

SITE REF: K150 FORMER BRITISH SUGAR SETTLING PONDS, WILDEN LANE



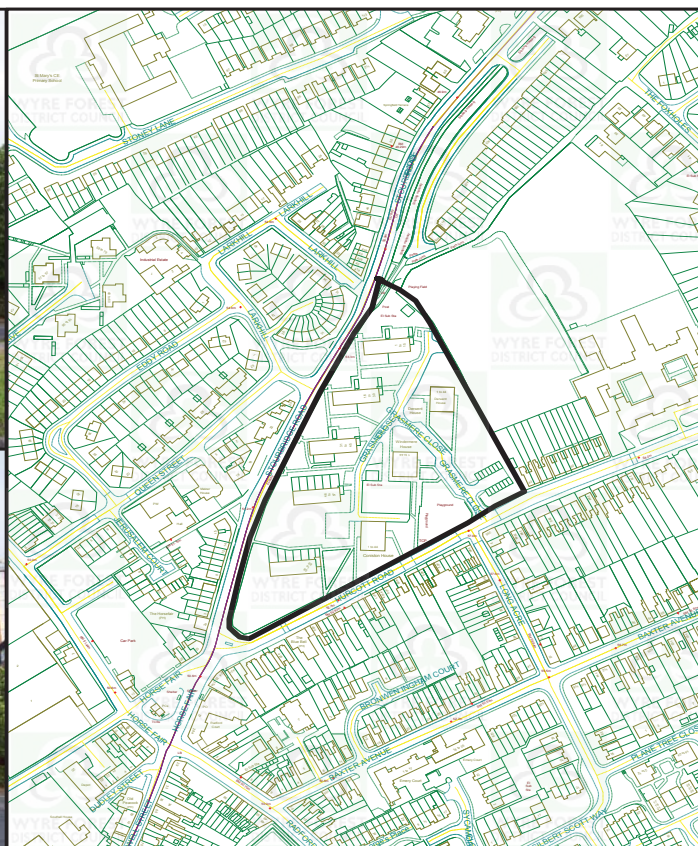
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Settlement: Kidderminster	Site Ref: K150	Grid ref: 382886 274178	Site Area: 13.47 Ha
Site Address: former British Sugar Settling Ponds, Wilden Lane, Kidderminster		Within or adjoining settlement: Yes	
Ward: Aggborough & Spennells		Greenfield/Brownfield greenfield	
Current or previous use: former settling ponds – now naturally regenerated			
Site Description: former settling ponds adjacent SSSI			
Ownership: private			
Planning History: none of relevance – Green Belt			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unknown	
	Topography	Flat	
Environmental impact	Character/visual impact	Potential adverse impact – loss of open aspect	
	Natural heritage	Potential impact on Wilden Marshes SSSI	
	Built heritage	n/a	
	Other	n/a	
Infrastructure capacity		Unknown	
Access to local facilities		Reasonable – part of site within 10 minutes walk of local shop	
Public transport accessibility		Reasonable - bus stop adjacent – buses every 2 hours; bus stop within 10 minutes walk on hourly route	
Panel's view on suitability for housing, potential capacity		Not considered suitable for housing - loss of Green Belt and potential impact on SSSI; no requirement for urban extensions; contrary to emerging policy	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	

SITE REF: K042 MAISONETTES, HURCOTT ROAD / STOURBRIDGE ROAD

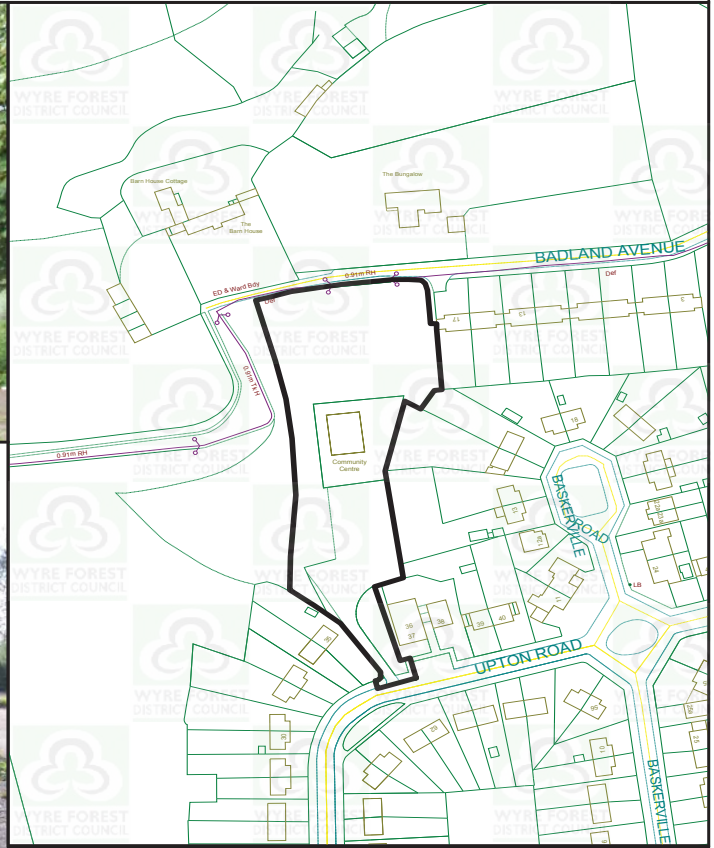


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Settlement: Kidderminster	Site Ref: K042	Grid ref: 383457 277312	Site Area: 1.057 Ha
Site Address: maisonettes, Hurcott Road / Stourbridge Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Greenhill		Greenfield/Brownfield brownfield	
Current or previous use: maisonette blocks			
Site Description: 5 blocks of maisonettes to be redeveloped with 3 tower blocks of flats remaining			
Ownership: Wyre Forest Community Housing			
Planning History: none of relevance – scheme almost finalised – 97 new dwellings with 66 demolished			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	unknown	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No adverse impact – Potential improvement in street scene	
	Natural heritage	Potential impact – loss of mature trees	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – convenience store within 5 minutes walk	
Public transport accessibility		Good – bus stop adjacent – half hourly service	
Panel's view on suitability for housing, potential capacity		Suitable for housing – net gain of 31	
Potential timescale for delivery		2011-16	
Constraints to development		HCA funding	



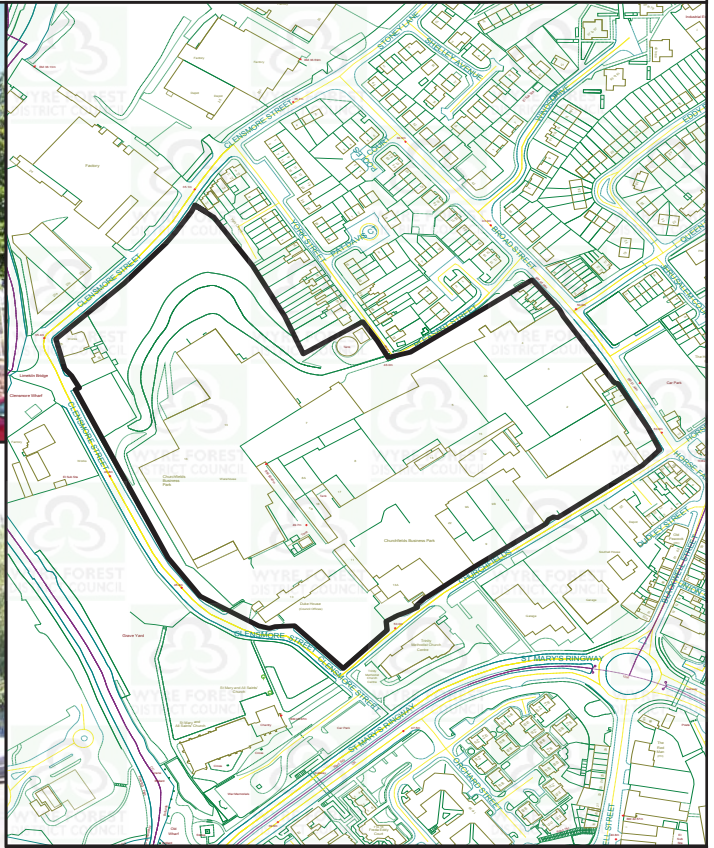
SITE REF: K043 COMMUNITY CENTRE, UPTON ROAD



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Settlement: Kidderminster	Site Ref: K043	Grid ref: 383683 278361	Site Area: 0.486 Ha
Site Address: Community Centre, Upton Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Broadwaters		Greenfield/Brownfield brownfield	
Current or previous use: community centre and parking area		Site Description: community centre on edge of housing estate with open space to rear	
Ownership: Wyre Forest Community Housing			
Planning History: none of relevance			
Physical Characteristics	Vehicular access	Poor	
	Flood risk	No	
	Contamination	Not known	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact – but potential overlooking issues	
	Natural heritage	Potential loss of open space	
	Built heritage	N/A	
	Other	Sewer runs through site; loss of community facility	
Infrastructure capacity		Suitable	
Access to local facilities		Good – local shop within 5 minutes walk	
Public transport accessibility		Good – bus stop within 5 minutes walk – hourly service	
Panel's view on suitability for housing, potential capacity		Could be suitable for housing but wish to see community facility retained in locality – likely to relocate to nearby school	
Potential timescale for delivery		N/A	
Constraints to development		Access; impact on neighbours; potential loss of open space	

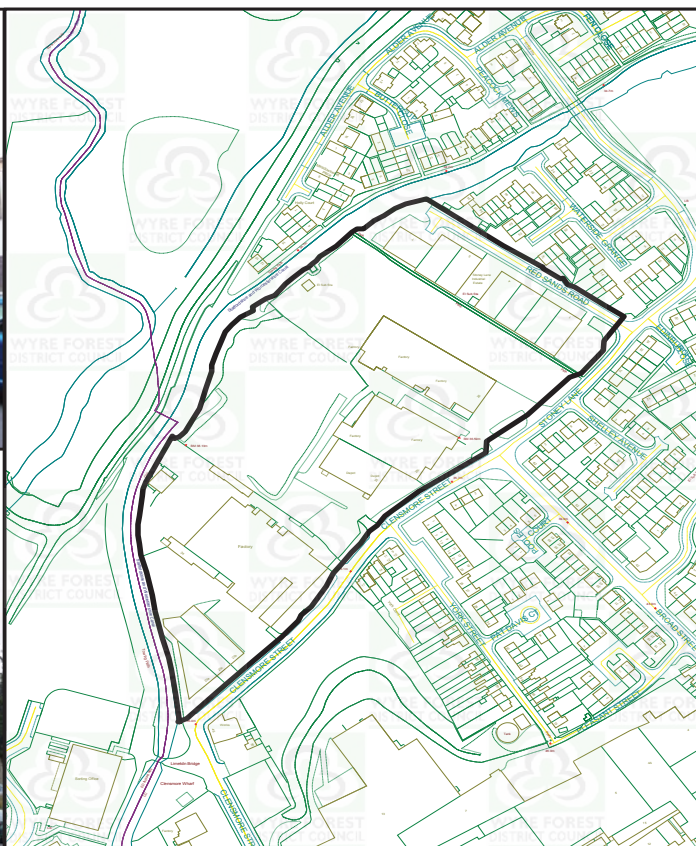
SITE REF: K053 CHURCHFIELDS BUSINESS PARK, CLENSMORE STREET



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Settlement: Kidderminster	Site Ref: K053	Grid ref: 383074 277211	Site Area: 7.065 Ha
Site Address: Churchfields Business Park, Clensmore Street, Kidderminster		Within or adjoining settlement: Yes	
Ward: Broadwaters		Greenfield/Brownfield brownfield	
Current or previous use: carpet warehouse and other business uses		Site Description: formerly Tomkinson Carpets – many different buildings and uses with steep wooded embankment to north	
Ownership: Kidderminster Property Investments			
Planning History: none of relevance – key site for district - Employment Land Review recommended site be considered for alternative uses			
Physical Characteristics	Vehicular access	Poor – very congested, AQMA	
	Flood risk	No	
	Contamination	Very likely	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	No adverse impact – potential to improve biodiversity of site	
	Built heritage	Locally listed former carpet warehouses	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – within walking distance of local shops and Crossley Retail Park	
Public transport accessibility		Reasonable – bus stop in 10 minutes walk – buses every 30 minutes	
Panel's view on suitability for housing, potential capacity		Suitable for mixed uses including housing – 300 units	
Potential timescale for delivery		2016-21	
Constraints to delivery		Infrastructure costs; existing business occupiers	

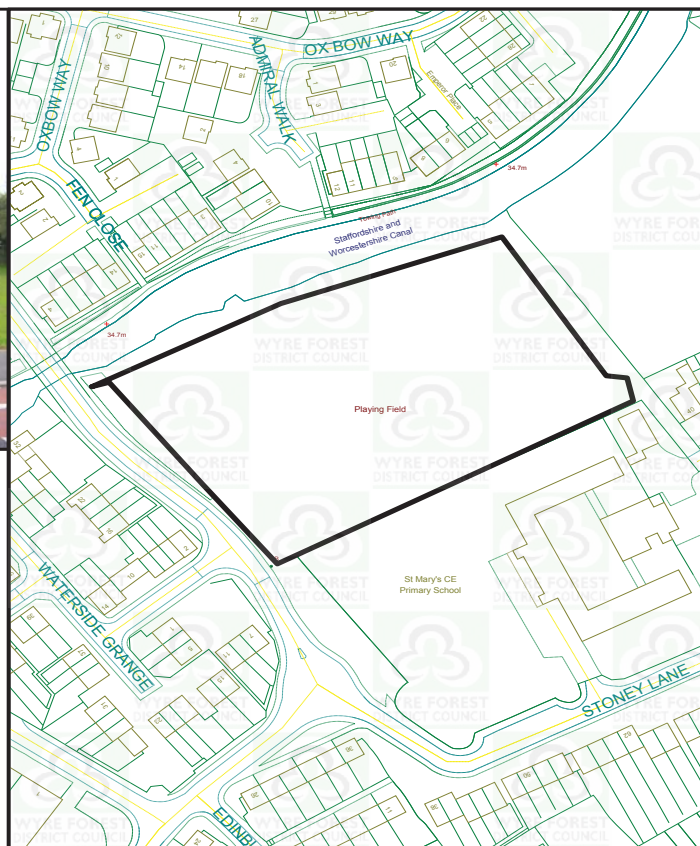
SITE REF: K054 GEORGIAN CARPETS, CLENSMORE STREET



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Settlement: Kidderminster	Site Ref: K054	Grid ref: 382886 277458	Site Area: 5.392 Ha
Site Address: Georgian Carpets and Stoney Lane Industrial Estate, Clensmore Street, Kidderminster		Within or adjoining settlement: Yes	
Ward: Broadwaters		Greenfield/Brownfield brownfield	
Current or previous use: vacant carpet factories, small industrial units and storage compound			
Site Description: large area of derelict units; smaller industrial units alongside plus outside storage facility adjacent canal and residential area			
Ownership: Kidderminster Property investments			
Planning History: none of relevance - Employment Land Review recommended site be considered for alternative uses			
Physical Characteristics	Vehicular access	Poor – very congested, AQMA	
	Flood risk	Zone 2 affects small area of site	
	Contamination	Likely	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact – potential improvement to streetscene - removal of boarded up buildings	
	Natural heritage	No adverse impact – potential to improve wildlife corridor – adjacent canal SWS & SSSI	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – retail park within walking distance	
Public transport accessibility		Poor – development could bring about improved public transport links	
Panel's view on suitability for housing, potential capacity		Suitable for housing – up to 200 units	
Potential timescale for delivery		2011-16	
Constraints to delivery		Decontamination; existing business occupiers	

SITE REF: K058 PLAYING FIELD, STOURVALE DRIVE

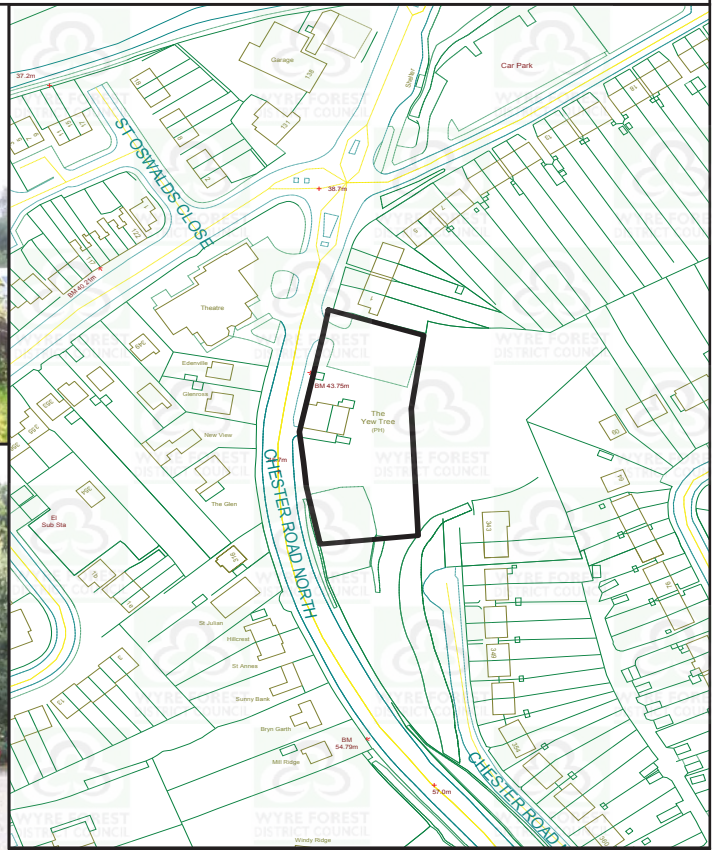


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Settlement: Kidderminster	Site Ref: K058	Grid ref: 383270 277692	Site Area: 1.018 Ha
Site Address: Playing Field , Stourvale Drive, Kidderminster Ward: Franche		Within or adjoining settlement: Yes	
Current or previous use: playing field		Greenfield/Brownfield brownfield	
Site Description: playing field adjacent canal, woodland and primary school with housing opposite			
Ownership: Wyre Forest District Council			
Planning History: none of relevance –cycle path recently completed through site – zoned as public open space			
Physical Characteristics	Vehicular access	Good – directly off Stourvale Drive	
	Flood risk	No	
	Contamination	No	
	Topography	Flat	
Environmental impact	Character/visual impact	Potential adverse impact – loss of open views from adjacent housing	
	Natural heritage	Loss of open space and impact on canal SWS and adjacent woodland	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Reasonable – shops within walking distance	
Public transport accessibility		Reasonable - bus stop within 10 minutes walk – half hourly service	
Panel’s view on suitability for housing, potential capacity		Site safeguarded through PPG17 audit therefore not suitable	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	



