



## Addendum Sheet to Wyre Forest Strategic Housing Land Availability Update (July 2010)

In June a revised PPS3 Housing was published. Garden land is now classified as Greenfield and not 'previously developed land' and therefore its development would be contrary to Policy H2 (i) of the Adopted Local Plan. A number of sites which constitute garden land were considered in the Wyre Forest SHLAA. The majority of them were not fed into the housing capacity calculations as they were either considered unviable to develop or the capacity was too small (ie. below the SHLAA threshold of 10 units in Kidderminster and Stourport-on-Severn and 5 units in Bewdley and the rural areas).

Ref	Location	Comment
K049	207 Birmingham Road	Capacity below threshold; contrary to PPS3
K057	Land off Broomfield Close	Not suitable to redevelop; contrary to PPS3
K062	Land south of B-C Walk	Removed from SHLAA update; contrary to PPS3
K071	274 Hoo Road	Not viable to redevelop; contrary to PPS3
K072	Land north of B-C Walk	Removed from SHLAA update; contrary to PPS3
K087	108-109 Bewdley Hill	Outline permission granted for 13 detached
K152	164-166 Sutton Park Road	Capacity below threshold; contrary to PPS3
K202	Land at Comberton Lodge	Special Wildlife Site boundary revised to exclude site; contrary to PPS3
S079	20 Lorne Street	Only lock-up garage site suitable; below threshold
S080	Merrihill, Mitton Gardens	Considered alongside neighbouring Chichester Caravan site; development contrary to PPS3 – capacity of 14 needs to be removed from trajectory model
B048	71-73 Kidderminster Road	Not viable to redevelop; contrary to PPS3
B126	Land at 63 Wyre Hill	Not suitable to redevelop; contrary to PPS3
R115	Oxbine, Callow Hill	Extant permission to redevelop for 3 dwellings
R121	Lawnswood, Cookley	Potential rural exception site
R132	Orchard House, Far Forest	Potential rural exception site
R165	Land adjacent Wolverhill, Wolverley	Not suitable to redevelop; contrary to PPS3

## SHLAA Update

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## 1 Introduction

**1.1** This report provides an update to the Wyre Forest Strategic Housing Land Availability Report which was published in 2009. The report provides a snapshot at 1<sup>st</sup> April 2010 of the latest position on all sites with residential permission together with those sites in the SHLAA that were deemed to have housing potential. It then considers those sites which have been put forward since the original 'call for sites' which meet the minimum size criteria – with a potential capacity of 10 dwellings in Kidderminster and Stourport-on-Severn or 5 or more in Bewdley and the rural areas. Finally, a revised housing trajectory has been developed which shows the potential phasing of completions up to 2026.

## 2 Current Housing Land Provision

**2.1** Housing completions and commitments are published 3 times a year in April, October and January. The latest available figures relate to the position at 1<sup>st</sup> April 2010. Detailed tables show residential completions, demolitions, and retained dwellings in conversions as well as affordable completions.

**2.2** Net completions during 2009/10 (that is net of retained dwellings and demolitions) were on a par with 2007/08 at 191 dwellings against an average of 230 per annum since 2006. Gross completions were 216 dwellings during 2009/10. This is the lowest level since 2000/01. The average annual number of completions has been 255 since 2006.

**2.3** As expected with the economic downturn continuing, new residential permissions were on a par with the previous year at less than 50% of the numbers approved in 2006/07.

**2.4** By the end of March 2010, 919 completions (net) had taken place in the District since 1<sup>st</sup> April 2006 with further 1,091 dwellings (net of demolitions) with permission and 126 with consent subject to the completions of Section 106 Agreements. Allocated sites in the Adopted Local Plan had the potential to provide another 259 dwellings. Annual completions for 2006-2010 averaged 230 dwellings.

**Table 2.1 Net Completions of Dwellings 2006-10**

Year	Number of dwellings completed (net)
2006/07	297
2007/08	192
2008/09	239
2009/10	191
Total	919
Average for period	230

**2.5** Based on the housing requirement of 4,000 (net) new dwellings as set out in the West Midlands Regional Spatial Strategy Phase 2 Revision Panel Report September 2009 (Table 3.3) and the assumption that all outstanding commitments are built, this would mean a net remaining requirement of 1,864 (including currently allocated sites). It should be noted that the initial SHLAA was based on the RSS Preferred Option housing target of 3,400 dwellings. However, following the Panel Report in September, the Council decided to incorporate the higher figure of 4,000 dwellings in the Core Strategy. Commitments include the 346 dwellings under construction at 1<sup>st</sup> April 2010. 72% of total commitments have full or reserved matters consent and therefore have no planning constraints to prevent their full implementation. 90% of these commitments are on previously developed land. 90% of completions during 2009/10 were also on previously developed land.

**Table 2.2 Housing Commitments at 1st April 2010**

Consent type	Total number of committed dwellings	% of total
Full / reserved matters	873	72
Outline	218	18
Pending s.106	126	10
Total	1217	100

### 3 Update on SHLAA sites

**3.1** The following table sets out the position as of 1<sup>st</sup> April 2010 on the SHLAA sites which were deemed to be suitable for housing. Eight of the sites have been completed. The economic downturn has led to some schemes being revised during the course of construction with developers favouring houses over flats. A number of schemes are currently mothballed with developers in administration. Several permissions have come up for renewal so implementation is now likely to slip.

**Table 3.1 Update on SHLAA Sites**

Site ref	Location	Position at 01/04/10
B001	Load Street car park	Planning application for phase 1 (St.George's Hall) expected late 2010.
K002	Wood Street	Site completed
S005	Tan Lane School	Re-appraise for housing as requested by County Property Services (See revised site assessment sheet)
S006	TP Toys	Firm has permission to relocate to K128 at Zortech Avenue. However, site is likely to stay in employment use until late in plan period
S008	Vale Road garage	Revised approval for 45 sheltered flats given October 2009
K011	Former Telephone Exchange	Scheme for 54 flats – S.106 still not signed – developers in administration
S012	Martley Road	Scheme due to complete May 2010
K014	Lea Street School	Now back in use for educational purposes so unlikely to be available for housing
K015	78 Mill Street	Part of site back in use for car sales; revised application affecting rear of site submitted March 2010 for just 13 dwellings; 2 schemes use same access so only one can be implemented
S017	Baldwin Road	Administrators still trying to sell site. Lack of funding has stopped affordable scheme progressing
B018	Blackstone Barns	Site sold subject to contract. Permission due to lapse April 2010
S020	Carpets of Worth	Application for mixed use development to include 159 dwellings received August 2009. Not yet determined
K024	Sutton Reservoir	Renewal of outline approved September 2009
K028	Hérons Nursing Home	24-bed extension on same site approved January 2010. Likely to implement this rather than extra-care scheme
R033	Rock Tavern	Approval now given for conversion to only 3 flats
B034	Bewdley Primary School	School has relocated. Application for affordable housing development approved subject to S.106. However, funding currently not available
R036	The Manor House Wolverley	Site completed
K037	Wilton Avenue	30 affordable units completed
K041	Rifle Range shops	Site not currently being taken forward due to lack of funding
K042	Hurcott Road maisonettes	Block of 15 maisonettes cleared end 2009 but no application submitted as yet (registered May 2010)
K050	Chester Road Bowling Club	Scheme for 33 affordable dwellings refused permission February 2010
K054	Georgian carpets	Bellway Homes interested in developing site

