has limited ecological interest and no pre-allocation ecological survey will be required. However the buildings should be assessed for bats / nesting birds prior to any planning application. There are some areas of high visibility. Key opportunities exist to connect and soften development with existing GI network and site permeability.

AS/3 Chester Road South

This site holds little ecological value and no pre-allocation survey will be required. However the buildings should be assessed for bats and nesting birds prior to any planning application. Existing mature vegetation on the west side adjacent to railway is important. Protect and enhance for GI and setting.

AS/5 – Victoria Carpets Sports Ground, Spennells Valley Road, Kidderminster

It is important to note that this site falls adjacent to the Kidderminster Golf Course and is in close proximity to Spennells Valley LWS. With this in mind we would expect site design to include significant landscaping to allow permeability for wildlife to move through and around the site. Whilst the southern and western sides of the allocation abut built development, connectivity with the golf course and wider Spennells valley will be important. The entire site area sits under floodzone 2 and a large amount of surface water flood risk is shown on the updated Flood Map for Surface Water, this could greatly affect the amount of developable land available. The floodzone could potentially be incorporated into the GI for the site. Careful consideration should be paid to any impact posed by flood and drainage works on GI/biodiversity receptors; where possible blue infrastructure should be used to enhance and protect the site. In landscape terms this site is within a high value existing GI network and filtered views should be retained with development set back from boundaries.

FPH/5 Ambulance Station

The site includes some mature trees but otherwise ecological interest is likely to be rather limited. Some buildings may have potential for bats and any application here should be supported by appropriate ecological survey. However, there is no requirement for further ecological work prior to allocation.



FPH/8 – Stourport Road, Kidderminster

The existing woodland is a remnant of the historic Oldington Wood, which is well connected to the wider GI network associated with the river/canal corridor. This GI asset provides a key ecological 'stepping stone' in the peri-urban environment and must be retained, protected and enhanced. Whilst it is outside the area allocated for development it must be buffered from adverse impacts and will require sensitive treatment in any subsequent planning application.

FPH/10 – British Sugar Phase 2.

Areas of existing scrub and woodland are sensitive to loss. Development of connectivity to the Stour / canal corridor with appropriate sensitivity for the SSSI and wider woodland environment is a key GI opportunity. There may also be opportunities to improve GI links to the nearby railway corridor. Potential for discovery of Historic Environment assets are unknown, however deep deposits may be present in this former wetland area. This site and the surrounding GI assets should be adequately protected through SuDS solutions. However it should be noted that a proportion of this plot forms GI arising from the earlier phases of the British Sugar redevelopment by the St Francis Group. Accordingly any development that compromises those works should not compromise these assets.

FPH/15 Severn Grove Shops

This site has limited ecological interest and there do not appear to be any overriding ecological constraints to development, or a need for further ecological survey prior to allocation. In view of the type of buildings present surveys for bats will be required in support of any planning application or proposed demolition here.

FPH/18 Naylors Field

There are no overriding ecological constraints to this allocation but the existing late 19th century hedgerow provides GI connectivity through and off site and should be given full consideration in any site masterplan.

FPH19/ 164/5 Sutton Park Road

This site has significant biodiversity interest (previous application refusals have included biodiversity reasons) and **we strongly recommend an ecological appraisal prior to allocation** in order to define the developable area and set parameters for subsequent applications. It holds a good assemblage of mature trees that should be largely retained to soften visual impact and protect GI provision, not least because the tree line around the site forms an important green link between other green spaces to the north and south. Bats may also be present in buildings on site and will also need consideration.



FPH/23 British Sugar Plot D.

Whilst there are no overriding ecological constraints to development here the southern boundary is sensitive and forms part of the wider woodland/scrub and grassland GI network.

FPH/24 Romwire Site

We are not aware of any overriding ecological constraints to allocation here but maintenance and enhancement of existing boundary GI features to soften the visual impact of development will be important.

BHS/11 WFDC Green Street Depot & Elgar House, Green Street

The entire site sits under floodzone 2 this could greatly affect the amount of developable land available. The floodzone could potentially be incorporated into the GI for the site.