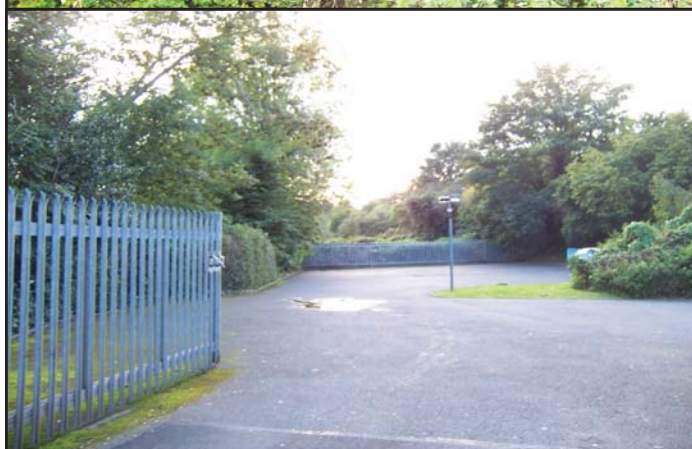
SITE REF: K059 YEW TREE PUBLIC HOUSE, CHESTER ROAD SOUTH



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Settlement: Kidderminster	Site Ref: K059	Grid ref: 383998 277774	Site Area: 0.259 Ha
Site Address: Yew Tree PH, Chester Road South, Kidderminster			Within or adjoining settlement: Yes
Ward: Broadwaters			
Current or previous use: public house			Greenfield/Brownfield brownfield
Site Description: small pub with car park and woodland with residential surrounding			
Ownership: Marstons pubs			
Planning History: not zoned – white land			
Physical Characteristics	Vehicular access	Reasonable	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Steep	
Environmental impact	Character/visual impact	No adverse impact –	
	Natural heritage	Woodland covered by TPO	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – convenience store within 5 minutes walk	
Public transport accessibility		Good – bus stop within 5 minutes Walk – half hourly service	
Panel's view on suitability for housing, potential capacity		Only suited to small number of dwellings – below SHLAA threshold	
Potential timescale for delivery		N/A	
Constraints to delivery		Highways issues and TPO	

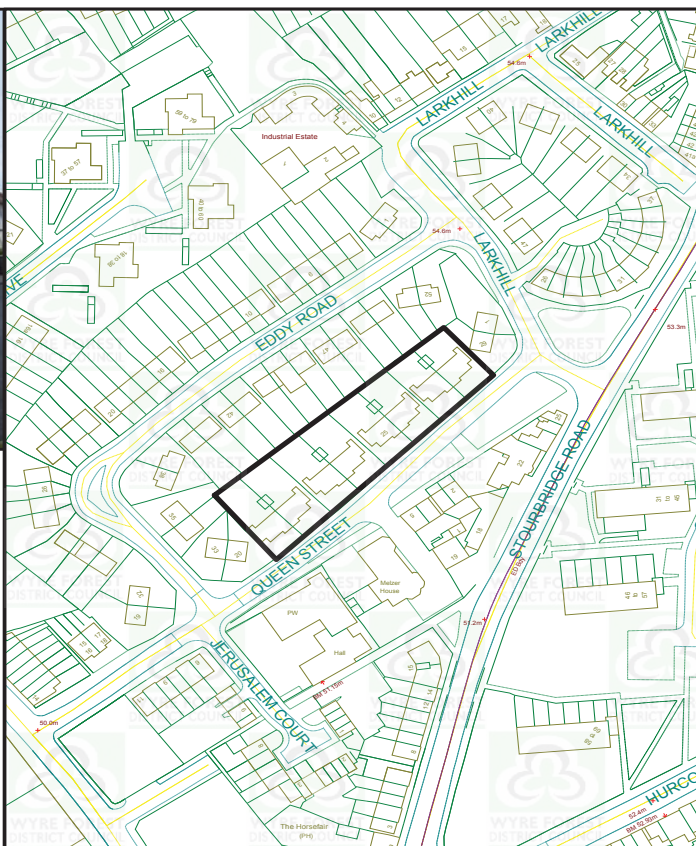
SITE REF: K060 REAR OF THE PARADE, STOURBRIDGE ROAD



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Settlement: Kidderminster	Site Ref: K060	Grid ref: 383922 277987	Site Area: 0.347 Ha
Site Address: rear of The Parade, Stourbridge Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Broadwaters		Greenfield/Brownfield brownfield	
Current or previous use: car park and scrubland			
Site Description: car park to rear of shops plus scrubland			
Ownership: private			
Planning History: site previously put forward during Local Plan Review – zoned as urban open space			
Physical Characteristics	Vehicular access	poor – dangerous junction	
	Flood risk	Zone 3 affects small part of site	
	Contamination	unlikely	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No adverse impact – cycle path runs alongside site	
	Natural heritage	No adverse impact – potential to improve wildlife corridor – adjacent stream	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – local shops on site	
Public transport accessibility		Good – bus stop adjacent – half hourly service	
Panel's view on suitability for housing, potential capacity		Not considered suitable – poor access; site dimensions	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	

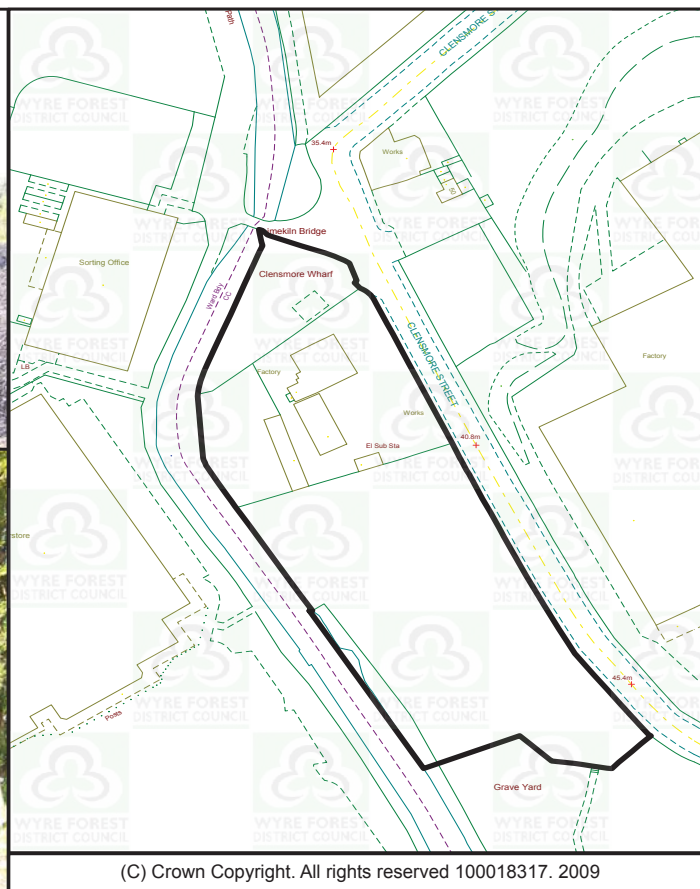
SITE REF: K068 OAP MASONETTES, QUEEN STREET



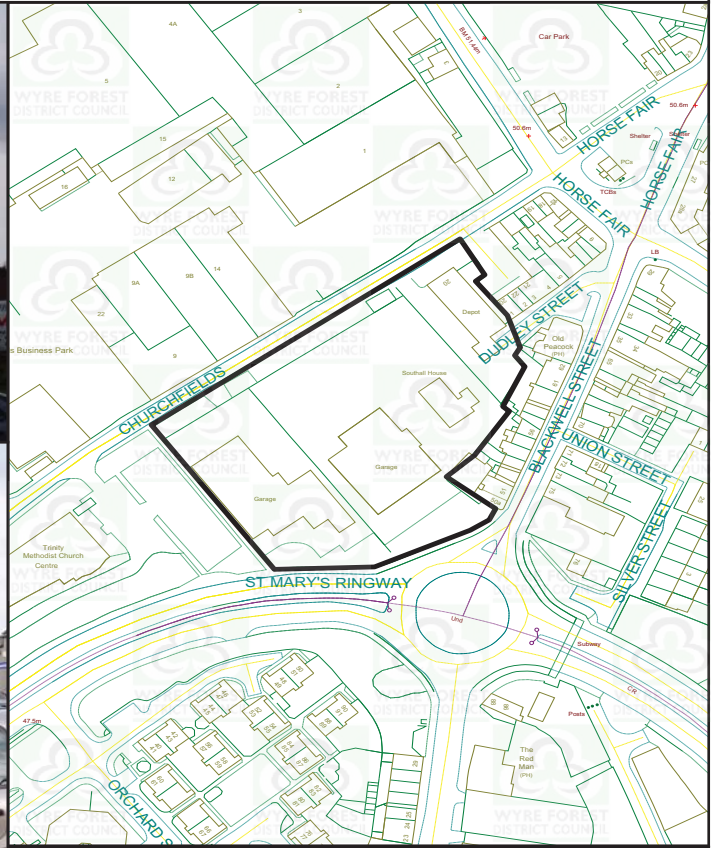
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Settlement: Kidderminster	Site Ref: K068	Grid ref: 383291 277366	Site Area: 0.262 Ha
Site Address: Maisonettes, Queen Street, Kidderminster Ward: Broadwaters		Within or adjoining settlement: Yes	
Current or previous use: 2-storey maisonettes		Greenfield/Brownfield brownfield	
Site Description: potential redevelopment scheme on inter-war council estate			
Ownership: Wyre Forest Community Housing			
Planning History: none of relevance			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	No	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	No adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – local shops within 5 minutes walk	
Public transport accessibility		Good – bus stop within 5 minutes walk – half hourly service	
Panel’s view on suitability for housing, potential capacity		Potential redevelopment scheme? – probably no overall gain in capacity	
Potential timescale for delivery		N/A	
Constraints to delivery		Funding; site economics	

SITE REF: K070 LAND ADJACENT LIME KILN BRIDGE, CLENSMORE STREET

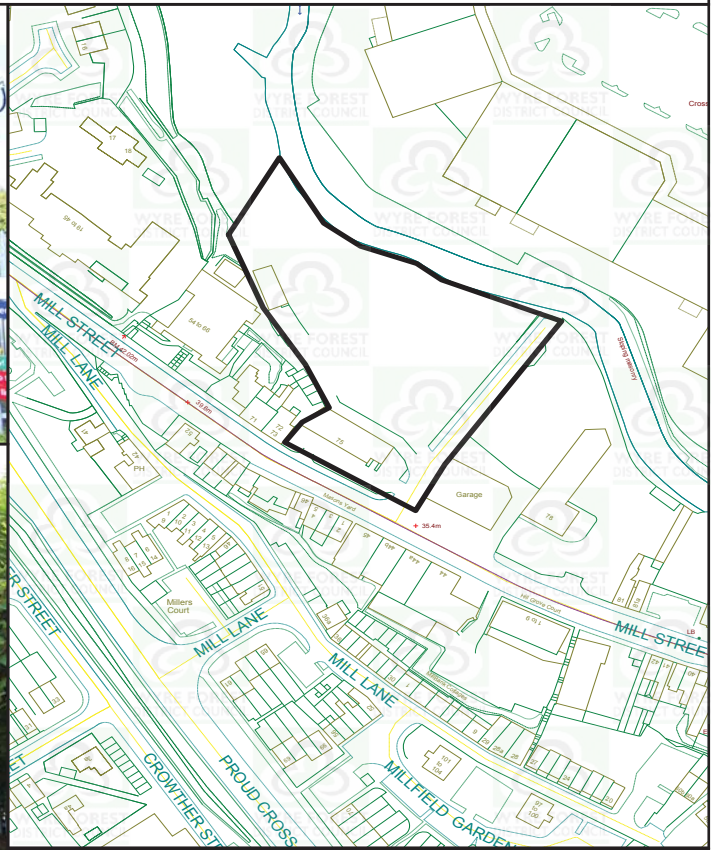


Settlement: Kidderminster	Site Ref: K070	Grid ref: 382820 277151	Site Area: 0.452 Ha
Site Address: land adjacent Lime Kiln Bridge, Clensmore Street, Kidderminster		Within or adjoining settlement: Yes	
Ward: Broadwaters		Greenfield/Brownfield brownfield	
Current or previous use: vacant land and small industrial units		Site Description: small parcel of land backing onto Staffs. & Worcs. Canal with open space adjacent	
Ownership: private			
Planning History: none of relevance – redevelop in conjunction with other land at Clensmore Street and Churchfields – unzoned land - Employment Land Review recommended site be considered for alternative uses			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Zone 2 affects lower part of site	
	Contamination	Likely	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No adverse impact – potential improvement to canal frontage and streetscene	
	Natural heritage	No adverse impact – potential to improve wildlife corridor – adjacent Worcs. & Staffs. Canal SWS	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – retail park on other side of canal	
Public transport accessibility		Poor – development could potentially improve transport links	
Panel’s view on suitability for housing, potential capacity		Suitable for housing – 45 units	
Potential timescale for delivery		2011-16	
Constraints to delivery		Existing occupiers	

SITE REF: K148 CMS CAR SHOWROOM, CHURCHFIELDS


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Settlement: Kidderminster	Site Ref: K148	Grid ref: 383270 277050	Site Area: 0.872 Ha
Site Address: CMS Car showroom, Churchfields, Kidderminster		Within or adjoining settlement: Yes	
Ward: Broadwaters		Greenfield/Brownfield brownfield	
Current or previous use: car showroom			
Site Description: car showroom and garage – adjacent commercial uses and church buildings fronting onto ring road			
Ownership: Kidderminster Property Investments			
Planning History: none of relevance			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Not known	
	Topography	Flat	
Environmental impact	Character/visual impact	No potential adverse impact – potential improvement to streetscene	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Available	
Access to local facilities		Good – immediately adjacent town centre	
Public transport accessibility		Good – within 5 minute walk of town centre	
Panel's view on suitability for housing, potential capacity		Not considered suitable for housing – likely to remain in commercial use with possible link road crossing site	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	

SITE REF: K055 BRITISH TELECOM, MILL STREET


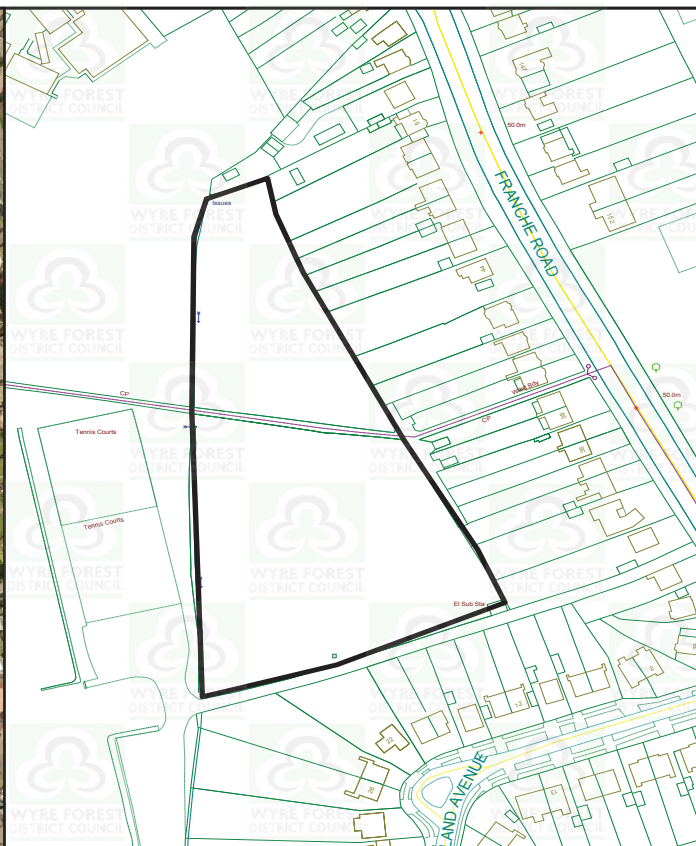
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Settlement: Kidderminster	Site Ref: K055	Grid ref: 382550 276977	Site Area: 0.598 Ha
Site Address: British Telecom, Mill Street, Kidderminster Ward: Franche		Within or adjoining settlement: Yes	
Current or previous use: offices with large rear car park		Greenfield/Brownfield brownfield	
Site Description: office building in mixed use area backing onto River Stour; adjacent sites being redeveloped for mixed commercial and residential; much of site in flood zone			
Ownership: private			
Planning History: none of relevance – building not known to be surplus to requirements			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Zone 3 affects rear half of site	
	Contamination	unknown	
	Topography	flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	No adverse impact – potential to improve wildlife corridor – adjacent River Stour SWS	
	Built heritage	n/a	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – town centre within walking distance	
Public transport accessibility		Good – bus stop within 10 minutes walk – half hourly service	
Panel's view on suitability for housing, potential capacity		Suitable for mixed use scheme with housing – 30 units	
Potential timescale for delivery		2016-21	
Constraints to delivery		Existing business occupier	