Site ref	Location	Position at 01/04/10
K061	Harriers Trading Estate	Permission for 28 dwellings granted April 2009
K062	South of Bernie Crossland Walk	Gardens now classified as Greenfield under Revised PPS3. Not looking to allocated Greenfield sites in urban areas
R066	Butts Lane Depot	Current owners in administration. Site up for auction May 2010 – withdrawn from sale.
K072	North of Bernie Crossland Walk	Gardens now classified as Greenfield under Revised PPS3. Not looking to allocated Greenfield sites in urban areas
K074	Blakebrook School and County Buildings	Outline permission for replacement special school as part of Baxter College redevelopment granted February 2010. Registry Office use expected to remain on site.
S078	Tesco & Bedland Stores, Lombard Street	Former Bedland building now reoccupied by funeral directors. Tesco redevelopment on Carpets of Worth site has outline permission (subject to judicial review)
S081	Buften's Mall, Bridge Street	Upper floors now have permission for conversion to offices (February 2010)
S085	Manor PH	Application for redevelopment for 14 dwellings received March 2010. Pub ceased trading July 2009.
K087	108/109 Bewdley Hill	Outline permission granted September 2009. However, owner now unwilling to sell
S088	Midland Industrial Plastics	Application for 67 bed care home and 102 dwellings withdrawn March 2010
K089	King Charles 1 School	Outline permission granted March 2010 for relocation of school to rear of Comberton Primary
K090	Sutton Arms PH	Site cleared early 2010. Reserved matters application for 12 detached dwellings withdrawn March 2010 – issues with highways and TPO trees.
R095	Blakedown Nurseries	Parish housing needs survey carried out February 2010. Much of site now cleared of glasshouses
R104	Land off Sebright Road, Fairfield	WFDC has agreed to transfer land to Community Housing Group.
S106	Rear of 33 Baldwin Road	Construction started September 2009. Progressing well. 50% sold off plan
R115	Oxbine Callow Hill	Permission granted for redevelopment for 3 dwellings
K128	Ceramaspeed, Zortech Avenue	Permission granted for use of building by TP Toys for manufacture of outdoor play equipment (see S006)
K134	Muskateer PH	Site not currently being taken forward due to lack of funding
K138	Land off Puxton Drive	Revised approval for 69 dwellings. Site now owned by RSL
R143	Garage site, The Green Chaddesley Corbett	Parish Council preferred site for affordable housing scheme
K146	Cheshires, Coventry Street	Building now vacant and up for sale
K147	134 Franche Road	Site completed
K151	Mill Bank Garage, Mill Street	Site completed
K153	Windsor Drive	Site completed
K154	Wolverhampton Road	Site completed
K156	Zanzibars, Castle Road	Building work resumed March 2010



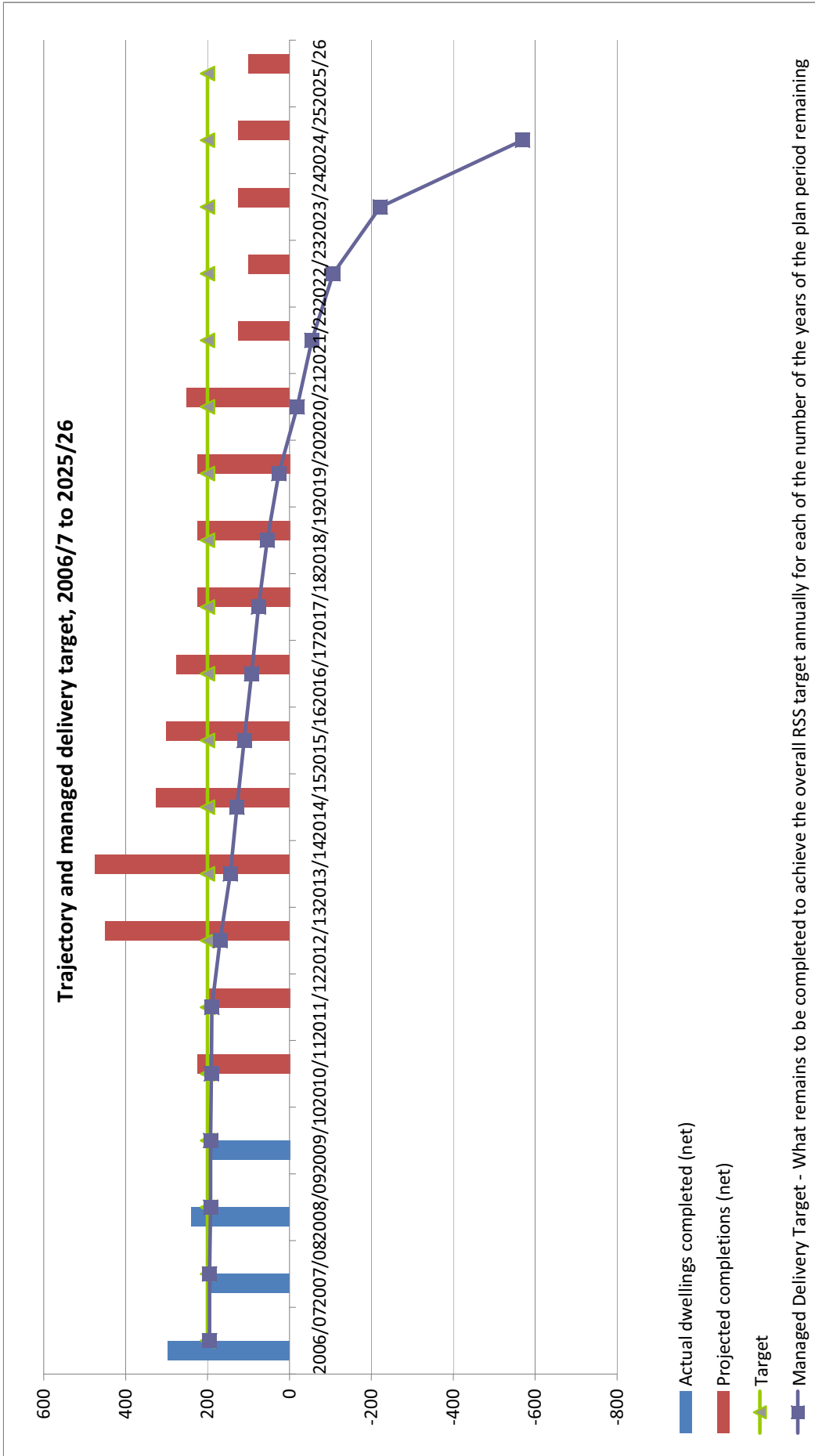
Site ref	Location	Position at 01/04/10
K157	Franchise Street	Revised scheme for 74 units approved; 51 complete; remainder now under construction - most of flats replaced by houses
K158	Longfellow Green	Site completed
S159	Lichfield Basin	60 complete; 67 under construction; 19 fronting Lichfield Street yet to start
S160	The Tontine	Site completed
R161	The Terrace, Clows Top	Officers discussing options for viable development

## **4 New Sites put Forward by Landowners for Consideration by Panel**

**4.1** A total of 15 new sites were considered by the assessment panel. Those sites which were submitted by interested parties but were only suitable for 1 or 2 houses were not assessed as part of the SHLAA. The site of Stourport Primary School (S005) was also reassessed for housing as requested by the County Council. A total of 6 sites were considered to be suitable for housing development and the potential capacities have been fed into a revised housing trajectory. Details of the panel's deliberations can be found at Appendix 1. These sites have the potential to provide up to 400 dwellings.

## 5 Revised Phasing and Housing Trajectory

**5.1** The housing trajectory has been updated to take account of any revisions to existing residential permissions as well as new SHLAA sites. A number of permissions have been renewed during 2009/10 as would be expected in a period of economic decline. The revised trajectory can be found below. Together with the 919 dwellings (net) already completed since 1<sup>st</sup> April 2006, this gives a total dwellings capacity of just over 4,650 whereas the RSS Panel Report was for 4,000 dwellings in Wyre Forest District.



**5.2** The housing trajectory demonstrates that the target of 4,000 dwellings could be reached during 2020 if all the sites come forward as predicted. A large number of employment sites which are programmed to come forward for redevelopment later on in the plan period are currently occupied. There are also several school sites, some of which are still in educational use. Their future release for housing is dependant upon funding being available for replacement schools on other sites. Approximately 60% of dwellings will be in Kidderminster, 30% in Stourport-on-Severn and 10% in Bewdley and the rural areas.

**Table 5.1 Phasing of Housing Development**

Phasing Period	Split Between Settlements	No. Of Dwellings (Net)
2010-11	Kidderminster 75 Stourport-on-Severn 100 Bewdley 25 Rural 25	225
2011-16	Kidderminster 800 Stourport-on-Severn 675 Bewdley 100 Rural 175	1,750
2016-21	Kidderminster 925 Stourport-on-Severn 175 Rural 100	1,200
2021-26	Kidderminster 400 Stourport-on-Severn 175	575

### 6 Conclusion

**6.1** This report provides a snapshot picture of both the committed and potential supply as at 1<sup>st</sup> April 2010. As circumstances change on sites, details will be updated each year on 1<sup>st</sup> April. Completion figures and new planning applications for residential development will be fed into the trajectory model each year and phasing of sites will be adjusted if required. As circumstances change it is possible that more sites will come forward for alternative uses including residential.