BHS/16 – Park Lane, Canalside

Floodzone 2 and 3 encroach onto the site this could greatly affect the amount of developable land available. The floodzone could potentially be incorporated into the GI for the site. In line with National Policy development should avoid areas of flood risk. Ground floor development should not have habitable rooms (residential). A sequential test is required (prior to allocation) to demonstrate no alternative sites available at lesser flood risk. If discharge is proposed to the canal then this would need to be approved by the Canal and River Trust. More positively, there is opportunity for waterside GI provision (refer also to site AKR/2) which may form part of the functional buffering of impacts to the nearby Staffordshire & Worcestershire Canal LWS. There are likely protected species implications, ecological surveys will be required and likely loss of developable area is to be anticipated. **As a result we strongly recommend that an ecological appraisal of the site is carried out prior to allocation so as to inform the council's decision on the potential scale of development here.** The woodland on the western aspect of Park Lane is likely to hold biodiversity value and should be retained, protected and enhanced throughout development. We understand that TPOs may be present across parts of the site. Control of drainage and pollution will be key considerations for inclusion in the SuDS proposals for this site.

The site sits in a sensitive historic valley setting with historic urban industrial townscape character, some extant buildings and mature regenerated woodland on the site of former 19th century housing. It offers opportunities to create a canal frontage that respects historic buildings opposite; retain and frame the visual line of the valley setting and historic Park Lane and enhance existing GI.

BHS/17 Rock Works

This site shares many of the issues noted above and it may be sensible to complete an appraisal of both sites together. Notwithstanding this the brick buildings here may have potential for bats and any application will need to be supported by an appropriate ecological survey. The site appears to be just outside flood zone 2. However, flood zone classification does not include the effects of climate



change. This means that effects of climate change upon the flood risk to this site will need to be assessed. If the site does fall in flood zone 2 then ground floor should not have habitable rooms (residential). Flood depths will need to be considered for access/egress. The site sits in a sensitive historic valley setting with historic urban industrial townscape character and a significant historic industrial building (Rock Works) and mature regenerated woodland on the site of former 19th century housing in the southern half of the site. Opportunities exist to retain and frame the visual line of the valley setting and historic Park Lane and enhance existing GI.

BHS 18 Blakebrook School

The site forms the historic setting for extant Grammar School building and adjacent Woodfield House. Intervisibility between historic buildings in the townscape context is important. Opportunities exist to enhance existing GI.

BHS/38 Kidderminster Fire Station

This site falls adjacent to the River Stour, largely in flood zone 2 (undefended) and partly in defended flood zone 3. Conversion is more likely to be acceptable under NPPF guidance than new built. If new built then a sequential test is required (prior to allocation) to demonstrate no alternative sites available at lesser flood risk. 'Dry' access and egress will be required. Modelling will be required to establish in detail the extent of flood depths and flow rates on this site and should inform floor levels and potential habitable space. Ground floor should not have habitable rooms (residential). There may be implications for protected species including otters (which have been reported from the site before). It does not seem likely that there will be overriding ecological constraints to development here and so no further ecological survey work is required prior to allocation. However any planning application on site must be supported by appropriate ecological survey. In landscape terms this is a sensitive site with significant historic buildings: Caldwell Tower; former Brintons façade; Fire Station façade. Setting and density are key issues here along with GI connectivity adjacent to the river.

BHS/39 Boucher Building

This is a significant historic building in an industrial townscape setting. It has potential for bats. It sits adjacent to the River Stour and so there is also potential for impacts affecting otters. Whilst no further ecological survey is recommended prior to allocation any planning application here must be supported by appropriate survey prior to determination. The site is largely in flood zone 2 (undefended). Conversion more likely to be acceptable under NPPF than new built. If new built then Sequential test is required (prior to allocation) to demonstrate no alternative sites available at lesser flood risk. 'Dry' access and egress are required and modelling will be required to determine floor level and potential habitable space. Ground floor should not have habitable rooms (residential).

LI/10 Land at Rear of Zortech Avenue

This site falls adjacent to Burlish Top SSSI and should respond to these contextual sensitivities by being mindful of the need for appropriate buffering and enhancement of the SSSI's features of designation.