SITE REF: K056 LAND REAR OF 32-51 FRANCHE ROAD, KIDDERMINSTER



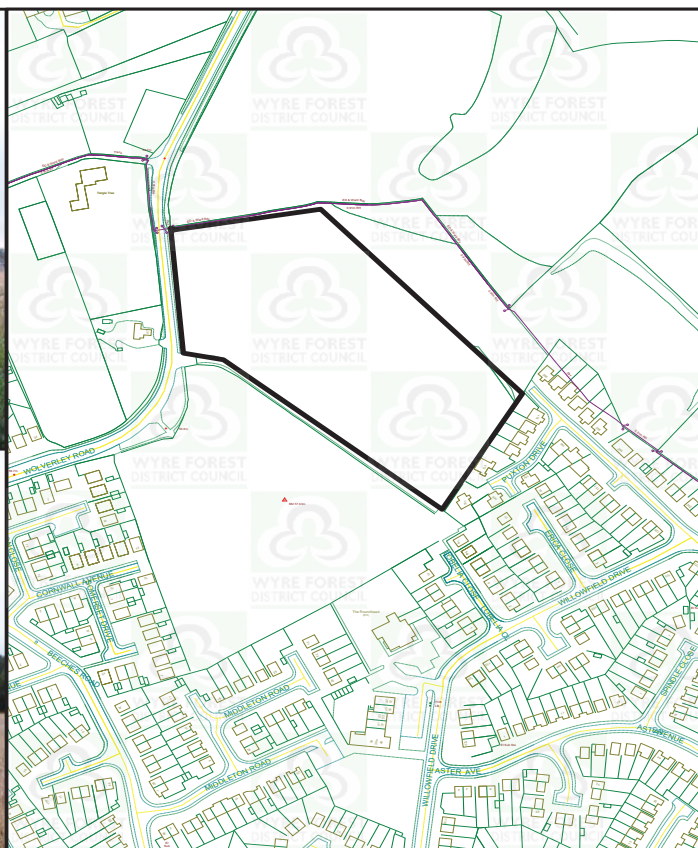
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Settlement: Kidderminster	Site Ref: K056	Grid ref: 381906 277465	Site Area: 1.11 Ha
Site Address: land rear of 32-51 Franche Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Franche		Greenfield/Brownfield greenfield	
Current or previous use: grassland			
Site Description: grassland area to rear of housing with footpath dissecting it backing onto sports ground			
Ownership: unknown			
Planning History: put forward as potential site at last Local Plan Review – zoned as urban open space			
Physical Characteristics	Vehicular access	Poor – narrow access track to sports ground	
	Flood risk	Stream runs under site	
	Contamination	Unlikely	
	Topography	Flat	
Environmental impact	Character/visual impact	Backland development – would involve demolition of dwellings on Franche Road	
	Natural heritage	Loss of open space – grassland meadow	
	Built heritage	n/a	
	Other	Public footpath bisects site	
Infrastructure capacity		suitable	
Access to local facilities		Good – supermarket within 5 minutes walk	
Public transport accessibility		Good – bus stop nearby – half hourly service	
Panel's view on suitability for housing, potential capacity		Not suitable	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	

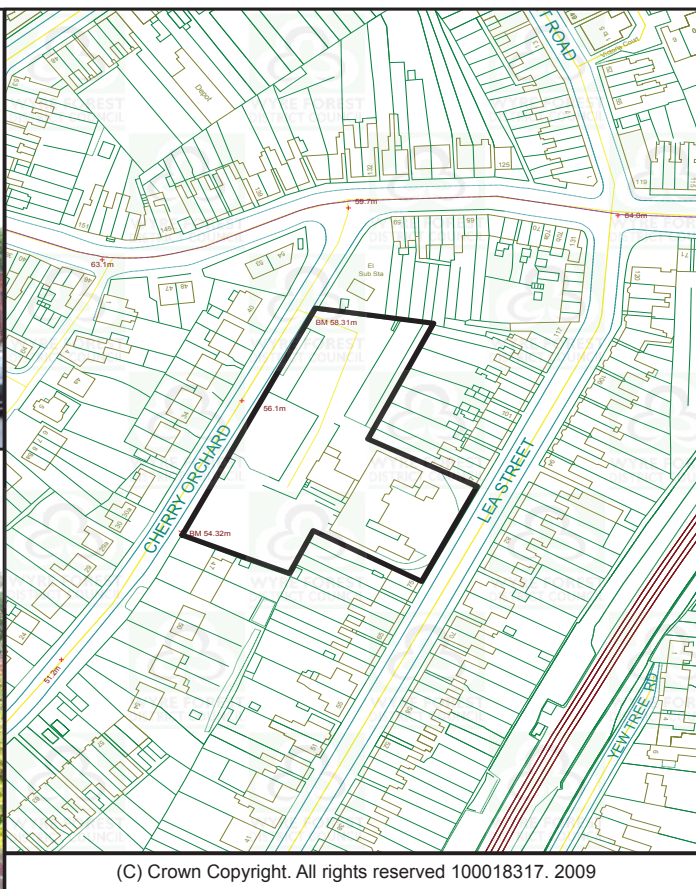
SITE REF: K166 LAND OFF WOLVERLEY ROAD, FRANCHE



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Settlement: Kidderminster	Site Ref: K166	Grid ref: 282415 278378	Site Area: 2.673Ha
Site Address: land off Wolverley Road, Franche, Kidderminster Ward: Franche		Within or adjoining settlement: Yes	
Current or previous use: agricultural land		Greenfield/Brownfield greenfield	
Site Description: farmland to rear of Marlpool Estate fronting Wolverley Road with footpath running along one side			
Ownership: private			
Planning History: none of relevance – Green Belt			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	Potential adverse impact – impact on landscape – important green wedge separating Kidderminster and Fairfield	
	Natural heritage	Potential adverse impact – loss of farmland	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Available	
Access to local facilities		Good - local shops within 5 minute walk	
Public transport accessibility		Good - bus stop within 5 minute walk with half hourly service	
Panel's view on suitability for housing, potential capacity		No requirement for urban extensions; contrary to emerging policy	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	

SITE REF: K014 LEA STREET SCHOOL, LEA STREET

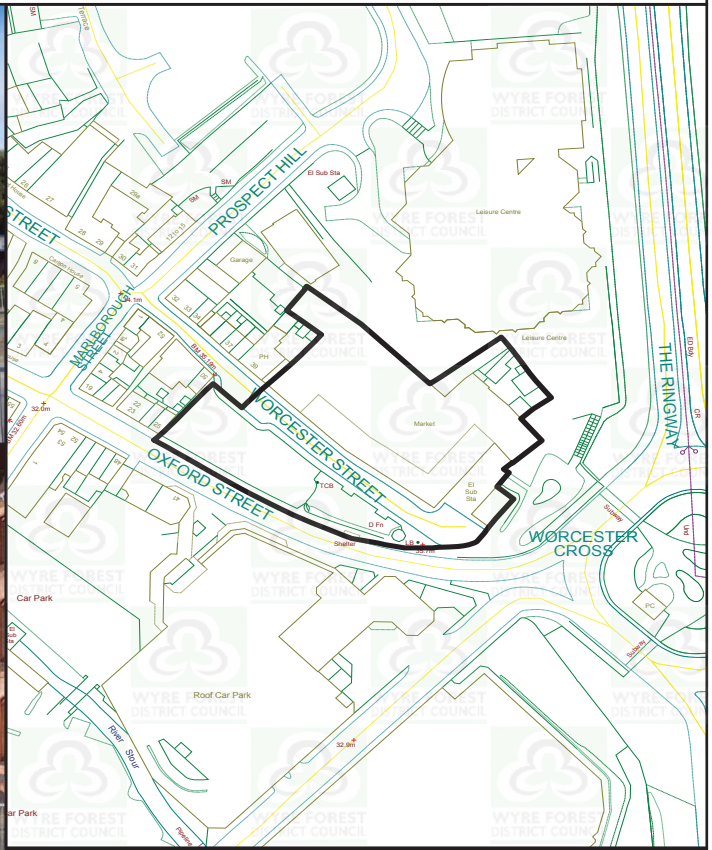


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Settlement: Kidderminster	Site Ref: K014	Grid ref: 383822 276551	Site Area: 0.47 Ha
Site Address: Lea Street School, Lea Street Kidderminster Ward: Greenhill		Within or adjoining settlement: Yes	
Current or previous use: empty school building		Greenfield/Brownfield brownfield	
Site Description: Victorian school building with large trees to rear of site surrounded by terraced housing			
Ownership: Worcestershire County Council			
Planning History: none of relevance - structural problems with building			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	unknown	
	Topography	Steeply sloping	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	Trees should be retained if possible	
	Built heritage	Original building is locally listed	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – Comberton Hill district centre within walking distance	
Public transport accessibility		Good – on bus route – hourly service; railway station within 5 minutes walk	
Panel’s view on suitability for housing, potential capacity		Suitable for housing – mix of new-build and potential conversion - 14 units	
Potential timescale for delivery		2011-16	
Constraints to delivery		Building is on Local List	



SITE REF: K025 FORMER MAGISTRATES COURT, WORCESTER STREET



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Settlement: Kidderminster	Site Ref: K025	Grid ref: 383338 276472	Site Area: 0.61 Ha
Site Address: Former Magistrate's Court, Worcester Street, Kidderminster		Within or adjoining settlement: Yes	
Ward: Greenhill		Greenfield/Brownfield brownfield	
Current or previous use: vacant building and former temporary shops		Greenfield/Brownfield brownfield	
Site Description: vacant building and cleared site in Worcester Street			
Ownership: Wyre Forest District Council			
Planning History: KTC.3 zoned for mixed commercial uses in Local Plan			
Physical Characteristics	Vehicular access	Good – direct from Worcester Street	
	Flood risk	No	
	Contamination	unknown	
	Topography	steep	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	No adverse impact	
	Built heritage	Former magistrates' court is locally listed; Worcester Cross is Grade II listed	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – within town centre	
Public transport accessibility		Good – bus stop adjacent	
Panel's view on suitability for housing, potential capacity		Suitable for mixed uses including housing – 53 units	
Potential timescale for delivery		2011-16	
Constraints to development		unknown	

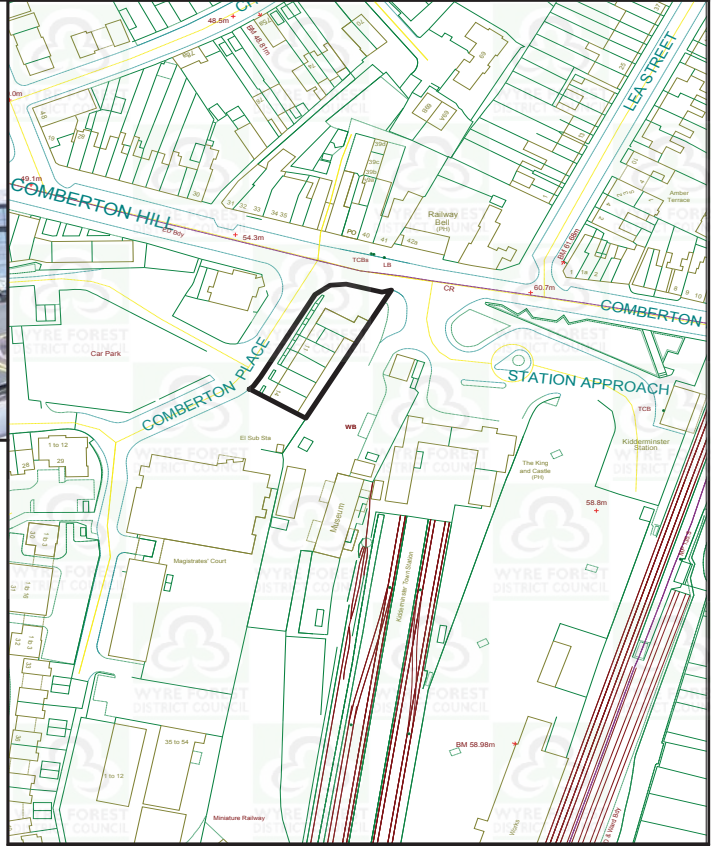
SITE REF: K032 ADAMS HOUSE, BIRMINGHAM ROAD



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Settlement: Kidderminster	Site Ref: K032	Grid ref: 384422 277194	Site Area: 0.261 Ha
Site Address: Adams House, Birmingham Road, Kidderminster Ward: Greenhill			Within or adjoining settlement: Yes
Current or previous use: former offices of Enpure			Greenfield/Brownfield brownfield
Site Description: vacant art deco office building			
Ownership: private			
Planning History: zoned residential			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	No adverse impact – key trees to be retained	
	Built heritage	Building is locally listed	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – convenience store within 5 minutes walk	
Public transport accessibility		Good - bus stop nearby – hourly service	
Panel's view on suitability for housing, potential capacity		Suitable for housing – 16 units	
Potential timescale for delivery		2011-16	
Constraints to development		None	

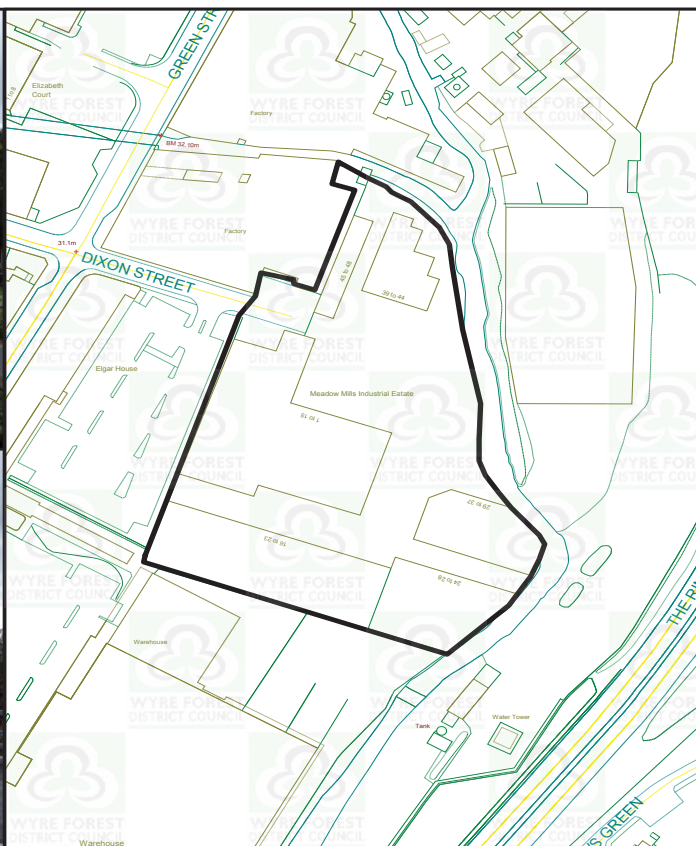
SITE REF: K039 COMBERTON PLACE, COMBERTON HILL



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Settlement: Kidderminster	Site Ref: K039	Grid ref: 383759 276319	Site Area: 0.105 Ha
Site Address: Comberton Place, Comberton Hill, Kidderminster		Within or adjoining settlement: Yes	
Ward: Greenhill		Greenfield/Brownfield brownfield	
Current or previous use: retail block with offices over			
Site Description: row of 2-storey flat-roofed units with retail at ground floor and offices over near station			
Ownership: Wyre Forest District Council			
Planning History: none of relevance			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No adverse impact – Potential for improvement to street scene	
	Natural heritage	No adverse impact	
	Built heritage	No	
	Other	No	
Infrastructure capacity		Suitable	
Access to local facilities		Good – within Comberton Hill District Centre	
Public transport accessibility		Good – bus stop adjacent ; railway station adjacent	
Panel's view on suitability for housing, potential capacity		Unlikely to be viable as housing; likely to remain in commercial use	
Potential timescale for delivery		N/A	
Constraints to development		Not viable as housing	

SITE REF: K040 LONG MEADOW MILLS, DIXON STREET



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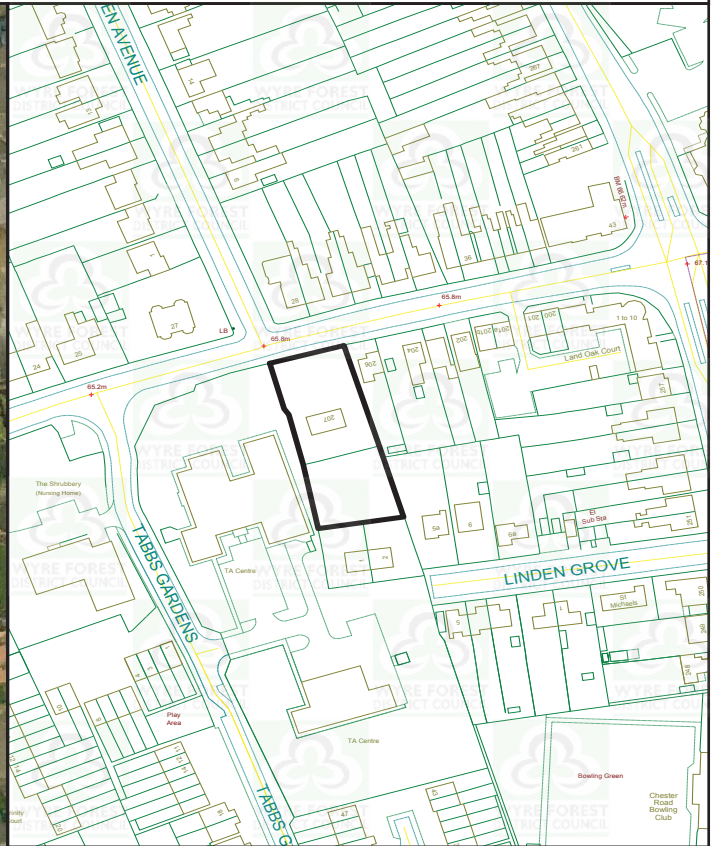
Settlement: Kidderminster	Site Ref: K040	Grid ref: 383378 276089	Site Area: 1.356 Ha
Site Address: Long Meadow Mills, Dixon Street, Kidderminster Ward: Greenhill		Within or adjoining settlement: Yes	
Current or previous use: small business uses in converted carpet mills		Greenfield/Brownfield brownfield	
Site Description: fully occupied site containing number of small businesses adjacent newly developed Morrisons supermarket and car park			
Ownership: private			
Planning History: none of relevance – in KTC.4 mixed use area			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Zone 3 affects half of site	
	Contamination	Likely	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	No adverse impact – potential to improve wildlife corridor	
	Built heritage	Locally listed building adjacent	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – within town centre	
Public transport accessibility		Good – bus stop within 5 minutes walk	
Panel's view on suitability for housing, potential capacity		Not considered by panel to be suitable for housing – ELR suggested it should remain in employment uses	
Potential timescale for delivery		N/A	
Constraints to development		Fully occupied employment site – not viable to redevelop	