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: K202 LAND AT COMBERTON LODGE, KIDDERMINSTER



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<b>Settlement:</b> Kidderminster	<b>Site Ref:</b> K202	<b>Grid ref:</b> 384994 275325	<b>Site Area:</b> 0.56Ha
<b>Site Address:</b> Land at Comberton Lodge, Comberton Road, Kidderminster		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Offmore & Comberton			
<b>Current or previous use:</b> Residential		<b>Greenfield/Brownfield</b> Brownfield	
<b>Site Description:</b> House and grounds adjacent commercial nursery			
<b>Ownership :</b> Private			
<b>Planning History:</b> None of relevance; in Green Belt			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	Zone 3 affects rear half of site	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Gently sloping	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Site well-screened from road and surrounding fields	
	<b>Natural heritage</b>	Hoo & Barnett Brook Special Wildlife Site affects rear 0.3 Ha of site	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	Site lies in Green Belt at approach to Kidderminster from Bromsgrove direction	
<b>Infrastructure capacity</b>		unknown	
<b>Access to local facilities</b>		Reasonable - local shop within 15 minutes walk	
<b>Public transport accessibility</b>		Reasonable – bus stop on half-hourly service within 5 minutes walk	
<b>Panel's view on suitability for housing, potential capacity</b>		Not suitable for housing due to impact on SWS and flooding issues	
<b>Potential timescale for housing delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

SITE REF: K202 LAND AT COMBERTON LODGE, KIDDERMINSTER

## LOCATION MAP



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: K207 LAND WEST OF SOUTHGATE CLOSE, KIDDERMINSTER



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<b>Settlement:</b> Kidderminster	<b>Site Ref:</b> K207	<b>Grid ref:</b> 381068 275873	<b>Site Area:</b> 3.6 Ha
<b>Site Address:</b> Land west of Southgate Close, Kidderminster Road <b>Ward:</b> Sutton Park		<b>Within or adjoining settlement:</b> Yes	
<b>Current or previous use:</b> farmland		<b>Greenfield/Brownfield</b> Greenfield	
<b>Site Description:</b> pastureland adjacent housing on edge of town; enclosed by mature hedgerows			
<b>Ownership :</b> private			
<b>Planning History:</b> none of relevance – in Green Belt			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Reasonable – off Northgate Close	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Sloping	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Impact on open aspect and important undeveloped Green Belt wedge between Kidderminster and Bewdley	
	<b>Natural heritage</b>	Local geological site adjacent – sandstone cutting	
	<b>Built heritage</b>	N/A	
	<b>Other</b>		
<b>Infrastructure capacity</b>		Unknown	
<b>Access to local facilities</b>		Local shop within 10 minutes walk	
<b>Public transport accessibility</b>		Bus stop within 5 minutes walk with half hourly service	
<b>Panel's view on suitability for housing, potential capacity</b>		Not considered suitable for housing; no requirement for urban extension	
<b>Potential timescale for housing delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	

# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

SITE REF: K207 LAND WEST OF SOUTHGATE CLOSE, KIDDERMINSTER

## LOCATION MAP



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: K209 FORMER SION HILL MIDDLE SCHOOL, KIDDERMINSTER



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<b>Settlement:</b> Kidderminster	<b>Site Ref:</b> K209	<b>Grid ref:</b> 383962 278500	<b>Site Area:</b> 1.65 Ha
<b>Site Address:</b> Former Sion Hill Middle School, Sion Hill, Kidderminster <b>Ward:</b> Wolverley			<b>Within or adjoining settlement:</b> Yes
<b>Current or previous use:</b> Former school – closed July 2007; part of building used as Pupil Referral Unit until 2009			<b>Greenfield/Brownfield</b> Brownfield
<b>Site Description:</b> 2-storey school building with extensive playing fields to rear. NB Site only includes current building footprint and playground to rear			
<b>Ownership :</b> Worcestershire County Council			
<b>Planning History:</b> planning permission granted to convert to training / conference centre – no longer being implemented; site in Green Belt			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Would expect to see frontage trees retained	
	<b>Natural heritage</b>	Important that development is only kept to existing footprint	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		Services available	
<b>Access to local facilities</b>		Local shop within 5 minutes walk	
<b>Public transport accessibility</b>		Bus stop within 5 minutes walk with hourly service	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing; look for low density scheme to reflect large neighbouring plots – perhaps only 8 dwellings	
<b>Potential timescale for housing delivery</b>		2011-16	
<b>Constraints to delivery</b>		N/A	

# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

SITE REF: K209 FORMER SION HILL MIDDLE SCHOOL, KIDDERMINSTER

## LOCATION MAP



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: K210 FORMER BRITISH SUGAR SITE, STOURPORT ROAD, KIDDERMINSTER



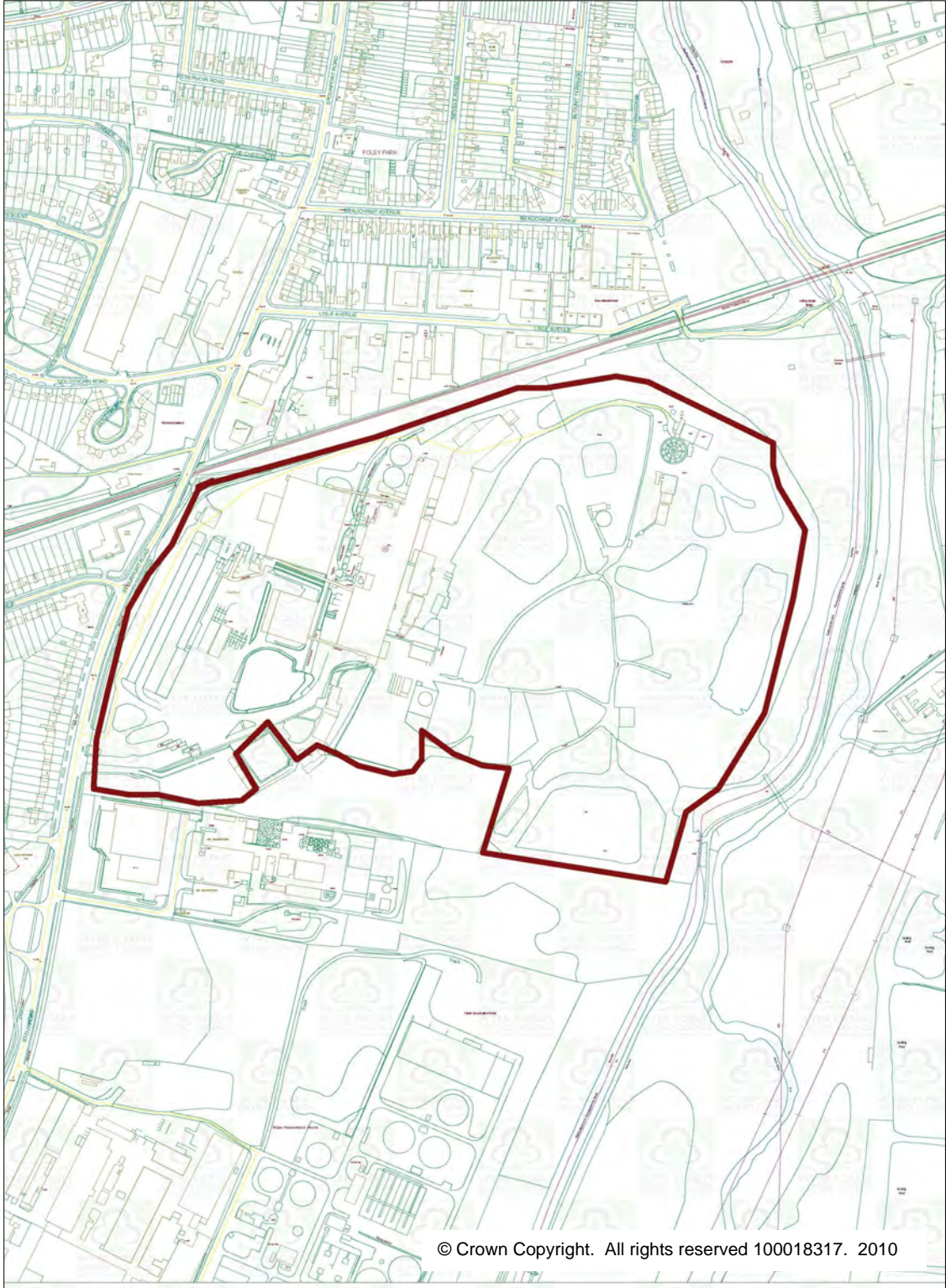
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<b>Settlement:</b> Kidderminster	<b>Site Ref:</b> K210	<b>Grid ref:</b> 382508 274703	<b>Site Area:</b> 23.73 Ha
<b>Site Address:</b> Former British Sugar Site, Stourport Road, Kidderminster		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Oldington & Foley Park			
<b>Current or previous use:</b> Former sugar processing plant – closed early 2002		<b>Greenfield/Brownfield</b> Brownfield	
<b>Site Description:</b> largely cleared industrial site adjacent Severn Valley Railway and River Stour / Staffordshire & Worcestershire Canal			
<b>Ownership :</b> Private			
<b>Planning History:</b> none of relevance – zoned for employment uses in Local Plan			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Reasonable – very congested route	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Yes	
	<b>Topography</b>	Multiple levels – geological features within site	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Remaining silos are local landmark	
	<b>Natural heritage</b>	Stour Valley SSSI and Canal SWS adjacent site	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	Blanket TPO covers site; adverse impact on already congested route	
<b>Infrastructure capacity</b>		Unknown	
<b>Access to local facilities</b>		Good – local shops within 10 minutes walk	
<b>Public transport accessibility</b>		Bus stop adjacent on high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Key employment site but may be suitable for mix of uses including housing subject to integration with neighbouring industry; potential capacity of up to 300 dwellings	
<b>Potential timescale for housing delivery</b>		2016-21	
<b>Constraints to delivery</b>		Decontamination; infrastructure; funding of link road	

**APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS**

**SITE REF: K210 FORMER BRITISH SUGAR SITE, STOURPORT ROAD,  
KIDDERMINSTER**

**LOCATION PLAN**



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: K211 FORMER SLADEN SCHOOL SITE, HURCOTT ROAD, KIDDERMINSTER



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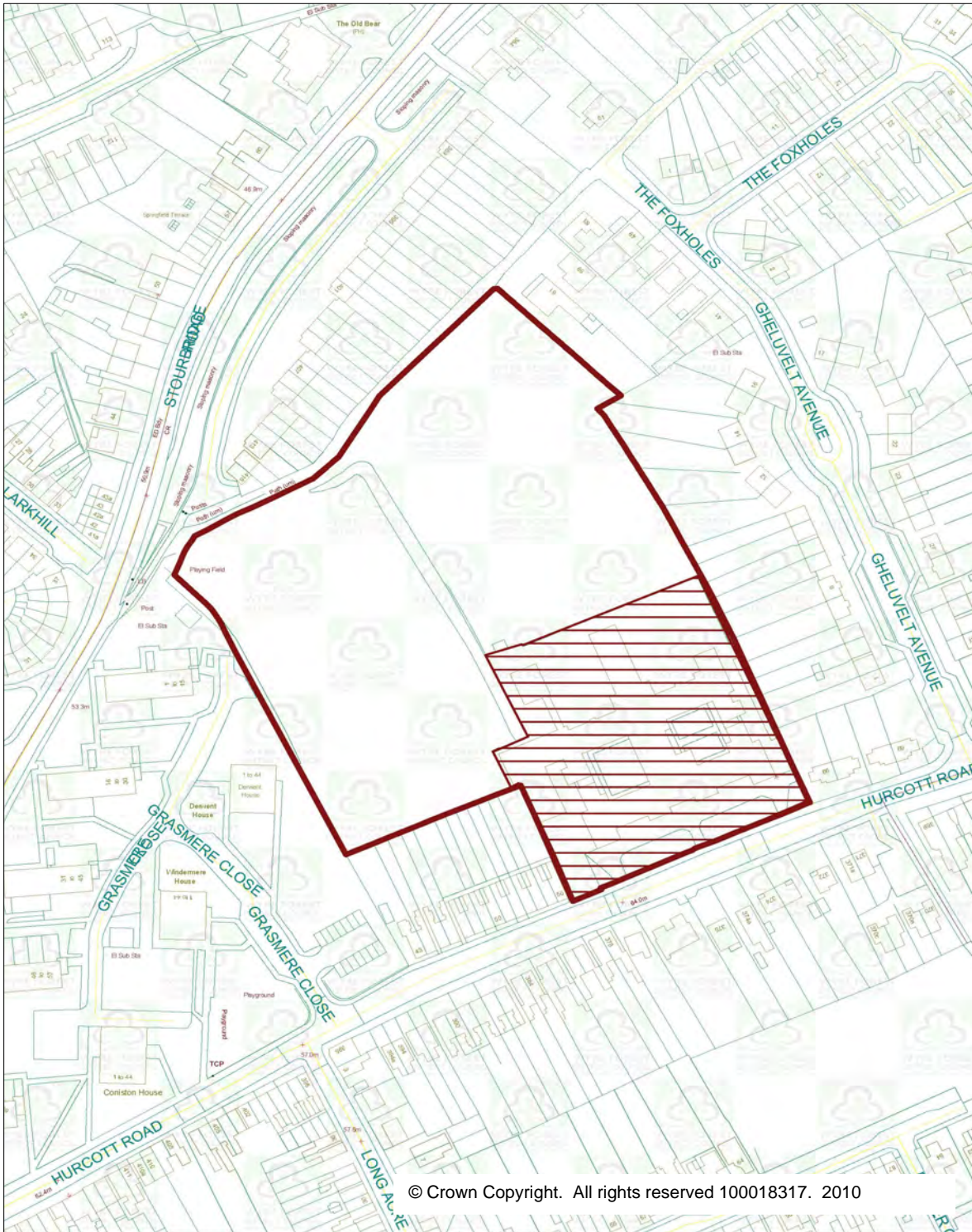
<b>Settlement:</b> Kidderminster	<b>Site Ref:</b> K211	<b>Grid ref:</b> 383625 277393	<b>Site Area:</b> 0.77 Ha (area of former school buildings only)
<b>Site Address:</b> Former Sladen School site, Hurcott Road, Kidderminster		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Broadwaters		<b>Greenfield/Brownfield</b> Brownfield	
<b>Current or previous use:</b> Site of former middle school – only hardstanding to be assessed at this stage			
<b>Site Description:</b> cleared site with large playing fields to rear surrounded by residential uses			
<b>Ownership :</b> Worcestershire County Council			
<b>Planning History:</b> None of relevance; zoned for educational uses in Adopted Local Plan			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good from Hurcott Road	
	<b>Flood risk</b>	N/A	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	N/A – site already cleared	
	<b>Natural heritage</b>	8 individual TPO trees along Hurcott Road frontage. Those on playing fields also affected	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A – potential for future development on playing fields	
<b>Infrastructure capacity</b>		Unknown	
<b>Access to local facilities</b>		Local shops within 5 minutes walk; town centre within easy walking distance	
<b>Public transport accessibility</b>		Bus stop within 5 minutes walk on half hourly service	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing – potential for about 25 units. Extra capacity subject to compensatory open space provision	
<b>Potential timescale for housing delivery</b>		2011-16	
<b>Constraints to delivery</b>		Funding	



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

SITE REF: K211 FORMER SLADEN SCHOOL SITE, HURCOTT ROAD,  
KIDDERMINSTER

## LOCATION PLAN



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: K214 BRINTONS OFFICES, KIDDERMINSTER



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<b>Settlement:</b> Kidderminster	<b>Site Ref:</b> K214	<b>Grid ref:</b> 383124 276511	<b>Site Area:</b> 0.25Ha
<b>Site Address:</b> Brintons Offices, Exchange Street, Kidderminster <b>Ward:</b> Greenhill		<b>Within or adjoining settlement:</b> Yes	
<b>Current or previous use:</b> offices – mostly now surplus to requirements		<b>Greenfield/Brownfield</b> Brownfield	
<b>Site Description:</b> prominent land mark building in town centre adjacent River Stour, library and Town Hall			
<b>Ownership :</b> Brintons			
<b>Planning History:</b> Permission for conversion (plus some new build) to extra care facility with 30 x 1-bed and 30 x 2-bed flats plus some retail approved subject to S.106 agreement			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	Yes – Zone 3 affects site – culvert runs across site	
	<b>Contamination</b>	Likely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Prominent building in Vicar Street Conservation Area	
	<b>Natural heritage</b>	Adjacent River Stour Special Wildlife Site – culvert used by otters	
	<b>Built heritage</b>	Listed Building	
	<b>Other</b>		
<b>Infrastructure capacity</b>		N/A	
<b>Access to local facilities</b>		In heart of town centre and adjacent main bus station	
<b>Public transport accessibility</b>		Bus station adjacent site	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing – up to 60 units	
<b>Potential timescale for housing delivery</b>		2011-16	
<b>Constraints to delivery</b>		Funding – to be managed by RSL	

**APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS**

**SITE REF: K214 BRINTONS OFFICES, KIDDERMINSTER**

**LOCATION PLAN**



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: R201 BROAD HOUSE FARM NURSERIES, COOKLEY



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<b>Settlement:</b> Cookley	<b>Site Ref:</b> R201	<b>Grid ref:</b> 384894 280440	<b>Site Area:</b> 2.13Ha
<b>Site Address:</b> Broad House Farm Nurseries, Austcliffe Road, Cookley		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Cookley		<b>Greenfield/Brownfield:</b> Greenfield	
<b>Current or previous use:</b> Commercial nurseries			
<b>Site Description:</b> polytunnels and planted beds on edge of village surrounded by pastureland			
<b>Ownership :</b> Private			
<b>Planning History:</b> None of relevance; in Green Belt			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Reasonable – road is quite narrow	
	<b>Flood risk</b>	N/A	
	<b>Contamination</b>	Unknown	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Development would impact on open views into settlement	
	<b>Natural heritage</b>	N/A	
	<b>Built heritage</b>	Potential adverse impact on listed farmhouse opposite site	
	<b>Other</b>		
<b>Infrastructure capacity</b>		Unknown	
<b>Access to local facilities</b>		Local shops, surgery and school within 10 minutes walk	
<b>Public transport accessibility</b>		Good – bus stop with half hourly service within 10 minutes walk	
<b>Panel's view on suitability for housing, potential capacity</b>		Not considered suitable for housing due to impact on landscape and rural economy	
<b>Potential timescale for housing delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	

# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: R201 BROAD HOUSE FARM NURSERIES, COOKLEY



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: R205 LAND AT GAYMORE FARM, COOKLEY



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<b>Settlement:</b> Cookley	<b>Site Ref:</b> R205	<b>Grid ref:</b> 384752 280390	<b>Site Area:</b> 0.96 Ha
<b>Site Address:</b> Land at Gaymore Farm, Austcliffe Road, Cookley <b>Ward:</b> Cookley			<b>Within or adjoining settlement:</b> Yes
<b>Current or previous use:</b> pastureland			<b>Greenfield/Brownfield</b> Greenfield
<b>Site Description:</b> grazing land adjacent farm partially enclosed by hedges/trees			
<b>Ownership :</b> private			
<b>Planning History:</b> none of relevance – in Green Belt			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Reasonable – off farm road	
	<b>Flood risk</b>	N/A	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Loss of open aspect from neighbouring housing estate	
	<b>Natural heritage</b>	N/A	
	<b>Built heritage</b>	N/A	
	<b>Other</b>		
<b>Infrastructure capacity</b>		Unknown	
<b>Access to local facilities</b>		Good – local facilities within 10 minute walk	
<b>Public transport accessibility</b>		Good – bus stop on half hourly service	
<b>Panel's view on suitability for housing, potential capacity</b>		Not considered suitable for housing due to impact on landscape	
<b>Potential timescale for housing delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	

**APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS**

**SITE REF: R205 LAND AT GAYMORE FARM, COOKLEY**

**LOCATION PLAN**



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: R206 LAND OFF NEW ROAD, FAR FOREST



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<b>Settlement:</b> Far Forest	<b>Site Ref:</b> R206	<b>Grid ref:</b> 372915 274861	<b>Site Area:</b> 2.34 Ha
<b>Site Address:</b> Land off New Road, Far Forest <b>Ward:</b> Rock		<b>Within or adjoining settlement:</b> Yes	
<b>Current or previous use:</b> farmland		<b>Greenfield/Brownfield</b> Greenfield	
<b>Site Description:</b> agricultural land adjacent village boundary			
<b>Ownership :</b> Private			
<b>Planning History:</b> None of relevance -			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Gently sloping	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Potential adverse impact on openness of landscape	
	<b>Natural heritage</b>	Some scrub cover in centre of site	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		Problems with sewerage capacity in village	
<b>Access to local facilities</b>		Good – site is near to primary school and local shops	
<b>Public transport accessibility</b>		Reasonable – bus stop within 5 minutes walk on 2 hourly service	
<b>Panel's view on suitability for housing, potential capacity</b>		Not considered suitable for housing due to impact on landscape	
<b>Potential timescale for housing delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

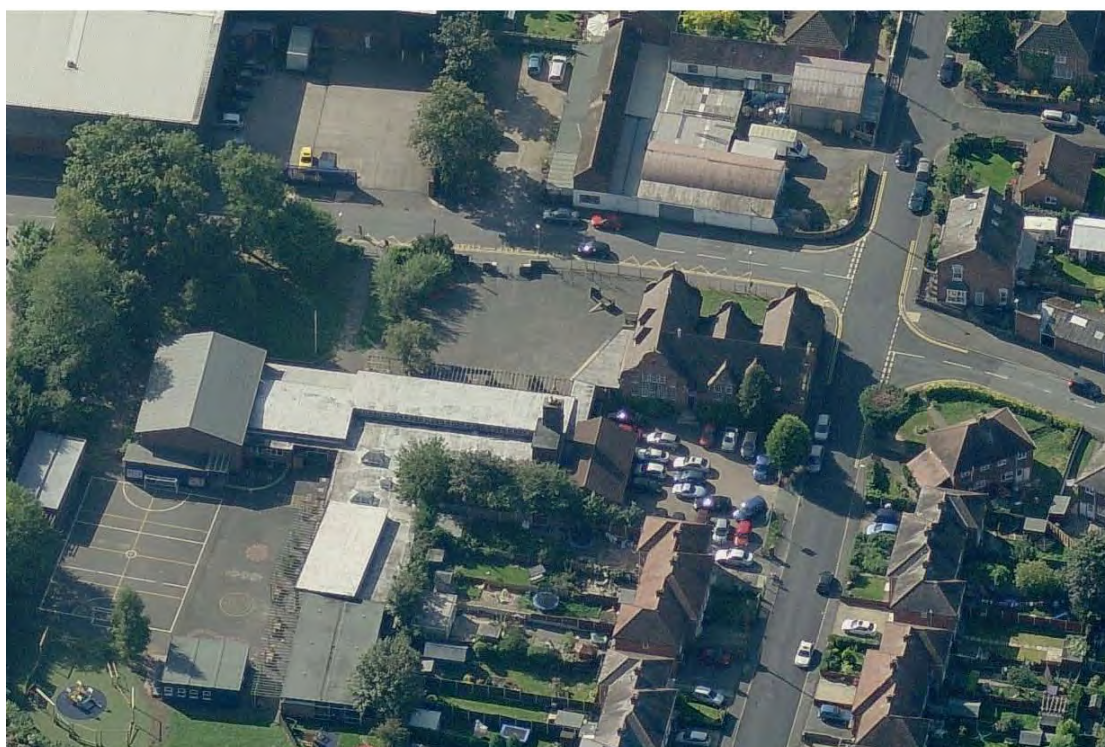
SITE REF: R206 LAND OFF NEW ROAD, FAR FOREST