MI/10 Four Acres ADR

Opportunity exists to enhance the existing site boundaries that are dominated by conifer. Replacement with native broadleaf will retain screening and benefit GI connectivity. Though this site is currently a caravan park with relatively little ecological interest it does sit within Hartlebury Common and Hilditch Coppice SSSI and there is potential for adverse impacts to arise from development here. Accordingly **we would strongly recommend that any allocation is supported by further ecological survey to determine any overriding constraints to the developable area.** This is especially relevant because there are opportunities to use development here to improve the existing situation (for example through reduced development density and improvements to the culverted watercourse through the site) and these should be underpinned by appropriate levels of evidence. The site is partly located in flood zone 3. As the flood zone modelling has not taken climate change into account, a further assessment will be required to establish the area of the site at risk of flooding. Not shown on the map is a culverted watercourse. It is understood that the culvert currently has insufficient capacity and that flooding occurs as a result. This watercourse has not been included in the flood zone mapping and should be additionally assessed as part of a flood risk assessment for this site.

MI/11 3 Sandy lane, Tipton

Another site that falls in close proximity to Hartlebury Common SSSI. There is also high potential for bats to be found on site and the surrounding hedges may also be of value. With that in mind **we recommend that any decision to allocate the site is supported by further ecological survey to determine any overriding constraints or impacts on the developable area prior to allocation.** In any case it will be important to retain and enhance existing boundary features.

MI/37 Harriers Training Ground

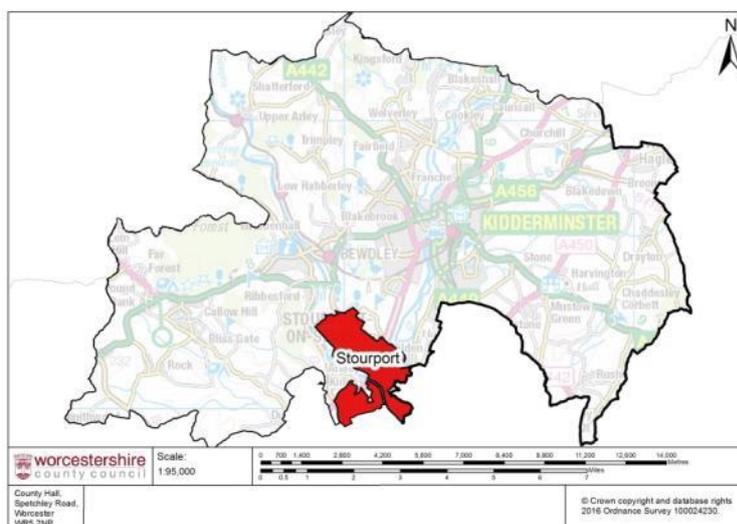
This site contributes to the local green network and in spite of impacts caused by nearby development it has value. Accordingly any allocation here will need to carefully consider mitigation and enhancement for any GI losses. The site will form a new gateway development and is a significant encroachment into the remaining Greenbelt between Kidderminster and Stourport. Loss of visual separation and light pollution will be particular issues.

LI/11

This site has significant ecological potential and so **any allocation here must be supported by appropriate ecological surveys to determine any overriding constraints and confirm the available developable area.**



ECA: Stourport



Strategic GI Approach Primary Objective: not yet defined

Overarching Principles: not yet defined

Allocation observations: development within this relatively urbanised ECA offers significant GI opportunities: from surface water flow and water quality improvement, through to greening of the streetscape and creation of highly visible 'wildlife stepping stones' benefitting both people and place. There is also opportunity to protect and celebrate Stourport's historic built-environment assets. This is particularly relevant for sites which offer maximum potential for achieving waterside GI provision.

KEY RECOMMENDATION

We recommend that Wyre Forest District Council commissions a bespoke **WATERFRONT GREEN INFRASTRUCTURE CONCEPT PLAN** which could cohesively explore the range of GI opportunities most appropriate to achieve betterment within urbanised settings of Kidderminster and Stourport in support of emerging WFDC GI policy requirements.