SITE REF: K049 207 BIRMINGHAM ROAD, KIDDERMINSTER



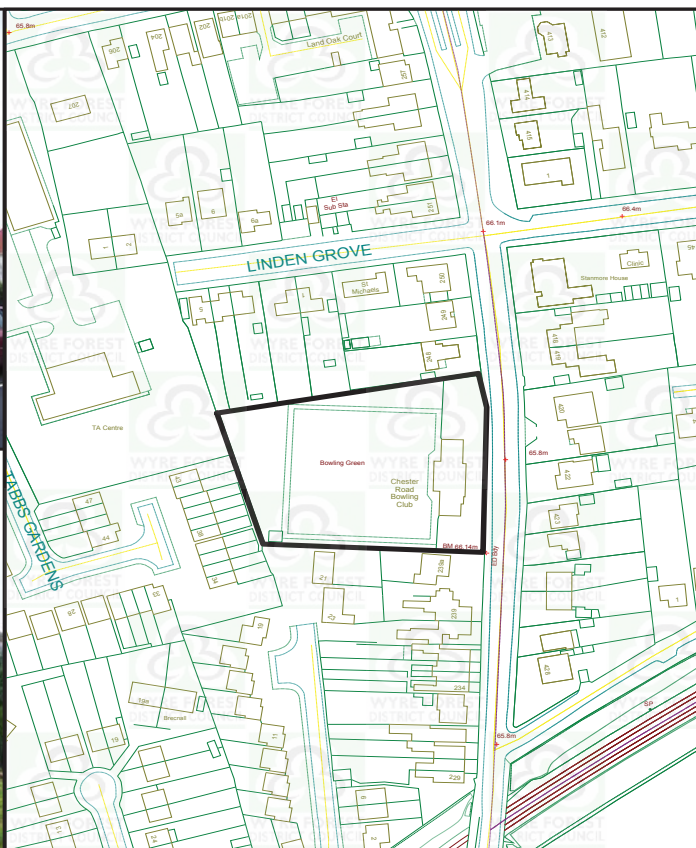
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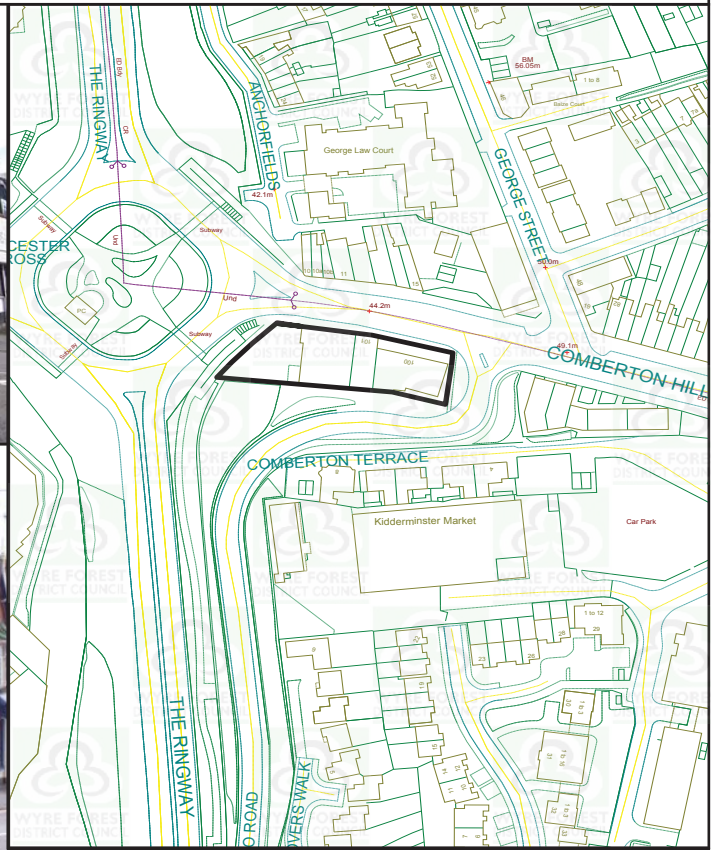
Settlement: Kidderminster	Site Ref: K049	Grid ref: 384047 277093	Site Area: 0.153 Ha
Site Address: 207 Birmingham Road, Kidderminster Ward: Greenhill		Within or adjoining settlement: Yes	
Current or previous use: house and garden		Greenfield/Brownfield brownfield	
Site Description: house adjacent residential uses and Territorial Army base			
Ownership: private			
Planning History: owners have expressed wish to redevelop			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Not likely	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	No adverse impact	
	Built heritage	No	
	Other	No	
Infrastructure capacity		suitable	
Access to local facilities		Good – convenience store within 10 minutes walk; town centre within 15 minutes walk	
Public transport accessibility		Good – bus stop adjacent site – hourly service	
Panel's view on suitability for housing, potential capacity		Suitable for housing – but likely to fall below SHLAA threshold	
Potential timescale for delivery		N/A	
Constraints to delivery		Highway issues will limit number of dwellings	

SITE REF: K050 CHESTER ROAD BOWLING CLUB



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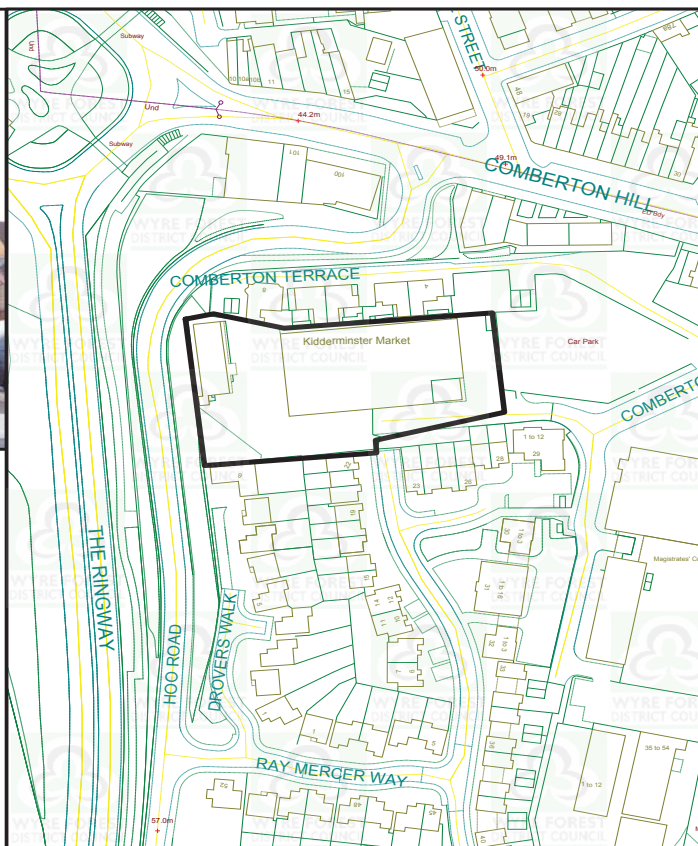
Settlement: Kidderminster	Site Ref: K050	Grid ref: 384136 276906	Site Area: 0.426 Ha
Site Address: Chester Road Bowling Club, Chester Road North, Kidderminster Ward: Greenhill		Within or adjoining settlement: Yes	
Current or previous use: Bowling Green and Social Club		Greenfield/Brownfield greenfield	
Site Description: Bowling club and green with car park surrounded by residential development			
Ownership: private			
Planning History: none of relevance – scheme for affordable housing being drawn up – is zoned residential			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	No	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	Potential impact with loss of green space	
	Built heritage	N/A	
	Other	Loss of sports facility – will need to be replaced	
Infrastructure capacity		suitable	
Access to local facilities		Good – local shop within 10 minutes walk	
Public transport accessibility		Good – bus stop adjacent – hourly service	
Suitability for housing, potential capacity		Suitable for housing – 33 units	
Potential timescale for delivery		2011-16	
Constraints to delivery		Funding; need for replacement bowling facility	

SITE REF: K051 100- 102 COMBERTON HILL, KIDDERMINSTER


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Settlement: Kidderminster	Site Ref: K051	Grid ref: 383550 276390	Site Area: 0.142 Ha
Site Address: 100-102 Comberton Hill, Kidderminster Ward: Greenhill		Within or adjoining settlement: Yes	
Current or previous use: shops and tyres/exhausts workshop		Greenfield/Brownfield brownfield	
Site Description: various commercial uses in Comberton Hill district centre with residential uses to rear			
Ownership: private			
Planning History: none of relevance			
Physical Characteristics	Vehicular access	Good – direct from Comberton Hill	
	Flood risk	No	
	Contamination	possible	
	Topography	sloping	
Environmental impact	Character/visual impact	No adverse impact – Potential to improve street scene	
	Natural heritage	No adverse impact	
	Built heritage	N/A	
	Other	Potential mixed use scheme similar to that further up hill	
Infrastructure capacity		suitable	
Access to local facilities		Good – adjacent town centre	
Public transport accessibility		Good – on bus route – bus stop nearby – high frequency service; also adjacent railway station	
Panel's view on suitability for housing, potential capacity		Suitable for mixed uses including housing – likely to fall below SHLAA threshold	
Potential timescale for delivery		N/A	
Constraints to delivery		Existing commercial occupiers; constrained site	

SITE REF: K052 KIDDERMINSTER MARKET AUCTIONS, COMBERTON PLACE



Settlement: Kidderminster	Site Ref: K052	Grid ref: 383519 276279	Site Area: 0.443 Ha
Site Address: Kidderminster Market Auctions, Comberton Place, Kidderminster		Within or adjoining settlement: Yes	
Ward: Greenhill		Greenfield/Brownfield brownfield	
Current or previous use: auction sheds			
Site Description: auction sheds adjacent new residential and magistrates court plus car park			
Ownership: private			
Planning History: none of relevance			
Physical Characteristics	Vehicular access	reasonable – off Comberton Place	
	Flood risk	No	
	Contamination	Not known	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact – Potential improvement to` street scene	
	Natural heritage	No adverse impact	
	Built heritage	N/A	
	Other	Auction rooms need relocating	
Infrastructure capacity		Suitable	
Access to local facilities		Good – adjacent town centre	
Public transport accessibility		Good – bus stop within 5 minutes walk – on high frequency route; also adjacent railway station	
Suitability for housing, potential capacity		Suitable for housing – 25 units	
Potential timescale for delivery		2016-21	
Constraints to delivery		Existing occupier; telecoms equipment	



SITE REF: K061 HARRIERS TRADING ESTATE, STADIUM CLOSE



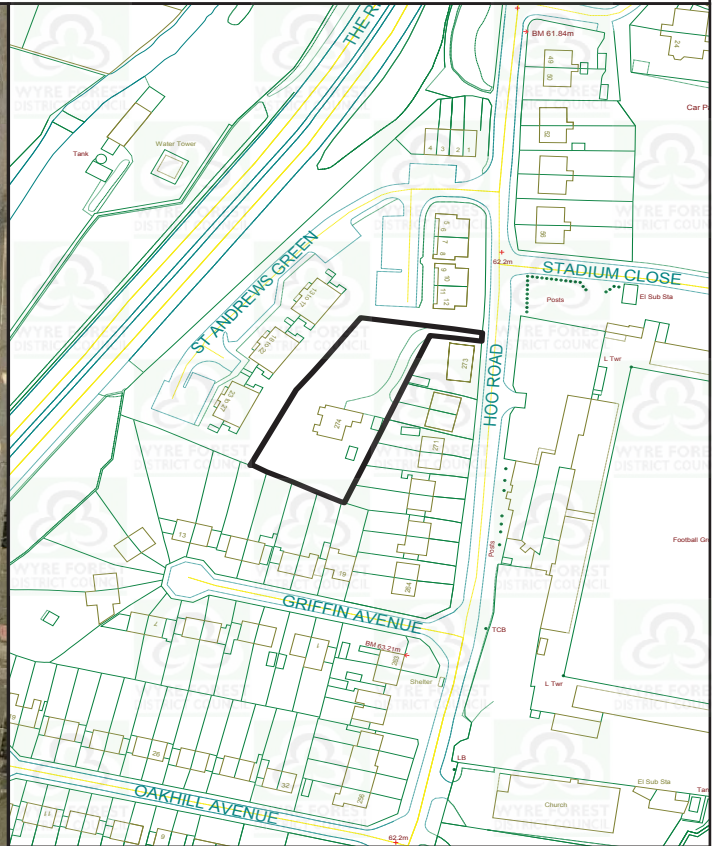
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Settlement: Kidderminster	Site Ref: K061	Grid ref: 383691 276098	Site Area: 0.529 Ha
Site Address: Harriers Trading Estate, Stadium Close, Kidderminster		Within or adjoining settlement: Yes	
Ward: Greenhill		Greenfield/Brownfield brownfield	
Current or previous use: small business units			
Site Description: vacant small business units – adjacent railway and residential development			
Ownership: private			
Planning History: permission for 28 houses subject to S.106 agreement			
Physical Characteristics	Vehicular access	Reasonable	
	Flood risk	No	
	Contamination	Possibly	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact – improved streetscene	
	Natural heritage	No adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – footpath access through to Comberton Hill shops	
Public transport accessibility		Good – adjacent railway station – bus stops within 5 minutes walk – frequent service	
Suitability for housing, potential capacity		Suitable for housing – 28 units	
Potential timescale for delivery		2011-16	
Constraints to delivery		None	

SITE REF: K071 274 HOO ROAD, KIDDERMINSTER

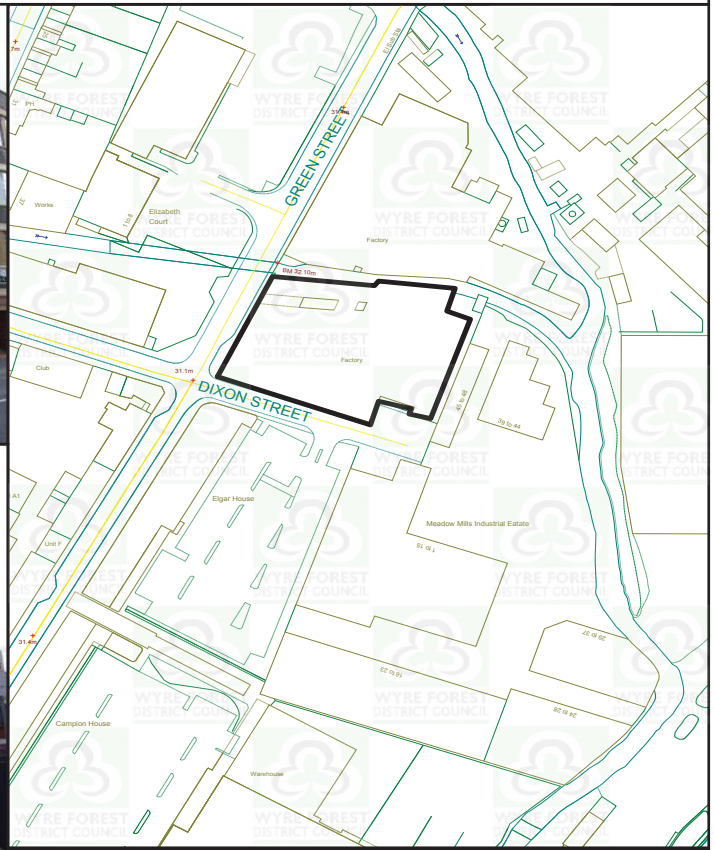


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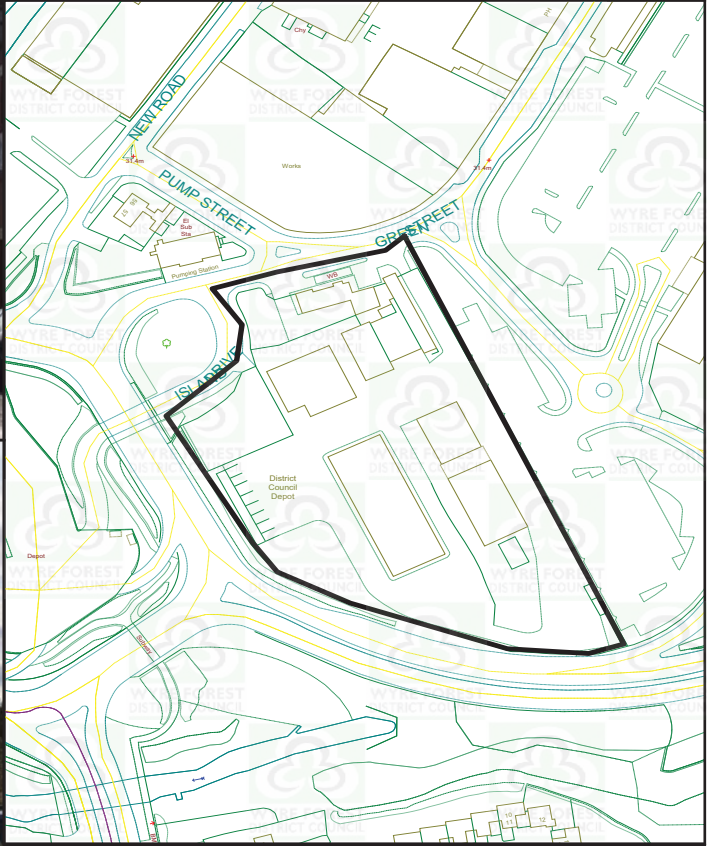
Settlement: Kidderminster	Site Ref: K071	Grid ref: 383404 275848	Site Area: 0.181 Ha
Site Address: 274 Hoo Road, Kidderminster Ward: Greenhill			Within or adjoining settlement: Yes
Current or previous use: house and garden			Greenfield/Brownfield brownfield
Site Description: awkward shaped residential redevelopment plot surrounded by residential development with flats at lower level			
Ownership: private			
Planning History: previous enquiry to redevelop considered to be overdevelopment			
Physical Characteristics	Vehicular access	Poor	
	Flood risk	n/a	
	Contamination	no	
	Topography	Quite steep	
Environmental impact	Character/visual impact	Potential overlooking problems – backland development	
	Natural heritage	No adverse impact	
	Built heritage	n/a	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – local shop within 5 minutes walk	
Public transport accessibility		Good – bus stop within 5 minutes walk – hourly service	
Panel's view on suitability for housing, potential capacity		Not viable for redevelopment	
Potential timescale for delivery		N/A	
Constraints to delivery		Access; overlooking issues; backland development	