## LOCATION PLAN



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

**SITE REF: S005 STOURPORT PRIMARY SCHOOL, TAN LANE STOURPORT**



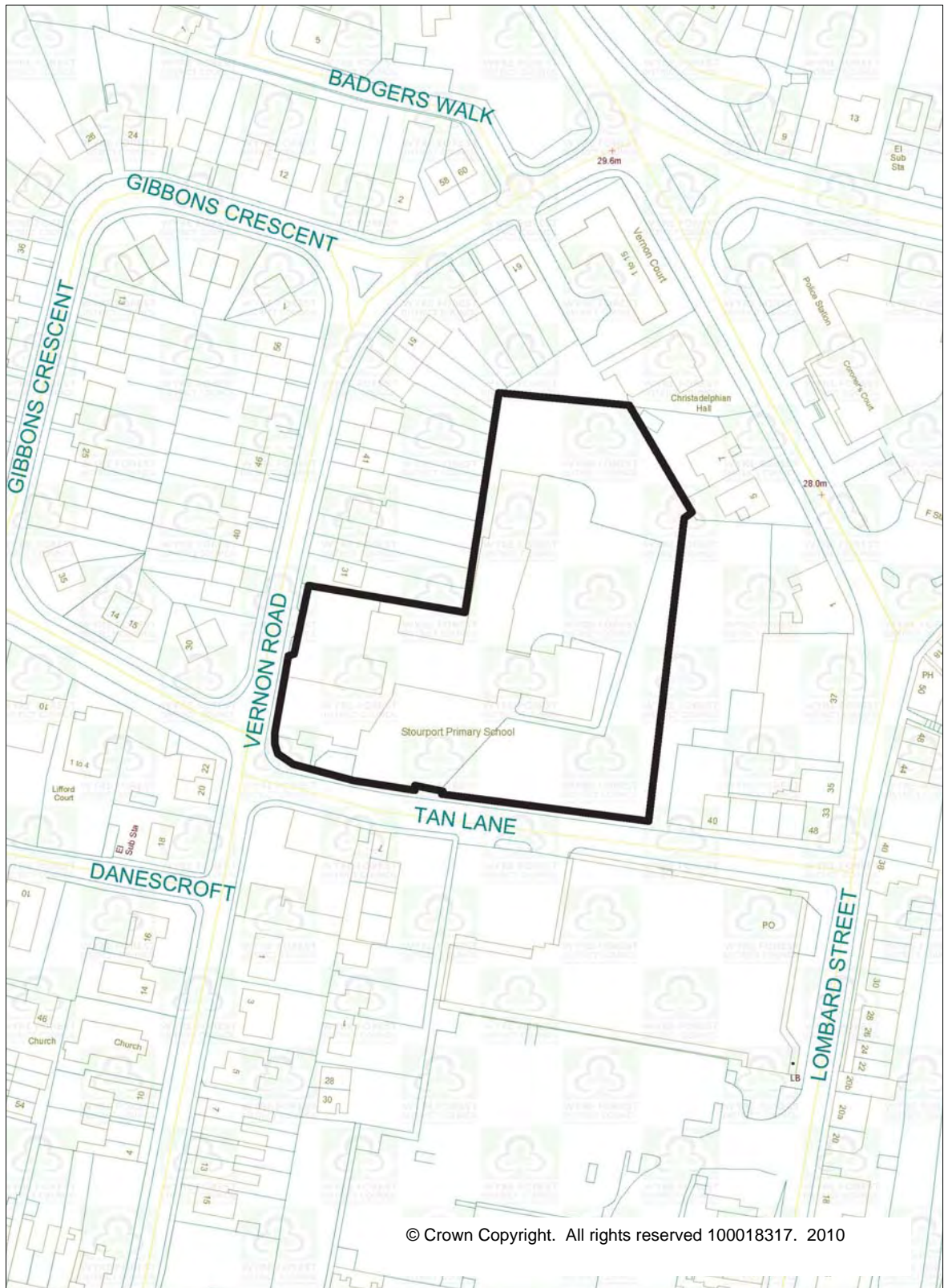
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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S005	<b>Grid ref:</b> 381055 271661	<b>Site Area:</b> 0.68 Ha
<b>Site Address:</b> Stourport Primary School, Tan Lane, Stourport-on-Severn <b>Ward:</b> Mitton		<b>Within or adjoining settlement:</b> Yes	
<b>Current or previous use:</b> primary school and nursery		<b>Greenfield/Brownfield</b> Brownfield	
<b>Site Description:</b> primary school adjacent town centre – due to become surplus when replacement school is built on site of Lickhill Middle School – adjacent retail and housing			
<b>Ownership :</b> Worcestershire County Council			
<b>Planning History:</b> No relevant history			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact	
	<b>Natural heritage</b>	Impact unlikely – little greenspace on site – potential to increase provision	
	<b>Built heritage</b>	Locally listed building on site – look to retain and convert	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		Suitable	
<b>Access to local facilities</b>		Good – immediately adjacent town centre	
<b>Public transport accessibility</b>		Good – bus stop within 5 minutes walk on high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing – locally listed building to be converted. Development to front Tan Lane – up to 12 units	
<b>Potential timescale for housing delivery</b>		2011-16	
<b>Constraints to delivery</b>		Access to rear part of site only allows limited development	

**APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS**

**SITE REF: S005 STOURPORT PRIMARY SCHOOL, TAN LANE, STOURPORT**

**LOCATION PLAN**



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# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

**SITE REF: S200 LAND TO THE REAR OF BALDWIN ROAD, STOURPORT**



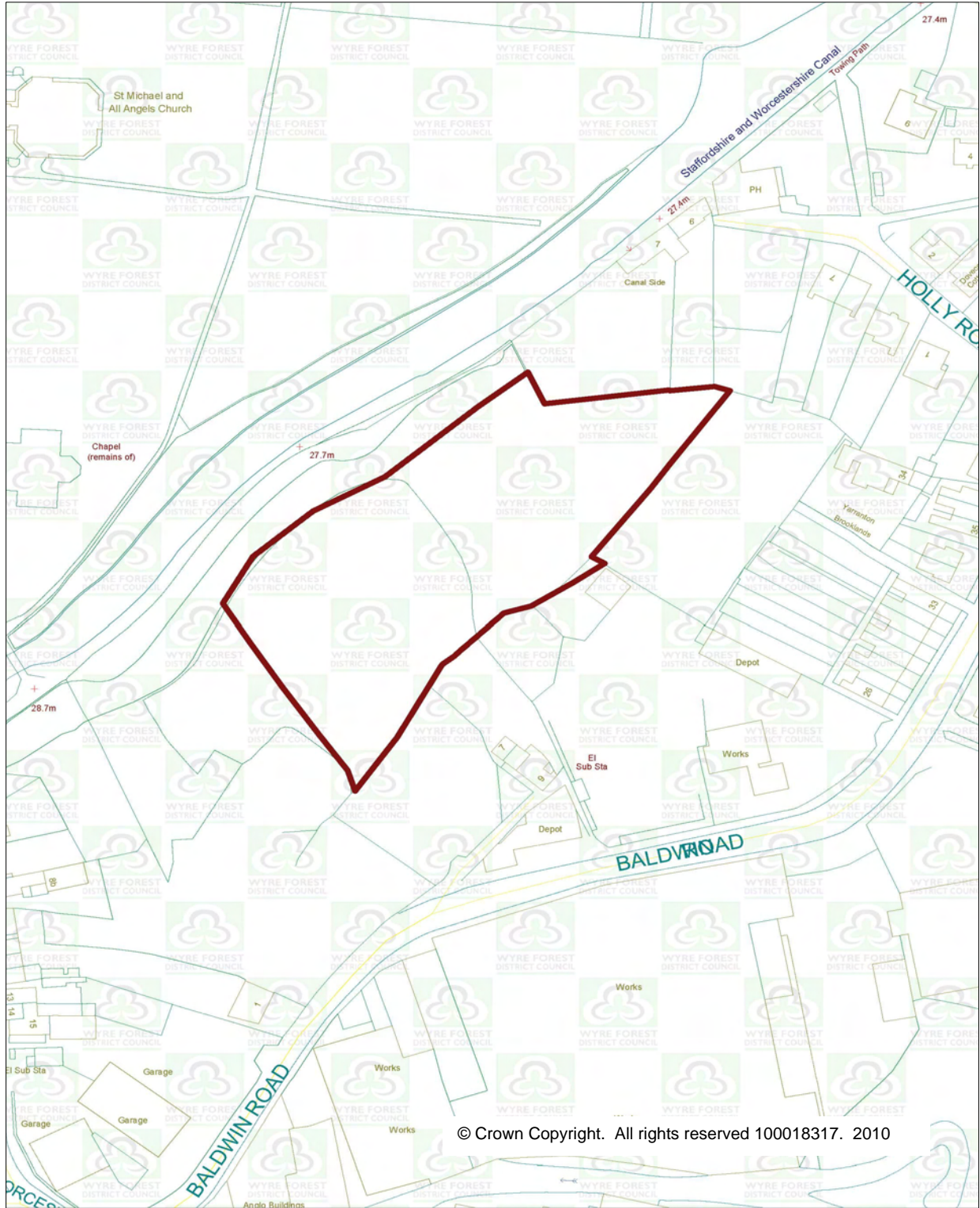
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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S200	<b>Grid ref:</b> 381586 271636	<b>Site Area:</b> 0.568 Ha
<b>Site Address:</b> Land to rear of Baldwin Road, Stourport-on-Severn <b>Ward:</b> Mitton		<b>Within or adjoining settlement:</b> Yes	
<b>Current or previous use:</b> open space adjacent canal		<b>Greenfield/Brownfield</b> greenfield	
<b>Site Description:</b> area of woodland / scrub adjacent Staffs. & Worcs. Canal with residential development proposed / under construction adjacent			
<b>Ownership :</b> British Waterways			
<b>Planning History:</b> None of relevance; zoned as urban open space in Adopted Local Plan			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Poor – would need to access via adjacent development – is no road frontage	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Open views from canal conservation area	
	<b>Natural heritage</b>	Adjacent Special Wildlife Site (canal)	
	<b>Built heritage</b>	No adverse impact	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		Unknown	
<b>Access to local facilities</b>		Stourport-on-Severn town centre within easy walking distance	
<b>Public transport accessibility</b>		Bus stop on high frequency route within 10 minutes walk	
<b>Panel's view on suitability for housing, potential capacity</b>		Not considered suitable for housing due to access issues, loss of urban open space and impact on adjacent conservation area / special wildlife site	
<b>Potential timescale for housing delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	

# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

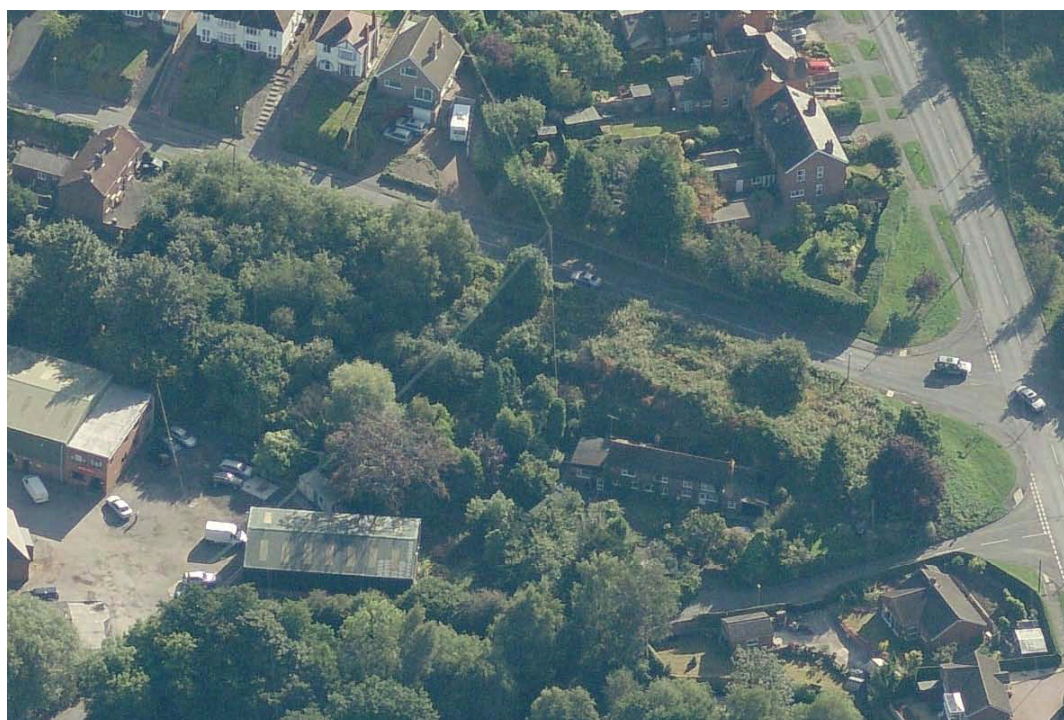
SITE REF: S200 LAND TO THE REAR OF BALDWIN ROAD, STOURPORT

## LOCATION PLAN



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: S203 LAND OFF WILDEN LANE / MILL ROAD, STOURPORT



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<b>Settlement:</b> Wilden	<b>Site Ref:</b> S203	<b>Grid ref:</b> 382258 271520	<b>Site Area:</b> 0.34 Ha
<b>Site Address:</b> land at junction of Mill Road and Wilden Lane, Stourport-on-Severn <b>Ward:</b> Mitton		<b>Within or adjoining settlement:</b>	
<b>Current or previous use:</b> scrubland		<b>Greenfield/Brownfield</b> Greenfield	
<b>Site Description:</b> scrubland adjacent Wilden Lane with residential opposite and small industrial units and open drain to rear			
<b>Ownership :</b> Private			
<b>Planning History:</b> none: site in Green Belt			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Site fronts Wilden Lane – potential highway safety issues	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Gently sloping	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Important green wedge on junction	
	<b>Natural heritage</b>	Undeveloped site	
	<b>Built heritage</b>	N/A	
	<b>Other</b>		
<b>Infrastructure capacity</b>		unknown	
<b>Access to local facilities</b>		Local shop within 5 minutes walk	
<b>Public transport accessibility</b>		Reasonable – hourly service runs past site	
<b>Panel's view on suitability for housing, potential capacity</b>		Not considered suitable for housing due to highway safety issues and importance of this strategic gap	
<b>Potential timescale for housing delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	

# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: S203 LAND OFF WILDEN LANE / MILL ROAD, STOURPORT

### LOCATION PLAN



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: S204 LAND AT WILDEN TOP, STOURPORT



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<b>Settlement:</b> Wilden	<b>Site Ref:</b> S204	<b>Grid ref:</b> 382754 272217	<b>Site Area:</b> 5.75 Ha
<b>Site Address:</b> land at Wilden Top Road, Stourport-on-Severn <b>Ward:</b> Mitton		<b>Within or adjoining settlement:</b>	
<b>Current or previous use:</b> farmland		<b>Greenfield/Brownfield</b> Greenfield	
<b>Site Description:</b> open farmland bisected by access road to small group of houses and adjacent village cricket club			
<b>Ownership :</b> Private			
<b>Planning History:</b> none of relevance – in Green Belt			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Open aspect from Wilden Top Road	
	<b>Natural heritage</b>	N/A	
	<b>Built heritage</b>	N/A	
	<b>Other</b>		
<b>Infrastructure capacity</b>		Unknown	
<b>Access to local facilities</b>		Local shops within 10 minute walk (by public footpath)	
<b>Public transport accessibility</b>		Reasonable – bus stop within 5 minutes walk – 2 hourly service	
<b>Panel's view on suitability for housing, potential capacity</b>		Not suitable for housing – no requirement for urban extension; large Greenfield site	
<b>Potential timescale for housing delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

SITE REF: S204 LAND AT WILDEN TOP, STOURPORT

## LOCATION PLAN



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: S208 WILDEN PRIMARY SCHOOL, STOURPORT



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<b>Settlement:</b> Wilden	<b>Site Ref:</b> S208	<b>Grid ref:</b> 382445 272240	<b>Site Area:</b> 0.46 Ha
<b>Site Address:</b> Wilden School, Wilden Lane, Stourport-on-Severn <b>Ward:</b> Mitton			<b>Within or adjoining settlement:</b> Yes
<b>Current or previous use:</b> Primary school			<b>Greenfield/Brownfield</b> Brownfield
<b>Site Description:</b> Victorian village school adjacent parish church with more modern additions			
<b>Ownership :</b> Worcestershire County Council			
<b>Planning History:</b> None of relevance – in Green Belt – outside of settlement boundary – school unable to expand on existing site			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Sloping	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Would look to retain original school building as it was built at same time as church	
	<b>Natural heritage</b>	N/A	
	<b>Built heritage</b>	Adjacent church is Grade II listed	
	<b>Other</b>		
<b>Infrastructure capacity</b>		Unknown	
<b>Access to local facilities</b>		Good – local shop within 5 minutes walk	
<b>Public transport accessibility</b>		Reasonable – hourly service	
<b>Panel's view on suitability for housing, potential capacity</b>		Considered suitable for housing – convert original buildings and infill housing along frontage – up to 10 dwellings. Subject to suitable site being found for new school	
<b>Potential timescale for housing delivery</b>		2016-21	
<b>Constraints to delivery</b>		Funding for new school	

# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

SITE REF: S208 WILDEN PRIMARY SCHOOL, STOURPORT

## LOCATION PLAN



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# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