This could establish, at the earliest stage possible, what the Authority's expectation is for developers to placeshape in proximity to watercourses: protecting and enhancing WFD status, creating opportunities for wildlife to move in response to cumulative development pressure and climate change, providing Historic and Built Environment resource interpretation, and formulating streetscapes and POS in the public realm which enhance not just the value and reputation of a given development site, but uplifts the local community and the wider District.



AKR/1 Bridge Street Basins

There are opportunities to protect and develop within the context of the historic townscape setting and also extend the urban GI network out from the Basin. Otherwise please refer to ‘preliminaries’ for further advice.

MI/1 – County Buildings

Development here should reference and respect the scale and streetscape of the historic townscape character and its transition into 20th century residential inner suburbs. Opportunities to enhance the existing urban GI permeability through the site and connectivity with the River Stour major GI corridor. The Western edge of site is under floodzone 3. Other site-specific enhancement should be based on at least a site assessment (PEA) and possible review of developable space based on survey recommendations. Functional buffers against adverse impacts to the Staffordshire & Worcestershire Canal LWS should be secured and this site should be covered in the Kidderminster and Stourport Waterside concept plan mentioned in ‘preliminaries’.

MI/3 – Parsons Chain

The disused railway embankment is the last extant feature of the former power station branch line and is now a distinctive GI feature with its regenerated woodland (which leads out to the Hartlebury Common SSSI). This should be protected and enhanced with east-west GI linkages integrated within the redevelopment to connect with established GI networks west of Worcester Road that link through to the River Stour corridor. The wooded corridor will need to be protected from the adverse effects of noise and light. In addition to this woodland, the vegetated site margins are a sensitive landscape receptor. Site-specific enhancement should be based on at least a site assessment (PEA) and possible review of developable space based on survey recommendations. Opportunities exist here to develop connectivity with the existing broadleaf woodland and sustainable drainage solutions in order to link to and enhance the local GI network. In view of the significant ecological constraints on this site **we would strongly recommend an ecological survey prior to allocation so as to determine any overriding constraints and confirm the developable area.**

AKR/2 - Cheapside

This site is adjacent to the River Severn and Stour and falls partly in flood zone 2 and 3. The effect of climate change upon the flood risk needs to be determined as it’s not part of the flood zone modelling. Conversion more likely to be acceptable in areas at risk of flooding although no habitable rooms should be allowed on the ground floor. For the parts of the site at risk of flooding, a sequential test is required (prior to allocation) to demonstrate no alternative sites available at lesser flood risk. ‘Dry’ access and egress will be required. Assuming they have not been demolished, the developer should be encouraged to integrate surviving historic buildings into the redevelopment with distinctive non-designated buildings both domestic and industrial present on the site. Existing urban GI should be enhanced: along Discovery Road, but notably the River Stour corridor and its confluence with the Severn. The confluence offers a great opportunity for open space.



There are significant opportunities here for waterside GI provision. There are also likely protected species implications, and as a result we strongly recommend ecological surveys prior to allocation in order to determine any overriding ecological constraints and any impact on the developable area, with a possible loss of developable area to be anticipated. Functional buffers against adverse impacts to the River Severn LWS should be secured. Other site-specific enhancement should be based on at least a site assessment (PEA) and possible review of developable space based on survey recommendations.

AKR/7 Swan Hotel / Working Men's Club

Considerable opportunity to enhance and extend permeable urban GI already present in much of the setting. The historic buildings and townscape character fronting High Street and the Lickhill Road junction should be integrated into redevelopment.

AKR/10 Queens Road Shops

Distinctive redbrick post-War social housing. Opportunities to enhance existing GI extending from the rear boundary of Hanstone Road properties.

MI/5 – Baldwin Road, Stourport

A site in a sensitive setting, with opportunities to reference the historic residential (Gilgal) and industrial (Baldwin Road) townscape character. Adjacent to the River Stour GI corridor and now dominated by scrub and regenerated woodland. While accepting some clearance will be necessary these assets should be integrated as far as possible into the redevelopment. The site is located between the Canal and flood zone 2 and 3. The effect of climate change upon the extent of the area at risk of flooding will need to be determined, with areas at risk of flooding being excluded from the development. Access and egress needs to be carefully considered too.