SITE REF: K073 FRANK STONE BUILDING, GREEN STREET


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Settlement: Kidderminster	Site Ref: K073	Grid ref: 383286 276189	Site Area: 0.321 Ha
Site Address: Frank Stone building, Green Street, Kidderminster		Within or adjoining settlement: Yes	
Ward: Greenhill		Greenfield/Brownfield brownfield	
Current or previous use: vacant commercial building			
Site Description: vacant commercial building adjacent Long Meadow Mills estate and new supermarket			
Ownership: private			
Planning History: none of relevance – potential redevelopment site			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Zone 3 affects whole of site	
	Contamination	Likely	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact – removal of derelict building	
	Natural heritage	No adverse impact – potential to improve wildlife corridor – adjacent River Stour SWS	
	Built heritage	Adjacent buildings are locally listed; Morton's Works opposite is Grade II	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – within town centre	
Public transport accessibility		Good – bus stop within 5 minutes walk – frequent service	
Panel's view on suitability for housing, potential capacity		Panel did not consider site suitable for residential use - however viable commercial use for entire site unlikely in current market	
Potential timescale for delivery		N/A	
Constraints to delivery		Perceived lack of marketability	

SITE REF: K083, COUNCIL DEPOT, GREEN STREET

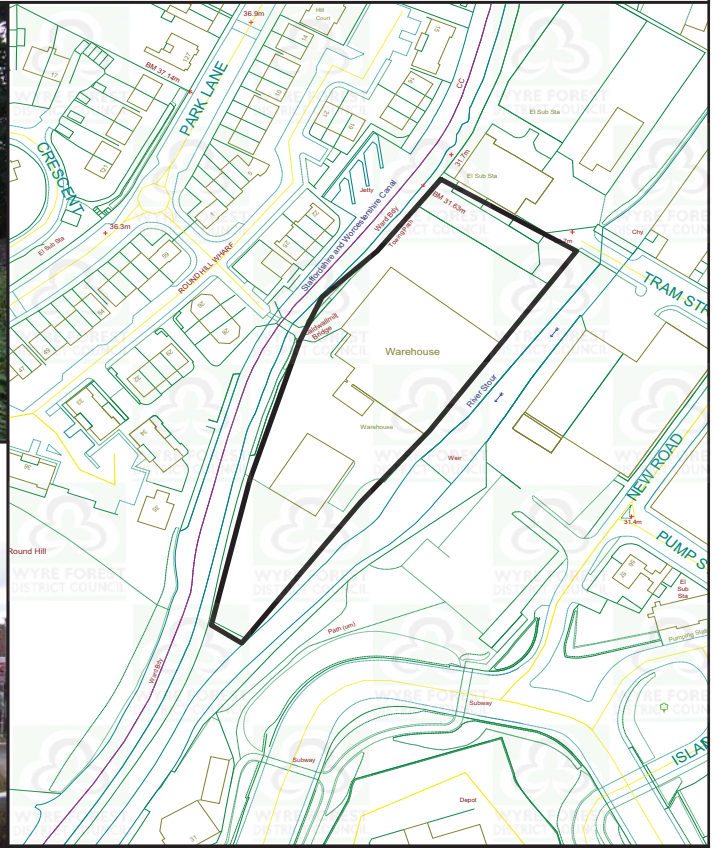


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Settlement: Kidderminster	Site Ref: K083	Grid ref: 383140 275771	Site Area: 1.268 Ha
Site Address: Council Depot, Green Street, Kidderminster Ward: Greenhill			Within or adjoining settlement: Yes
Current or previous use: council depot			Greenfield/Brownfield brownfield
Site Description: council depot and offices adjacent ring road and DIY superstore			
Ownership: Wyre Forest District Council			
Planning History: none of relevance – zoned for general town centre uses – may become surplus to requirements in future			
Physical Characteristics	Vehicular access	good	
	Flood risk	Zone 2 affects rear of site – spur of River Stour is culverted	
	Contamination	Unknown	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact - potential to improve streetscene	
	Natural heritage	No potential adverse impact	
	Built heritage	Adjacent locally listed building	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – within town centre	
Public transport accessibility		Good – bus stops within 5 minutes walk – high frequency	
Panel's view on suitability for housing, potential capacity		Not considered suitable for housing due to location	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	



SITE REF: K098 CARTERS, TRAM STREET OFF NEW ROAD



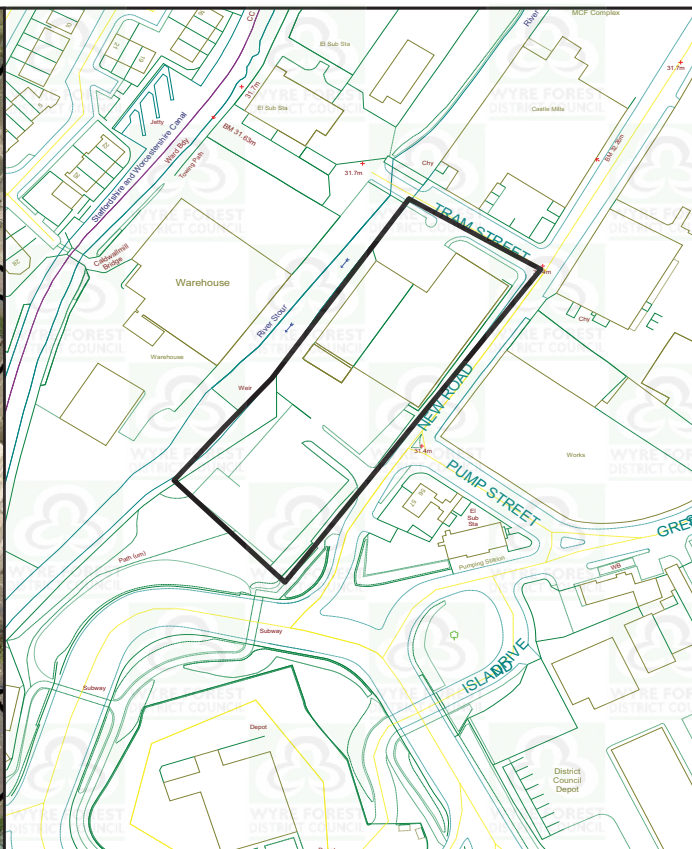
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Settlement: Kidderminster	Site Ref: K098	Grid ref: 382895 276009	Site Area: 0.767 Ha
Site Address: Carters, Tram Street, off New Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Greenhill		Greenfield/Brownfield brownfield	
Current or previous use: furniture store		Greenfield/Brownfield brownfield	
Site Description: furniture store and car park on land between Staffs. & Worcs. Canal and River Stour with housing development adjacent			
Ownership: private			
Planning History: site put forward as potential housing site during Local Plan Review			
Physical Characteristics	Vehicular access	Reasonable	
	Flood risk	Zones 3 – affects 1/3 of site	
	Contamination	Unknown	
	Topography	Flat	
Environmental impact	Character/visual impact	Development would potentially improve street scene and canal setting	
	Natural heritage	Impact on adjacent SWS along River Stour and Canal	
	Built heritage	N/A	
	Other	Electricity sub-station adjacent	
Infrastructure capacity		suitable	
Access to local facilities		Good – within town centre	
Public transport accessibility		Good – bus stop within 5 minutes walk – frequent services	
Panel's view on suitability for housing, potential capacity		May be suitable for residential at upper floors– up to 20 units	
Potential timescale for delivery		2016-21	
Constraints to delivery		Existing occupier; flood risk	

SITE REF: K113 NETTO AND PET STORE, NEW ROAD



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Settlement: Kidderminster	Site Ref: K113	Grid ref: 382950 275904	Site Area: 0.684 Ha
Site Address: Netto and pet store, New Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Greenhill		Greenfield/Brownfield brownfield	
Current or previous use: retail and car park		Greenfield/Brownfield brownfield	
Site Description: small out-of-centre retail area adjacent River Stour and various employment uses			
Ownership: private			
Planning History: none of relevance			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Zone 3 affects small area	
	Contamination	Unknown	
	Topography	Flat	
Environmental impact	Character/visual impact	No potential adverse impact	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – within town centre	
Public transport accessibility		Good – bus stop within 5 minutes walk – high frequency	
Panel's view on suitability for housing, potential capacity		Only considered suitable for housing if part of more comprehensive master planning of wider area	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	



SITE REF: K124 WORKSHOP TO REAR OF 41 CLARENCE STREET, KIDDERMINSTER



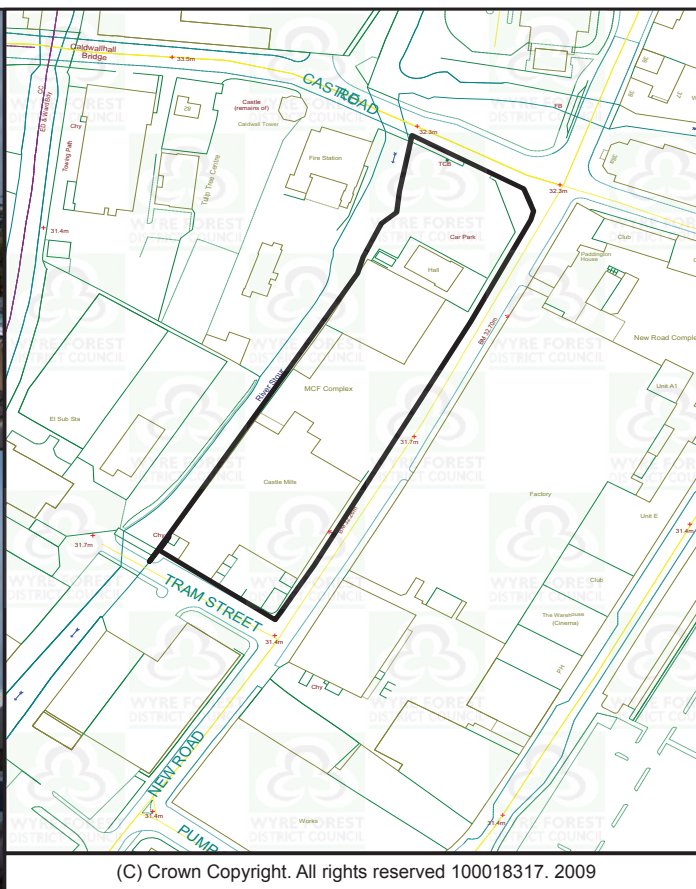
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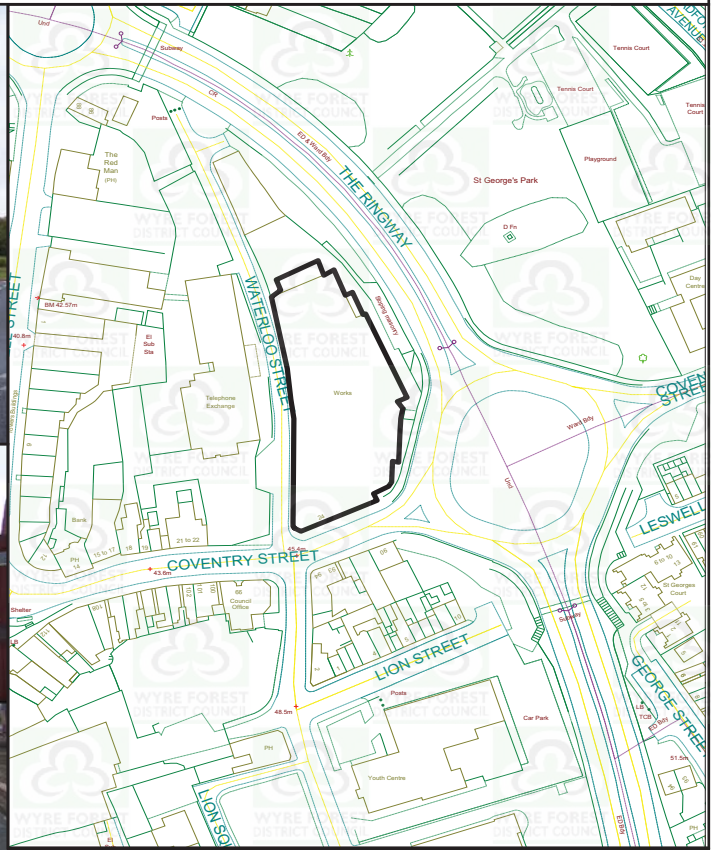
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Settlement: Kidderminster	Site Ref: K124	Grid ref: 383796 276733	Site Area: 0.02 Ha
Site Address: workshop to rear of 41 Clarence Street, Kidderminster		Within or adjoining settlement: Yes	
Ward: Greenhill		Greenfield/Brownfield brownfield	
Current or previous use: car repair workshop		Greenfield/Brownfield brownfield	
Site Description: workshop accessed down side of housing terrace in residential street			
Ownership: private			
Planning History: application for 2 dwellings refused – backland development			
Physical Characteristics	Vehicular access	Poor	
	Flood risk	No	
	Contamination	Unknown	
	Topography	Flat	
Environmental impact	Character/visual impact	Potential adverse impact on neighbouring dwellings	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – local shop within 5 minutes walk; town centre within walking distance	
Public transport accessibility		Good – bus stop within 5 minutes walk on hourly route	
Panel's view on suitability for housing, potential capacity		Not considered suitable for housing due to overlooking issues. Falls below threshold for SHLAA.	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	

SITE REF: K135 MCF COMPLEX AND BED CITY, NEW ROAD



Settlement: Kidderminster	Site Ref: K135	Grid ref: 383101 276090	Site Area: 0.798 Ha
Site Address: MCF Complex and Bed City, New Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Greenhill		Greenfield/Brownfield brownfield	
Current or previous use: retail and small businesses			
Site Description: various employment and retail uses, some in converted carpet mills adjacent River Stour plus car parking			
Ownership: private			
Planning History: in KTC.4 mixed use area			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Zones 3 affects 1/2 of site	
	Contamination	Unknown	
	Topography	Flat	
Environmental impact	Character/visual impact	Potential to improve streetscene with redevelopment of frontage	
	Natural heritage	Potential impact on River Stour SWS	
	Built heritage	Castle Mills is worthy of conversion;	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – within town centre	
Public transport accessibility		Good – bus stop adjacent – frequent service	
Panel's view on suitability for housing, potential capacity		MCF complex deemed suitable for residential conversion of upper floors – up to 11 units;	
Potential timescale for delivery		2011-16	
Constraints to delivery		Flooding; existing occupiers	

SITE REF: K146 CHESHIREs, COVENTRY STREET


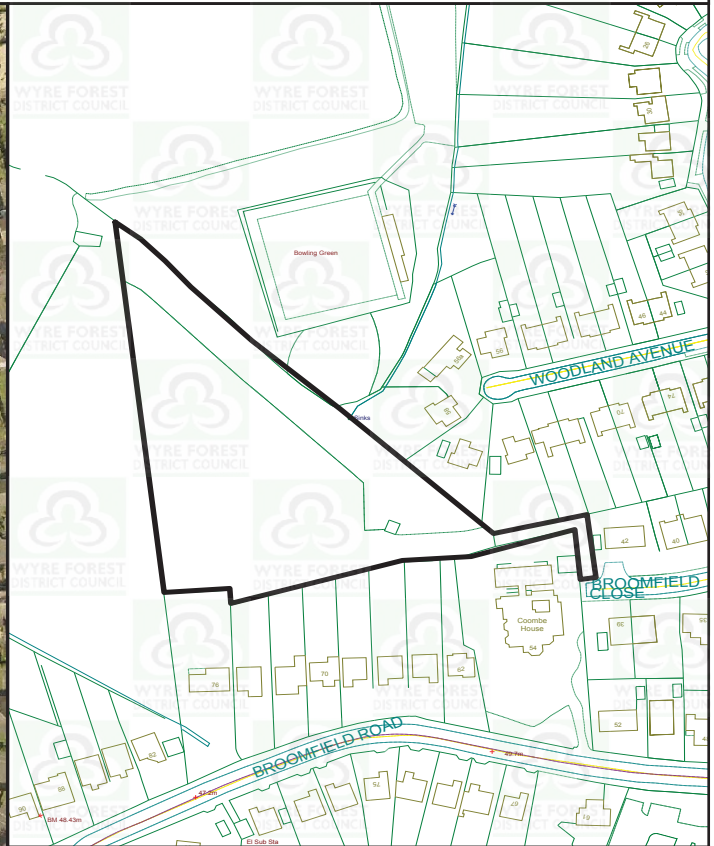
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Settlement: Kidderminster	Site Ref: K146	Grid ref: 383391 276843	Site Area: 0.295 Ha
Site Address: Cheshires, Coventry Street, Kidderminster Ward: Greenhill		Within or adjoining settlement: Yes	
Current or previous use: office suppliers with small retail frontage		Greenfield/Brownfield brownfield	
Site Description: printing works and office supply business, adjacent telephone exchange, retail and ring road			
Ownership: private			
Planning History: none of relevance – zoned for town centre uses			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unknown	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	Landmark site – any redevelopment needs to address frontage to ring road	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Available	
Access to local facilities		Good – within town centre	
Public transport accessibility		Good - main bus stops within 5 minutes walk	
Panel's view on suitability for housing, potential capacity		Considered suitable for housing at upper floors – 21 units	
Potential timescale for delivery		2021-26	
Constraints to delivery		N/A	