## SITE REF: S212 LAND AT BURLISH CROSSING, STOURPORT



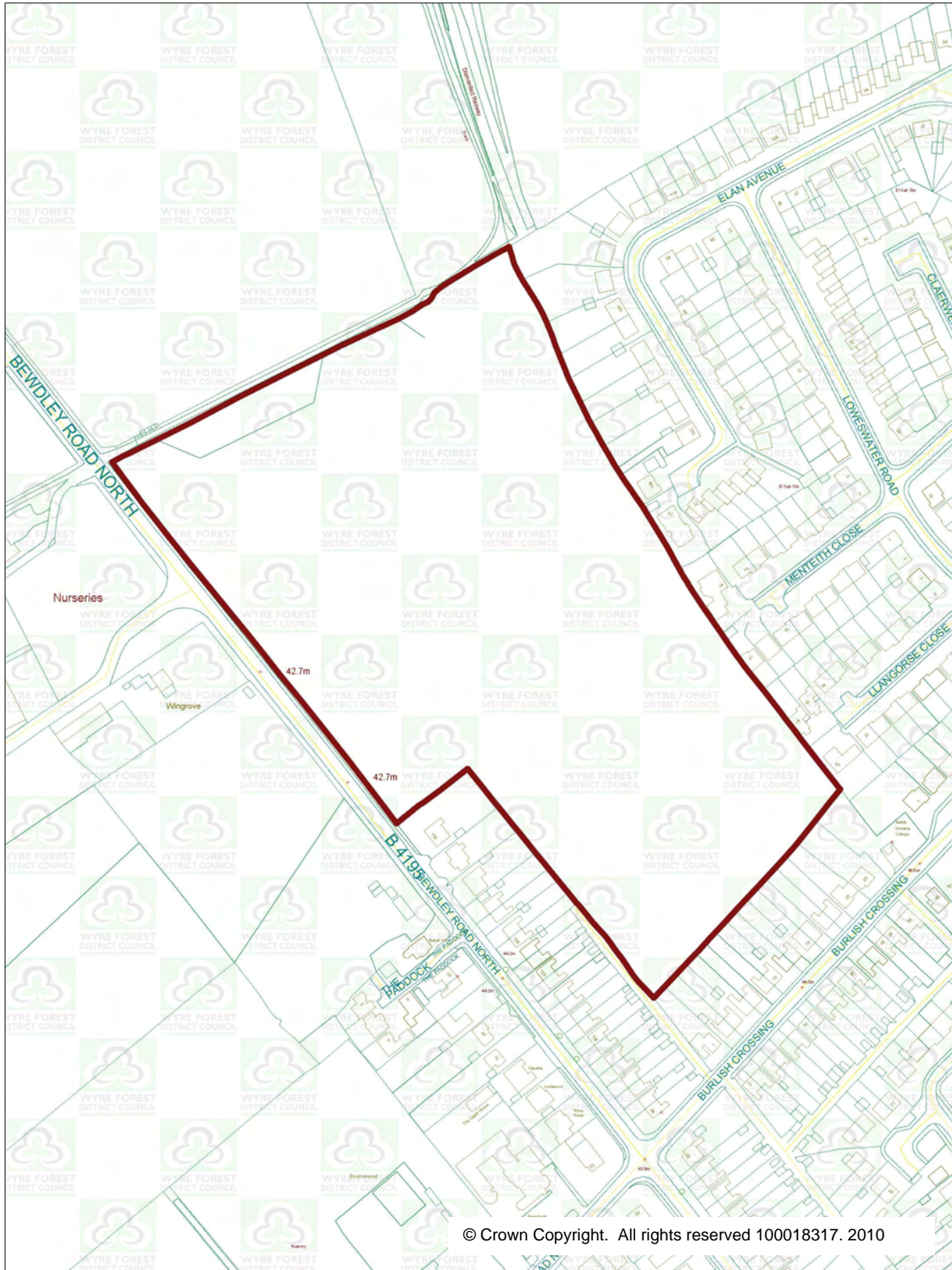
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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S212	<b>Grid ref:</b> 380051 273165	<b>Site Area:</b> 6.03 Ha
<b>Site Address:</b> Land at Burlish Crossing, Bewdley Road North, Stourport-on-Severn <b>Ward:</b> Lickhill			<b>Within or adjoining settlement:</b> Yes
<b>Current or previous use:</b> Farmland			<b>Greenfield/Brownfield</b> Greenfield
<b>Site Description:</b> Agricultural land to rear of housing estate on edge of town			
<b>Ownership :</b> Diocese of Worcester			
<b>Planning History:</b> None of relevance – in Green Belt – outside of settlement boundary			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Open views from housing	
	<b>Natural heritage</b>	Tree belt along northern edge	
	<b>Built heritage</b>	N/A	
	<b>Other</b>		
<b>Infrastructure capacity</b>		Unknown	
<b>Access to local facilities</b>		Local shop within 5 minutes walk	
<b>Public transport accessibility</b>		Bus stop nearby on hourly bus route	
<b>Panel's view on suitability for housing, potential capacity</b>		Not considered suitable due to impact on landscape and Green Belt – no requirement for urban extension	
<b>Potential timescale for housing delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	

# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

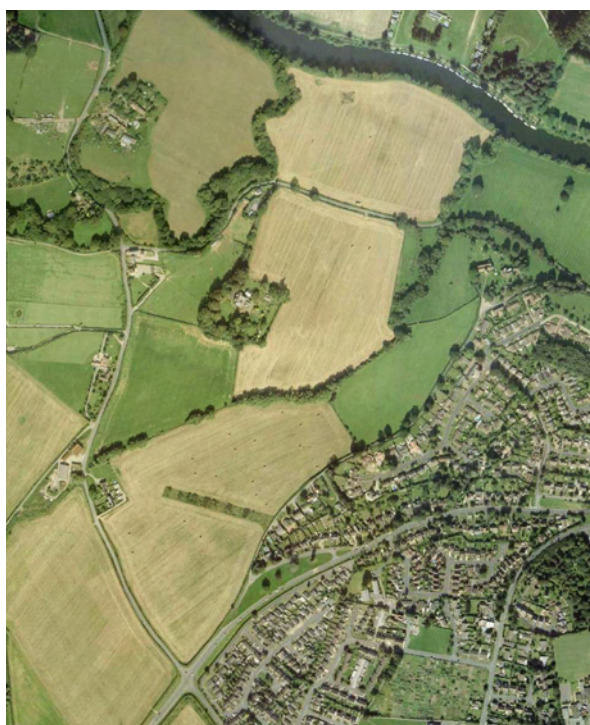
SITE REF: S212 LAND AT BURLISH CROSSING, STOURPORT

## LOCATION PLAN



# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

**SITE REF: S213 LAND AT RIBBESFORD ROAD, ARELEY KINGS, STOURPORT**



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<b>Settlement:</b> Areley Kings	<b>Site Ref:</b> S213	<b>Grid ref:</b> 379681 270678	<b>Site Area:</b> 34.27 Ha
<b>Site Address:</b> land off Ribbesford Road, Areley Kings, Stourport-on-Severn <b>Ward:</b> Areley Kings			<b>Within or adjoining settlement:</b> Yes
<b>Current or previous use:</b> Farmland			<b>Greenfield/Brownfield</b> Greenfield
<b>Site Description:</b> Extensive area of agricultural land adjacent edge of built-up area with hedgerow alongside stream bisecting site			
<b>Ownership :</b> Diocese of Worcester			
<b>Planning History:</b> None of relevance -outside of settlement boundary			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	Burnthorne Brook crosses site	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Sloping	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Open rolling farmland with views over to Areley Wood	
	<b>Natural heritage</b>	Landscape Protection Area	
	<b>Built heritage</b>	N/A	
	<b>Other</b>		
<b>Infrastructure capacity</b>		Unknown	
<b>Access to local facilities</b>		Reasonable – part of site within 10 minutes walk of local shops	
<b>Public transport accessibility</b>		Reasonable – part of site within 10 minutes walk of bus stop on high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Not considered suitable for housing due to impact on landscape. No requirement for urban extension	
<b>Potential timescale for housing delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	

# APPENDIX 1 - SHLAA UPDATE (JULY 2010) SITE ASSESSMENT SHEETS

**SITE REF: S213 LAND AT RIBBESFORD ROAD, ARELEY KINGS, STOURPORT**

## LOCATION PLAN