As per AKR/2, there are significant opportunities here for waterside GI provision. There are also likely protected species implications, surveys are recommended prior to allocation and possible loss of developable area to be anticipated. Control of drainage and pollution/SUDs to be a priority. Functional buffers against adverse impacts to the River Severn LWS should be secured. Site allocation and other site-specific enhancement should be based on further ecological surveys so as to determine any overriding constraints or impacts on the developable area. There may be a change in developable space based on survey recommendations.

MI/6 Steattite Way

Opportunities to enhance existing buffers with residential streets that border the site, but notably create a functional north-east / south-west GI corridor to link existing GI assets on Lower Lickhill Road and Bewdley Road.



MI/7 Worcester Road Car Sales

This site is already developed and has little ecological value. However it does sit close to Hartlebury Common and Hilditch Coppice SSSI and so careful consideration of off-site impacts (noise, light, drainage etc.) will be required. There are opportunities to retain and enhance the existing screening GI on the southern boundary of the site.

MI/12 Robbins Depot

Development should reference the set back and scale of the existing townscape character. This is a relatively small site that may have some protected species interest associated with a small pond. This is unlikely to act as an overriding constraint to allocation here but it is anticipated that ecological survey work will be required to accompany any planning applications.

LI/6/7/8 – Land at Lickhill Road North (Bradley Paddocks and Field adj 17 Lickhill Road)

Opportunities exist to enhance the existing GI to provide filtered screening of development from the rural landscape. There is surface water ponding shown on in the centre of this site; needs further consideration as to what impact this may cause. Other site-specific enhancement should be based on at least a site assessment (PEA) and possible review of developable space based on survey recommendations, though these will not be required prior to allocation.

AKR/18 Yew Tree Walk

A sensitive landscape with established GI assets that should be retained and enhanced to contribute towards visual screening to the south-west, Severn Valley. The housing density of this site appears high given the constraints and need to retain functional GI. The site includes Moorhill Marsh Grassland Inventory Site and aerial photos show trees (some of which are covered by TPO) and scrub around the margins, with significant potential for protected species including badgers, bats and birds. The site falls within 200m of the River Severn LWS and is in close proximity to a BAP orchard. There are a considerable number of previous ecological records and it is highly likely that ecological surveys will flag up substantial ecological interest. **We therefore strongly recommend further survey work prior to allocation to determine any overriding ecological constraints and to confirm the actual developable area.**

This site is bordered by flood zone 2 and flood zone 3 on three sides, encroaching onto the site at the edges where the land slopes away. Access to the site from Yew Tree Walk is 'dry'. As long as the plateau only will be developed, outside the area at risk of flooding there should be no issues from a flood risk point of view. We understand that this is an old tip site which means that surface water drainage strategy will need careful consideration as infiltration might not be suitable on this site from a pollution point of view.



AKR/20 – Carpets of Worth, Stourport on Severn

A site with some extant historic buildings that should be considered for retention within the scope of redevelopment as they provide a link to the historic industrial origins of Stourport (see also AKR/2). The site offers a major opportunity to buffer and enhance the major GI corridor associated with the River Stour, and opportunities for urban GI connectivity with Severn Road. The site is within the floodzones of the River Stour LWS and River Severn LWS. With all adjacent watercourses there are potential pollution issues which require early consideration. Functional buffers against adverse impacts to the two LWS should be secured. There is potential for otters and bats to be using the site and so **further ecological survey work will be required for these (and impacts on the rivers) prior to allocation so as to determine any overriding ecological constraints and confirm the developable area.** There are also several areas of surface water shown on site. There is a potential surface water flow path from offsite at the northern end and north-western end, which should be subject to further evaluation. Control of drainage and pollution/SUDs to be a priority. Other site-specific enhancement should be based on at least a site assessment (PEA) and possible review of developable space based on survey recommendations.