SITE REF: K057 LAND OFF BROOMFIELD CLOSE, KIDDERMINSTER



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Settlement: Kidderminster	Site Ref: K057	Grid ref: 381802 277183	Site Area: 0.786 Ha
Site Address: land off Broomfield Close, Kidderminster		Within or adjoining settlement: Yes	
Ward: Habberley & Blakebrook		Greenfield/Brownfield brownfield	
Current or previous use: rear garden area with various outbuildings		Site Description: appears to be rear garden of 76 Broomfield Road – surrounded by housing, bowling green and nature reserve	
Ownership: private			
Planning History: zoned as urban open space in Adopted Local Plan			
Physical Characteristics	Vehicular access	Very poor	
	Flood risk	Maps show culverted stream under site (sinks)	
	Contamination	Unlikely	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	potential to improve wildlife corridor – adjacent Blake Marsh nature reserve	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Poor – no shops within easy walking distance	
Public transport accessibility		Good – bus stop nearby – buses run every 30 minutes	
Panel's view on suitability for housing, potential capacity		Not suitable due to ground conditions and access issues	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	

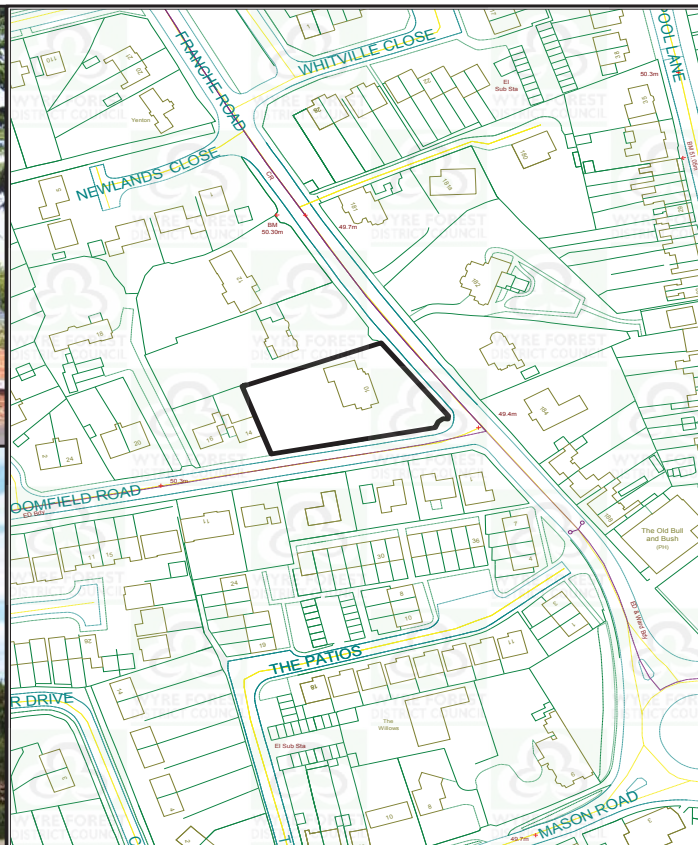
SITE REF: K074 BLAKEBROOK SCHOOL AND COUNTY BUILDINGS, BEWDLEY ROAD



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Settlement: Kidderminster	Site Ref: K074	Grid ref: 382409 276654	Site Area: 1.315 Ha
Site Address: Blakebrook School and County Buildings, Bewdley Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Habberley & Blakebrook		Greenfield/Brownfield brownfield	
Current or previous use: special school and registry office			
Site Description: special school and neighbouring complex including registry office and car park adjacent retail and housing			
Ownership: Worcestershire County Council			
Planning History: none of relevance – site known to be surplus to requirements post 2011			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Flat	
Environmental impact	Character/visual impact	Potential adverse impact – number of buildings are listed or worthy of retention. However, these could be integrated into well-designed scheme.	
	Natural heritage	Potential adverse impact - TPO	
	Built heritage	Listed buildings on County Buildings site	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – local shops adjacent site	
Public transport accessibility		Good – bus stop adjacent – frequent service	
Panel's view on suitability for housing, potential capacity		Suitable for housing – above 50 units	
Potential timescale for delivery		2016-21	
Constraints to delivery		Site release dependant on new school being built elsewhere	

SITE REF: K076 AYLMEER LODGE SURGERY, FRANCHE ROAD

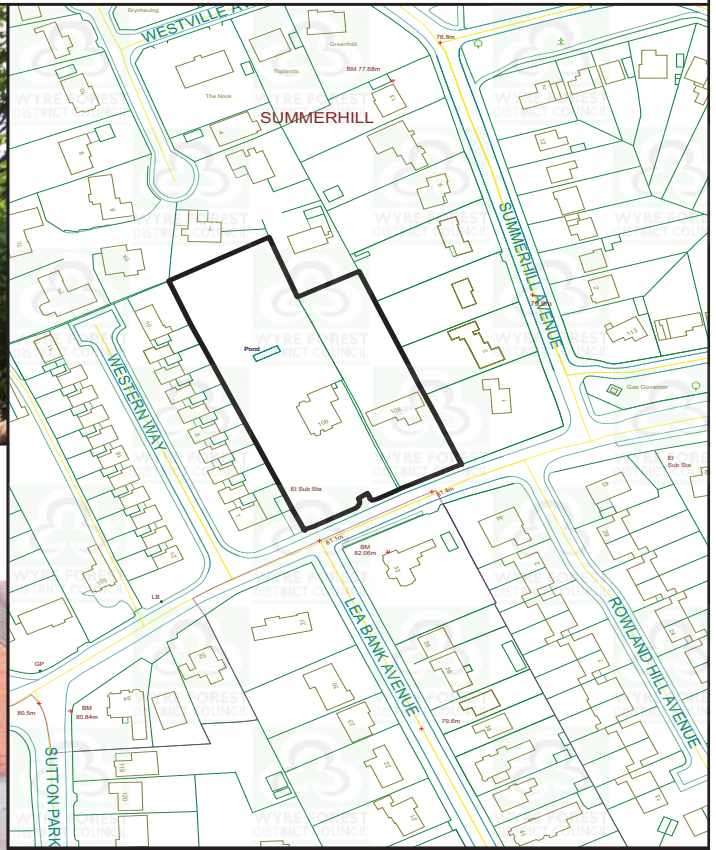


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Settlement: Kidderminster	Site Ref: K076	Grid ref: 382210 277171	Site Area: 0.172 Ha
Site Address: Aylmer Lodge Surgery, Franche Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Habberley & Blakebrook		Greenfield/Brownfield brownfield	
Current or previous use: Doctors' surgery			
Site Description: house in use as doctors' surgery with parking and housing surrounding			
Ownership: PCT			
Planning History: none of relevance – surgery expected to relocate to central location			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	unlikely	
	Topography	flat	
Environmental impact	Character/visual impact	No adverse impact – potential to remove unsightly extensions and convert main building	
	Natural heritage	Potential adverse impact - TPO – limit number of units	
	Built heritage	Locally listed	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Reasonable – shops within walking distance	
Public transport accessibility		Good – bus stop within 5 minutes walk – half hourly service	
Panels' view on suitability for housing, potential capacity		Suitable for housing – but likely to fall below SHLAA threshold	
Potential timescale for delivery		N/A	
Constraints to delivery		Existing use as Doctors' Surgery	



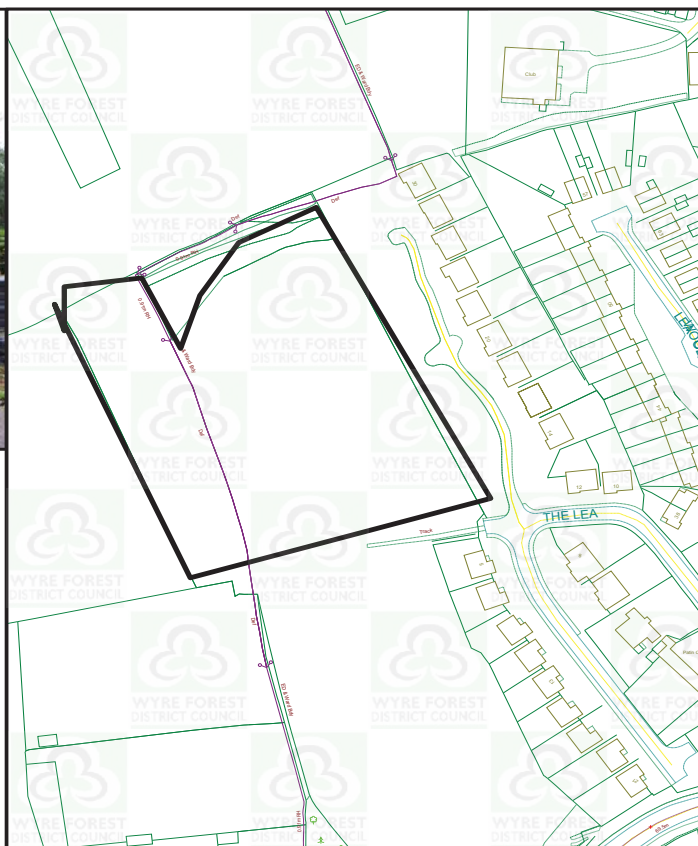
SITE REF: K087 108 - 109 BEWDLEY HILL, KIDDERMINSTER



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Settlement: Kidderminster	Site Ref: K087	Grid ref: 381484 276250	Site Area: 0.55 Ha
Site Address: 108-109 Bewdley Hill, Kidderminster Ward: Habberley & Blakebrook		Within or adjoining settlement: Yes	
Current or previous use: houses and gardens		Greenfield/Brownfield brownfield	
Site Description: 2 houses on main road with large plots surrounded by housing			
Ownership: private			
Planning History: outline application for 13 houses (1 demolished) approved subject to Section 106.			
Physical Characteristics	Vehicular access	Good – Highways consider access to be acceptable	
	Flood risk	No	
	Contamination	unlikely	
	Topography	flat	
Environmental impact	Character/visual impact	Proposed layout will not adversely affect character or streetscene	
	Natural heritage	No loss or damage to protected trees	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – convenience store within 5-10 minutes walk	
Public transport accessibility		Good – bus stop within 5 mins. Walk – half hourly service	
Panel's view on suitability for housing, potential capacity		Suitable for housing - 13 dwellings	
Potential timescale for delivery		2011-16	
Constraints to delivery		N/A	

SITE REF: K125 LAND TO THE WEST OF THE LEA, KIDDERMINSTER



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Settlement: Kidderminster	Site Ref: K125	Grid ref: 380931 276159	Site Area: 1.56 Ha
Site Address: Land west of The Lea, Kidderminster		Within or adjoining settlement: Yes	
Ward: Habberley & Blakebrook		Greenfield/Brownfield greenfield	
Current or previous use: pastureland		Greenfield/Brownfield greenfield	
Site Description: farmland adjoining edge of built-up area in Green Belt			
Ownership: private			
Planning History: none of relevance			
Physical Characteristics	Vehicular access	Reasonable	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Undulating	
Environmental impact	Character/visual impact	Potential adverse impact on views across to Bewdley and Habberley	
	Natural heritage	Potential adverse impact – loss of important green wedge	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Unknown	
Access to local facilities		Reasonable – local shop within 15 minutes walk	
Public transport accessibility		Good – bus stop within 5 minutes walk - high frequency route	
Panel's view on suitability for housing, potential capacity		No requirement for urban extensions; contrary to emerging policy	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	

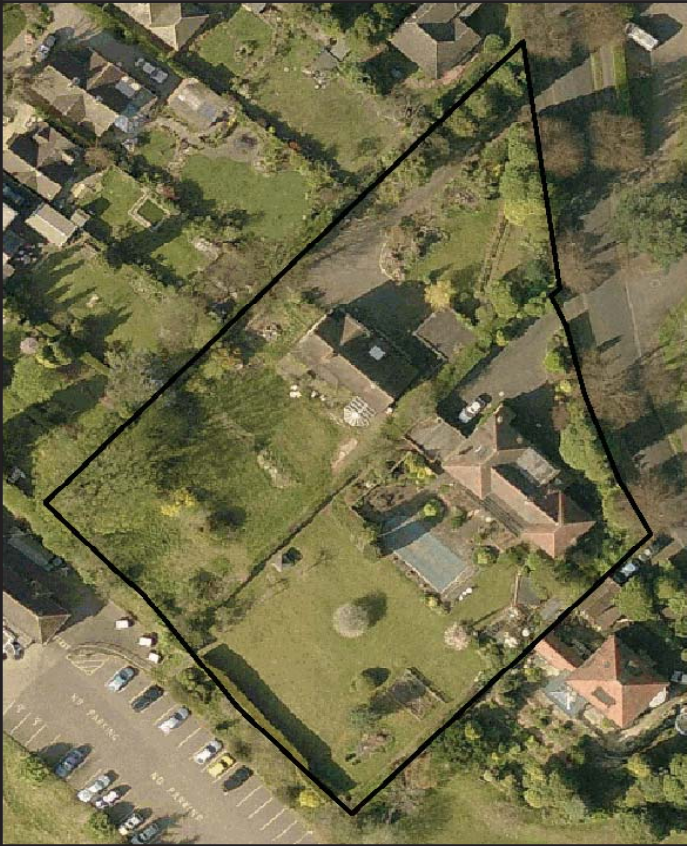
SITE REF: K030 SERVICE STATION, CHESTER ROAD SOUTH



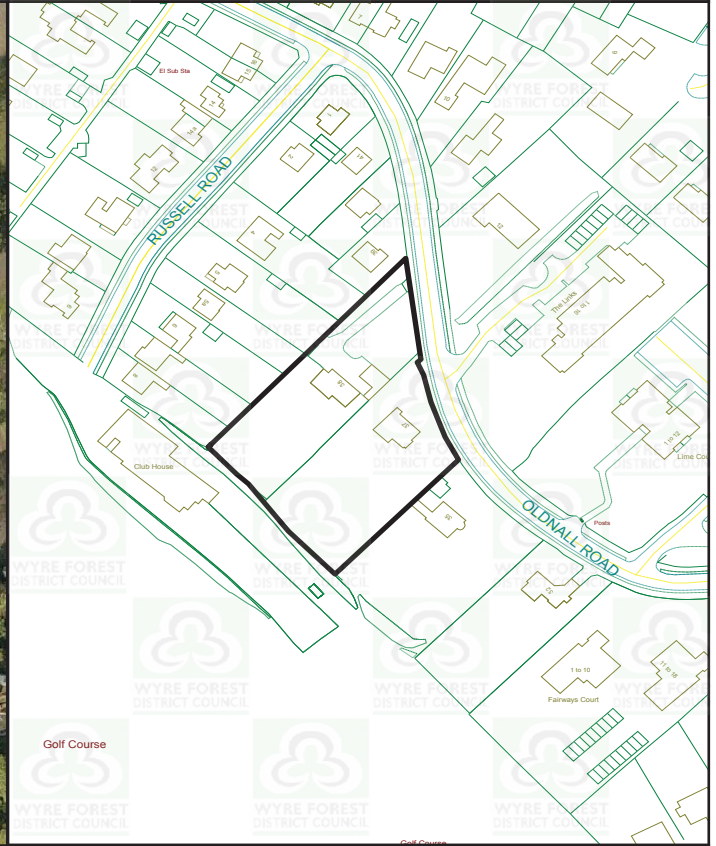
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Settlement: Kidderminster	Site Ref: K030	Grid ref: 383719 275804	Site Area: 0.415 Ha
Site Address: Service Station, Chester Road South, Kidderminster		Within or adjoining settlement: Yes	
Ward: Offmore & Comberton		Greenfield/Brownfield brownfield	
Current or previous use: gas storage and second-hand car sales and servicing		Greenfield/Brownfield brownfield	
Site Description: services station in residential area backing onto railway			
Ownership: private			
Planning History: none of relevance			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Very likely	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No adverse impact – Potential for removal of incongruous feature in street scene	
	Natural heritage	No adverse impact – potential to improve wildlife corridor	
	Built heritage	n/a	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good –convenience store on Hoo Road within 5 minutes walk	
Public transport accessibility		Reasonable – bus stop adjacent– 2 hourly service; railway station within walking distance	
Panel’s view on suitability for housing, potential capacity		Suitable for housing – 20 units	
Potential timescale for delivery		2011-16	
Constraints to development		Existing business occupying site; decontamination costs	

SITE REF: K031 37-38 OLDNALL ROAD



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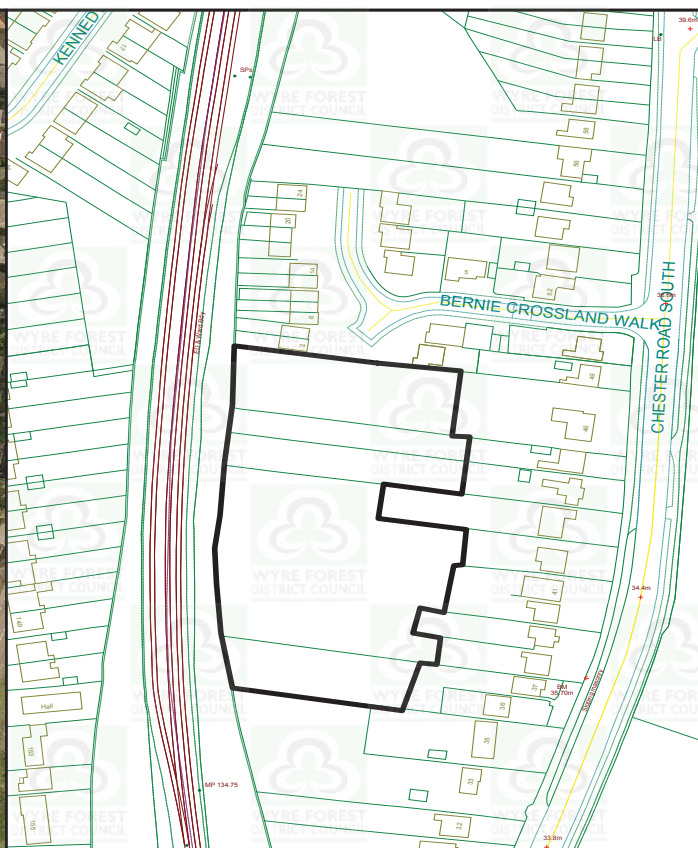
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Settlement: Kidderminster	Site Ref: K031	Grid ref: 383996 275742	Site Area: 0.473 Ha
Site Address: 37-38 Oldnall Road, Kidderminster Ward: Offmore & Comberton		Within or adjoining settlement: Yes	
Current or previous use: detached dwellings in large grounds		Greenfield/Brownfield brownfield	
Site Description: detached dwellings with sloping gardens backing onto golf course surrounded by housing and flats			
Ownership: private			
Planning History: application for 70-bed nursing home on site – allowed on appeal August 2008			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	No	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	Potential adverse impact on character of street scene if redeveloped	
	Natural heritage	Loss of large gardens and impact on adjoining golf course	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Reasonable – local shops within 1km	
Public transport accessibility		Reasonable – bus stop short walk away – low frequency	
Panel's view on suitability for housing, potential capacity		N/A	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A – likely to be redeveloped for nursing home when economy improves	

SITE REF: K062 LAND SOUTH OF BERNIE CROSSLAND WALK, CHESTER ROAD SOUTH



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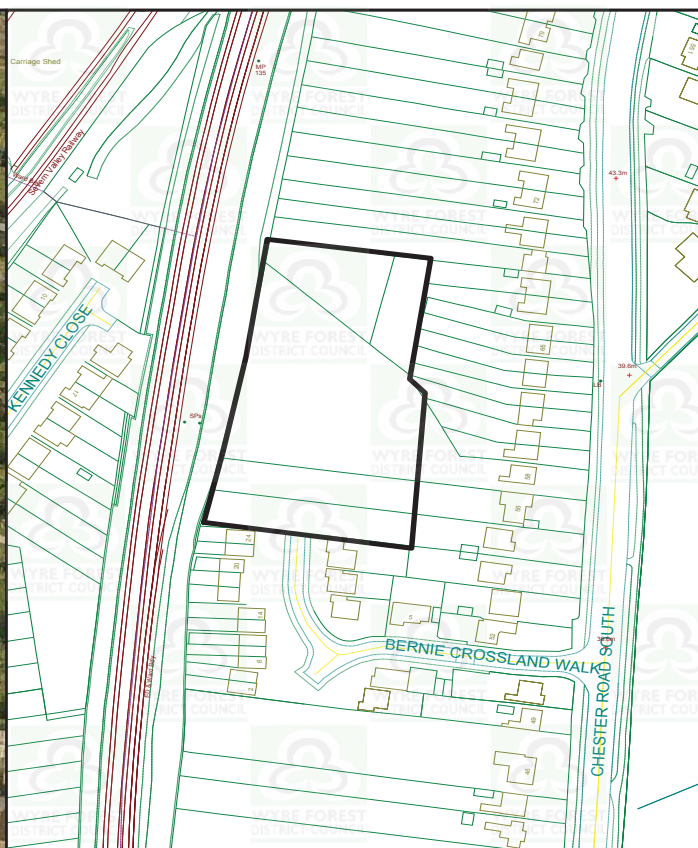
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Settlement: Kidderminster	Site Ref: K062	Grid ref: 383651 275154	Site Area: 0.835 Ha
Site Address: Land South of Bernie Crossland Walk, Chester Road South, Kidderminster		Within or adjoining settlement: Yes	
Ward: Offmore & Comberton		Greenfield/Brownfield mixed	
Current or previous use: rear gardens			
Site Description: rear gardens to houses on Chester Road South with access from recently-built cul-de-sac backing onto railway			
Ownership: private			
Planning History: application for 42 dwellings refused June 2008 – not all of land considered to be previously developed as some is no longer in use as gardens			
Physical Characteristics	Vehicular access	Reasonable	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Sloping	
Environmental impact	Character/visual impact	Little adverse impact – would continue building line of Bernie Crossland Walk	
	Natural heritage	Adverse impact – loss of substantial rear gardens backing onto railway corridor – and number of trees. Several TPO trees on site	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Reasonable – local shop within 10 minutes walk	
Public transport accessibility		Reasonable – bus stop within 5 minutes walk – low frequency service; railway station within reasonable walking distance	
Panel's view on suitability for housing, potential capacity		Could be suitable if non-brownfield sites required in urban area; site capacity of 30 units	
Potential timescale for delivery		2016-21	
Constraints to delivery		None other than pdl issue	

SITE REF: K072 LAND NORTH OF BERNIE CROSSLAND WALK



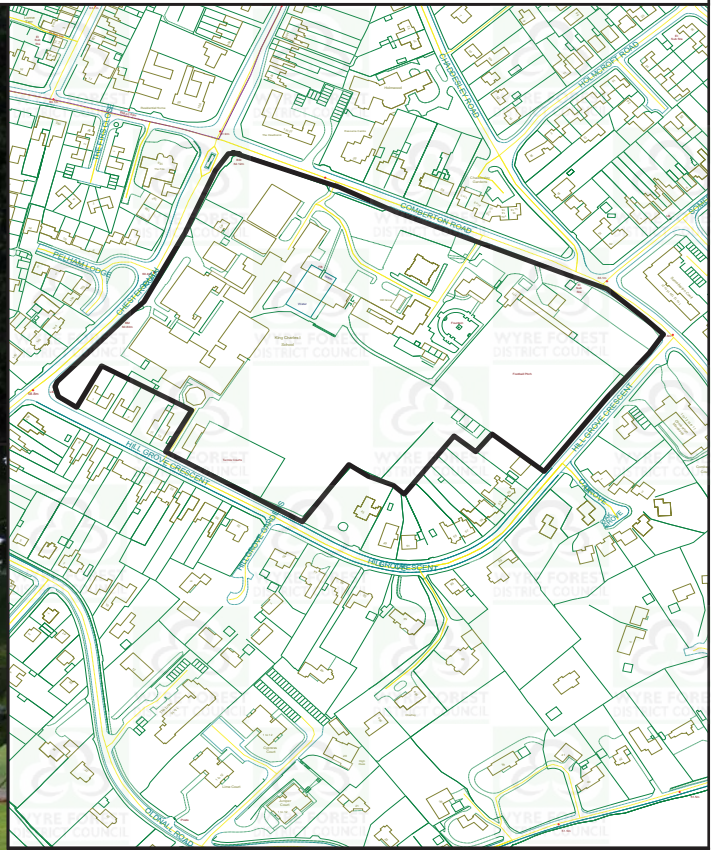
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Settlement: Kidderminster	Site Ref: K072	Grid ref: 383591 275394	Site Area: 0.614 Ha
Site Address: land north of Bernie Crossland Walk, Kidderminster		Within or adjoining settlement: Yes	
Ward: Offmore & Comberton		Greenfield/Brownfield mixed	
Current or previous use: rear gardens to 55-68 Chester Road South		Greenfield/Brownfield mixed	
Site Description: land owned by builders – only southern 25% of site still in garden use – adjacent railway line			
Ownership: private			
Planning History: none of relevance – may be issues with pdl as per site K062			
Physical Characteristics	Vehicular access	Reasonable	
	Flood risk	No	
	Contamination	unlikely	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No adverse impact – could continue existing building line of neighbouring development – overlooking of existing dwellings	
	Natural heritage	Potential adverse impact – disruption to wildlife corridor of rear gardens and railway cutting	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Reasonable – local shops within 10 minutes walk	
Public transport accessibility		Reasonable – bus stop within 5 minutes walk – low frequency	
Suitability for housing, potential capacity		Could be suitable for housing – 30 units – if non-brownfield sites required in urban areas	
Potential timescale for delivery		2016-21	
Constraints to delivery		None other than pdl issue	

SITE REF: K089 KING CHARLES 1 SCHOOL, COMBERTON ROAD



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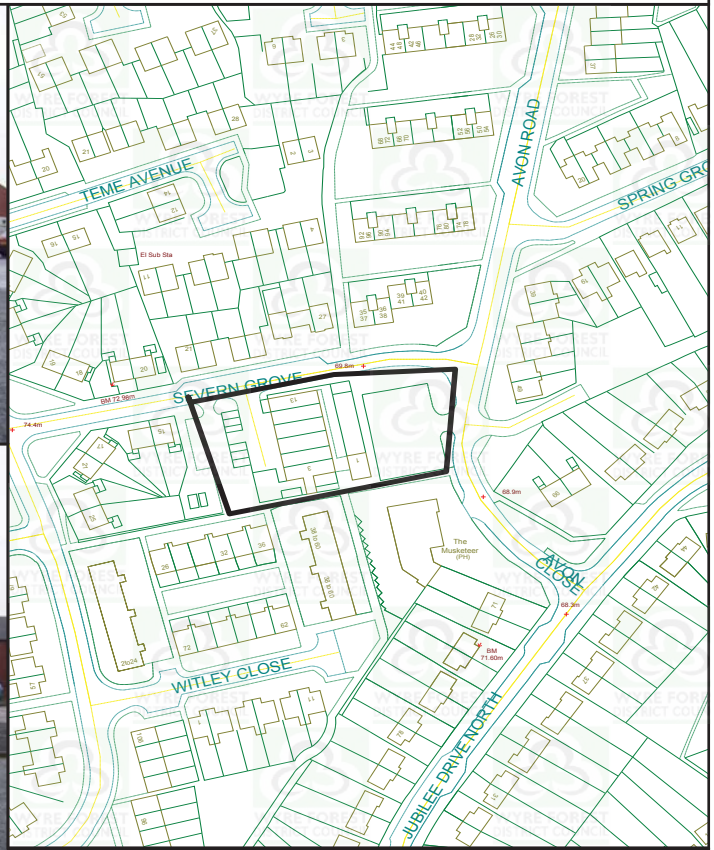
Settlement: Kidderminster	Site Ref: K089	Grid ref: 384227 276018	Site Area: 5.813 Ha
Site Address: King Charles I School, Comberton Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Offmore & Comberton		Greenfield/Brownfield brownfield	
Current or previous use: secondary school			
Site Description: school buildings with playing fields surrounded by residential development			
Ownership: Worcestershire County Council			
Planning History: none of relevance - school may be relocated as part of BSF programme			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	unlikely	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	Site lies within residential location characterised by large plots	
	Natural heritage	Potential adverse impact – blanket TPO on site; potential loss of playing fields	
	Built heritage	Hillgrove House Grade II listed; old Girls Grammar building and sandstone wall surrounding part of site is locally listed	
	Other	Development brief required	
Infrastructure capacity		suitable	
Access to local facilities		Good – local shops within 5 minutes walk	
Public transport accessibility		Good – bus stop adjacent – hourly service; railway station within 10 minutes walk	
Panel's view on suitability for housing, potential capacity		Suitable for housing – up to 200 dwellings – with compensation for loss of open space	
Potential timescale for delivery		2021-26	
Constraints to delivery		N/A – sports pitch provision / compensatory provision	

SITE REF: K096 OFFMORE ALLOTMENTS, CHESTER ROAD NORTH



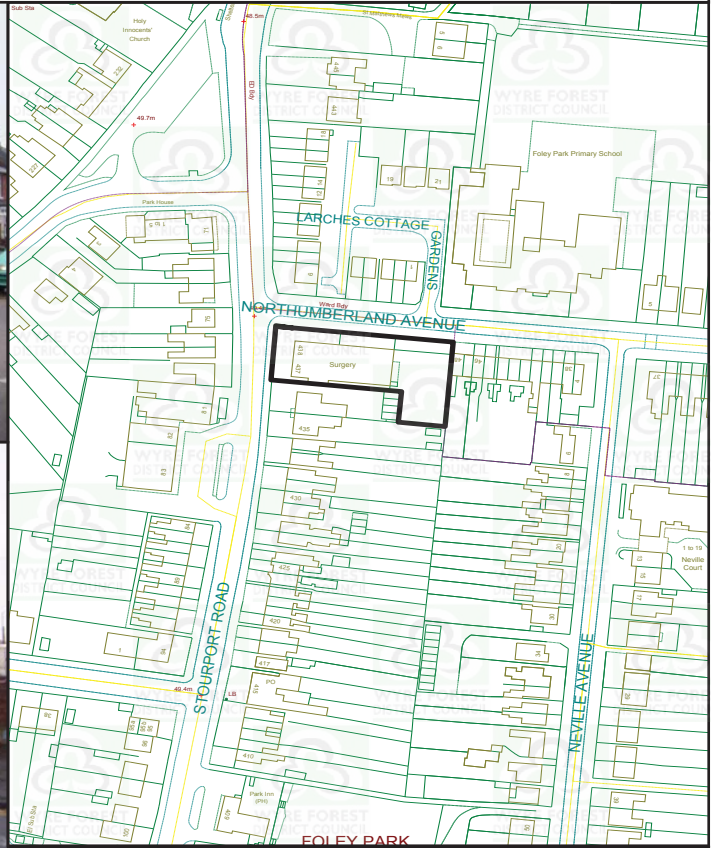
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Settlement: Kidderminster	Site Ref: K096	Grid ref: 384377 276718	Site Area: 3.525 Ha
Site Address: Offmore Allotments, Chester Road North, Kidderminster		Within or adjoining settlement: Yes	
Ward: Offmore & Comberton		Greenfield/Brownfield greenfield	
Current or previous use: allotments			
Site Description: private allotments (Chester Road Land Society) surrounded by residential – not all in productive use			
Ownership: mainly private – multiple ownerships – some plots in Wyre Forest District Council ownership			
Planning History: none of relevance			
Physical Characteristics	Vehicular access	Poor	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact likely	
	Natural heritage	Loss of greenspace and allotments	
	Built heritage	n/a	
	Other	Problems with fly tipping and anti-social behaviour	
Infrastructure capacity		Suitable	
Access to local facilities		Good – local shops within 10 minutes walk	
Public transport accessibility		Good – bus stop within 5 minutes walk – hourly service. Railway station within 10 minutes walk	
Panel's view on suitability for housing, potential capacity		Not considered suitable due to loss of allotments and affect on green corridor	
Potential timescale for delivery		N/A	
Constraints to delivery		Multiple ownerships; access	

SITE REF: K041 RIFLE RANGE SHOPS, AVON ROAD


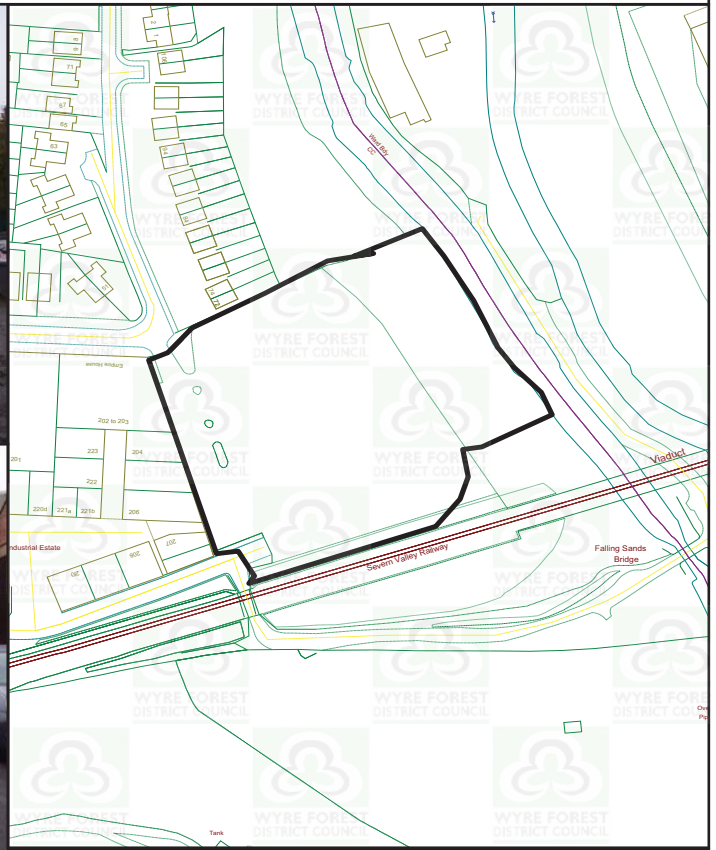
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Settlement: Kidderminster	Site Ref: K041	Grid ref: 381657 275058	Site Area: 0.312 Ha
Site Address: Rifle Range shops, Avon Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Oldington & Foley Park		Greenfield/Brownfield brownfield	
Current or previous use: parade of shops with flats over			
Site Description: 1960s small group of shops with flats above on housing estate			
Ownership: Wyre Forest Community Housing			
Planning History: none of relevance – zoned residential - potential redevelopment scheme in conjunction with adjacent site K134			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	No	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	Improvement to street scene	
	Natural heritage	No adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – retail would be incorporated into any redevelopment	
Public transport accessibility		Good – bus stop on high frequency route within 5 minutes walk	
Panel's view on suitability for housing, potential capacity		Suitable for housing – potential capacity – see site K134	
Potential timescale for delivery		2011-16	
Constraints to development		Funding; existing occupiers	