LI/5 Land at Burlish Crossing ("Option B" only)

This site will form a new gateway to Stourport, which has a natural screen already present in the north-western boundary. The topography will help to mitigate visual impact although buffering of the existing settlement edge and low building heights will need to be designed to maximise integration. The north-western boundary should be enhanced as a visual screen and functional GI corridor to link with sinuous, linear woodlands in the wider landscape. Site boundaries include woodland and landscaping - offers opportunity to provide suitable woodland links and recreate acid grassland habitats which would offer valuable stepping-stones to nearby nature conservation sites if the site is allocated. Approaching the site from the south-east, if developed, will fit the suburban character of Burlish Cross, however, on approach from the north-west along the B4195, the existing edge of Burlish Cross is well-screened, which provides a distinctive contrast between rural and suburban landscapes. Development of this site should, therefore, retain this juxtaposition through appropriate enhancement of the northern hedgerow and its associated plantation belt. Over the longer-term this planting could gradually be replaced with native species, however it should be noted that areas of buffering for boundary and new planting may affect developable area. **We would therefore recommend additional ecological survey in advance of allocation so as to determine any overriding constraints and confirm the developable area.**

This site would require further flood assessment as modelling has identified a major surface water flood flow through the site. It appears that the road acts like a dam, building up flood waters to over 900 mm deep on the site. This risk would need to be carefully assessed, as it could render an area of the site as not suitable for development.

MI/17 – Stourport Manor ("Option B" only)

WHI indicates the site abuts potentially unimproved grasslands to both north and south of the hotel itself; **a targeted ground-survey for botanical interest at an appropriate time of year should be undertaken prior to allocation.** Note the broadleaved mixed and yew woodland on the site's



western border, this forms a key part of the wider GI network which connects woodlands ranging from the northern part of Hartlebury Common to the disused railway line. The woodland should be retained, protected and enhanced subject to an appropriate management plan which includes functional buffers to address any damage caused by the development. . The allocation proposed here would be a notable encroachment of high density development into an otherwise rural and open landscape. Existing linear woodland should be buffered and existing hedgerows and mature trees retained and enhanced to soften the development. Wilden Top Road is a distinctive, historic common road at risk of impact from any upgrading necessary to facilitate access to the development site. Its character and setting should be adequately protected with views along the road and its corridor unimpeded

MI/38 School Site, Coniston Crescent

Opportunities to buffer and enhance the northern and eastern boundaries to provide filtered screening of the development. Existing trees should be enhanced to develop a buffer between the development and Coniston Crescent that will also enhance urban GI. Otherwise this site appears to be of limited ecological value and so there do not appear to be any overriding ecological constraints to allocation here. However any subsequent application will need to be supported by appropriate survey information.



Sites removed from further consideration as of February 2018.

As of February 2018 the Worcestershire Green Infrastructure Partnership understands that the sites listed below are not being progressed for allocation. If this situation changes the Green Infrastructure Partnership would want to consider these sites further and provide a representation, especially as some of these sites raise concerns to the Partnership and a number may need further ecological consideration and survey prior to considering their allocation for development.

WFR/WC/13 - Land South of Cookley

WFR/WC/20 - Wolverley Camp

WFR/WC/35 - Hurcott Kennels

FPH/1 – Former British Sugar Settling Ponds, Wilden Lane, Kidderminster

WFR/CB/6 Land North Of Birmingham Road

WFR/CB/7 – Land off Birmingham Rd, Kidderminster (south)

WFR/ST/2 – Land off Stanklyn Lane

WFR/ST/3 - Land North of Stone Hill

WFR/ST/4 - Land West of Stanklyn Lane

WFR/ST/6 - Heath Lane, Stone

WFR/ST/10 - Extension to Land at Stone Hill

WA/BE/13 - Land off Habberley Road

BR/RO/7 – New Rd, Far Forest South

BR/BE/6 – Land off Highclere, Bewdley

FPH/25 - Incinerator Site, Stourport Road, Kidderminster

BHS/22 - Selba Drive

BHS/21 - East Field, Bewdley Hill

AKR/13 - Land at Astley Common

WFR/WC/40 Stour Corridor