SITE REF: K077 DOCTOR'S SURGERY, NORTHUMBERLAND AVENUE


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Settlement: Kidderminster	Site Ref: K077	Grid ref: 382398 275361	Site Area: 0.136 Ha
Site Address: Doctors' Surgery, Northumberland Avenue, Kidderminster		Within or adjoining settlement: Yes	
Ward: Oldington & Folley Park		Greenfield/Brownfield brownfield	
Current or previous use: Doctors' Surgery			
Site Description: doctors' surgery on corner site with small car park – adjacent terraced housing			
Ownership: PCT			
Planning History: none of relevance – site expected to be surplus to requirements post 2011			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact – potential to design building as corner feature to the Stourport Road	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – local shops opposite	
Public transport accessibility		Good – bus stop adjacent on high frequency route	
Panel's view on suitability for housing, potential capacity		Suitable for housing – about 10 units	
Potential timescale for delivery		2016-21	
Constraints to delivery		Existing use as Doctors' Surgery	

SITE REF: K100 LAND TO REAR OF EMPIRE HOUSE, LISLE AVENUE


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Settlement: Kidderminster	Site Ref: K100	Grid ref: 382765 275124	Site Area: 1.049 Ha
Site Address: land to rear of Empire House, Lisle Avenue, Kidderminster		Within or adjoining settlement: Yes	
Ward: Oldington & Foley Park		Greenfield/Brownfield brownfield	
Current or previous use: informal parking area for adjacent businesses		Site Description: vacant site adjacent Staffs. & Worcs. Canal partly used for parking for small businesses at Empire House; residential and employment uses nearby	
Ownership: private			
Planning History: none of relevance – site allocated for employment uses – ELR suggested site may be suitable for alternative uses			
Physical Characteristics	Vehicular access	Reasonable	
	Flood risk	No	
	Contamination	Unknown	
	Topography	Flat	
Environmental impact	Character/visual impact	Tall former carpet factory to west of site dominates	
	Natural heritage	Adjacent Canal SWS	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – local shops within 10 minutes walk	
Public transport accessibility		Good – bus stop on high frequency route within 10 minutes walk	
Panel's view on suitability for housing, potential capacity		Not considered suitable for housing due to adjacent uses	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	

SITE REF: K101 OASIS ARTS & CRAFTS, GOLDTHORN ROAD



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Settlement: Kidderminster	Site Ref: K101	Grid ref: 382121 275049	Site Area: 1.801 Ha
Site Address: Oasis Arts & Crafts, Goldthorn Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Oldington & Foley Park		Greenfield/Brownfield brownfield	
Current or previous use: modern industrial units			
Site Description: modern industrial units surrounded by housing			
Ownership: private			
Planning History: none of relevance – currently zoned for employment uses – ELR recommended retention for employment uses			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unknown	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	Together with adjoining site K102, redevelopment for residential would improve the streetscene	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – shops within 5 minutes walk	
Public transport accessibility		Good – bus stop within 5 minutes walk – high frequency route	
Panel's view on suitability for housing, potential capacity		May be suitable for housing - up to 100 dwellings (including adjoining site K102)	
Potential timescale for delivery		2021-26	
Constraints to delivery		Existing occupiers	

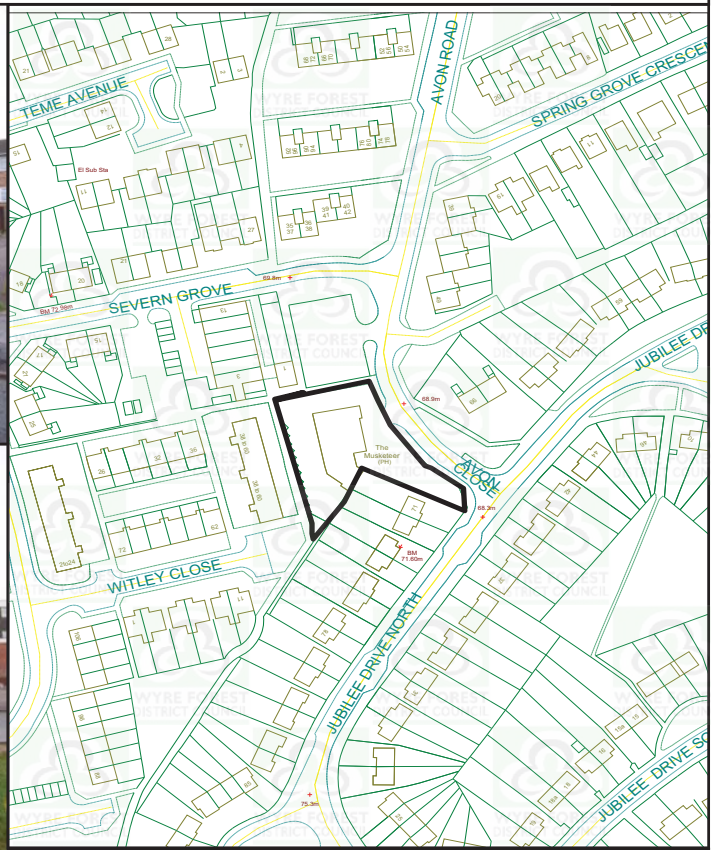
SITE REF: K102 REILLOC CHAIN, STOURPORT ROAD


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Settlement: Kidderminster	Site Ref: K102	Grid ref: 382329 275102	Site Area: 0.891 Ha
Site Address: Reilloc Chain, Stourport Road, Kidderminster Ward: Oldington & Foley Park		Within or adjoining settlement: Yes	
Current or previous use: old industrial units		Greenfield/Brownfield brownfield	
Site Description: brick-built industrial units with housing and allotments adjacent site K101			
Ownership: private			
Planning History: none of relevance – currently zoned for employment uses – ELR recommended retention for employment uses			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unknown	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	Together with adjoining site, redevelopment for residential would improve the street scene	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – shops within 5 minutes walk	
Public transport accessibility		Good – bus stop adjacent – high frequency route	
Panel's view on suitability for housing, potential capacity		May be suitable for housing - see site K101	
Potential timescale for delivery		2021-26	
Constraints to delivery		Existing occupiers	



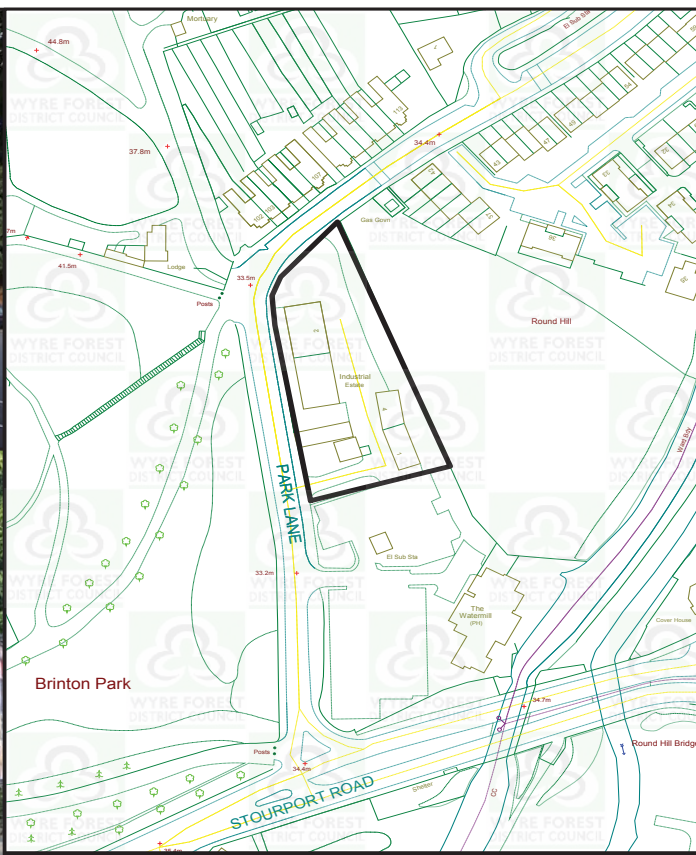
SITE REF: K134 MUSKATEER PUBLIC HOUSE, AVON ROAD



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Settlement: Kidderminster	Site Ref: K134	Grid ref: 381727 274940	Site Area: 0.275 Ha
Site Address: Muskateer PH, Avon Road, Kidderminster Ward: Oldington & Foley Park		Within or adjoining settlement: Yes	
Current or previous use: estate public house and maisonettes		Greenfield/Brownfield brownfield	
Site Description: public house and car park adjacent residential and small parade of shops (adjacent site 41)			
Ownership: private			
Planning History: potential scheme to redevelop pub along with adjacent site K041 for affordable housing with some retail			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	Potential improvement to street scene	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – local facilities adjacent	
Public transport accessibility		Good - bus stop adjacent – high frequency route	
Panel's view on suitability for housing, potential capacity		Together with adjoining site (K041) site may be suitable for up to 23 dwellings	
Potential timescale for delivery		2011-16	
Constraints to delivery		Funding	

SITE REF: K046 INDUSTRIAL ESTATE, PARK LANE

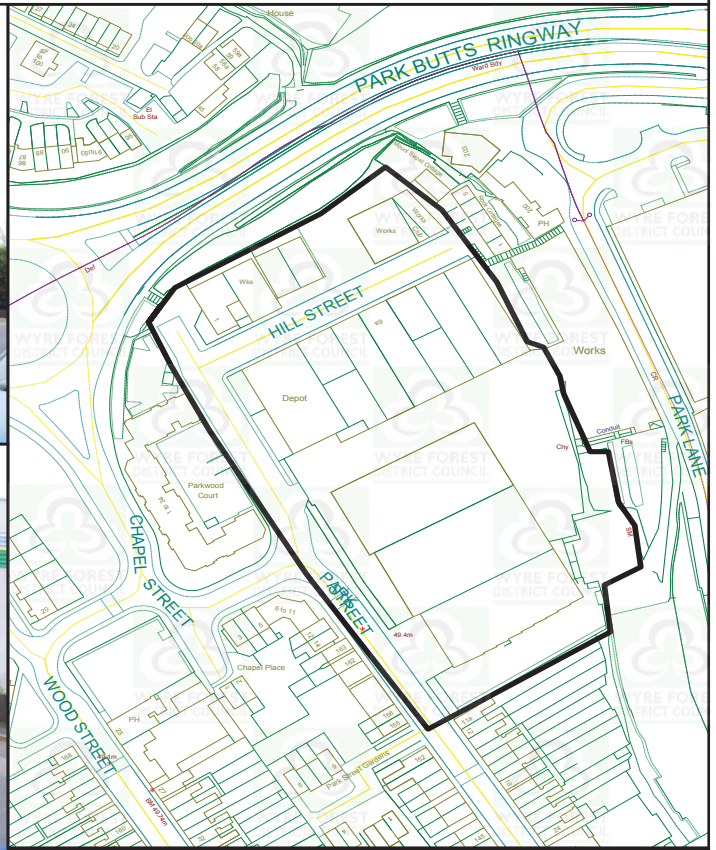


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Settlement: Kidderminster	Site Ref: K046	Grid ref: 382713 275900	Site Area: 0.334 Ha
Site Address: Industrial estate, Park Lane, Kidderminster Ward: Sutton Park		Within or adjoining settlement: Yes	
Current or previous use: small scale employment uses		Greenfield/Brownfield brownfield	
Site Description: small industrial units adjacent canal, public house, park and woodland Ownership: private			
Planning History: none of relevance – Employment Land Review recommended site be considered for alternative uses			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unknown	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact – Potential to improve street scene	
	Natural heritage	No adverse impact – potential to improve wildlife corridor of adjacent SWS and Round Hill	
	Built heritage	Locally listed buildings nearby	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – adjacent to town centre	
Public transport accessibility		Good – bus stop within 5 minutes walk – high frequency route	
Panel's view on suitability for housing, potential capacity		Would be suitable for housing – up to 26 units	
Potential timescale for delivery		2016-21	
Constraints to delivery		Existing businesses	



SITE REF: K047 INDUSTRIAL ESTATE, PARK STREET



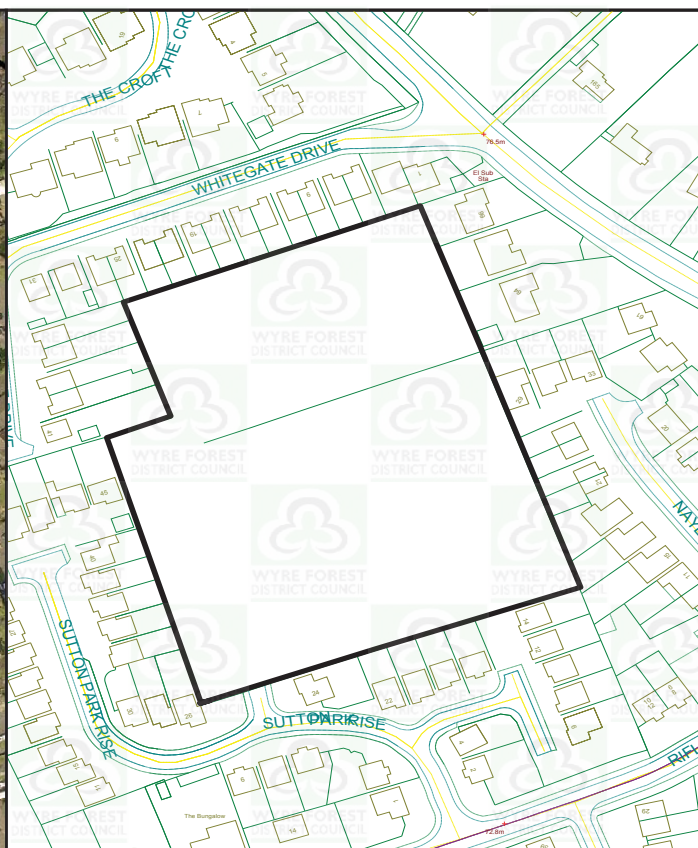
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Settlement: Kidderminster	Site Ref: K047	Grid ref: 382685 276658	Site Area: 1.673Ha
Site Address: Industrial estate, Park Street, Kidderminster Ward: Sutton Park		Within or adjoining settlement: Yes	
Current or previous use: various employment uses		Greenfield/Brownfield brownfield	
Site Description: prominent buildings adjacent ring road with step access down to Park Lane; surrounded by residential			
Ownership: private			
Planning History: none of relevance – Employment Land Review recommended site be considered for alternative uses			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Possible	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact – Potential for removal of incongruous feature in street scene	
	Natural heritage	No adverse impact	
	Built heritage	Historical cottages adjacent site	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – town centre within easy walking distance	
Public transport accessibility		Good – bust stop within 5 minutes walk – high frequency route	
Panel's view on suitability for housing, potential capacity		Suitable for housing – 115 units. Link in with Rock Works and Timber Yard	
Potential timescale for delivery		2021-26	
Constraints to delivery		Existing businesses	

SITE REF: K064 PLAYING FIELD, SUTTON PARK RISE



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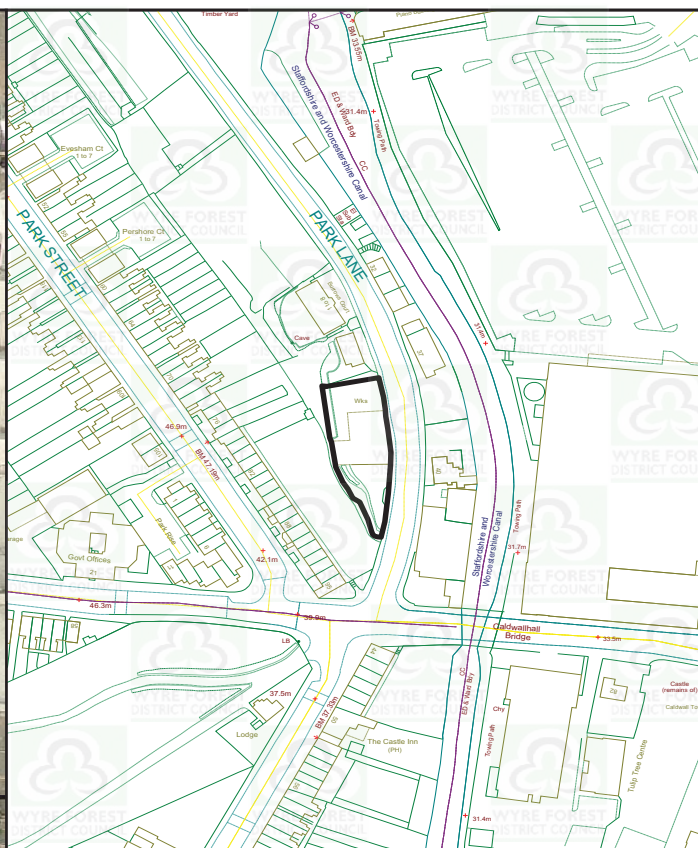
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Settlement: Kidderminster	Site Ref: K064	Grid ref: 381465 275310	Site Area: 1.644
Site Address: Playing field, Sutton Park Rise, Kidderminster Ward: Sutton Park		Within or adjoining settlement: Yes	
Current or previous use: open space		Greenfield/Brownfield greenfield	
Site Description: playing field surrounded by housing			
Ownership: Worcestershire County Council			
Planning History: none of relevance – zoned for educational use but surplus to requirements			
Physical Characteristics	Vehicular access	Reasonable	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Flat	
Environmental impact	Character/visual impact	Potential overlooking issues	
	Natural heritage	Loss of open space	
	Built heritage	n/a	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Reasonable – local shops within walking distance	
Public transport accessibility		Good – bus stop within 5 minutes walk – high frequency service	
Panel's view on suitability for housing, potential capacity		If greenfield releases required, could develop part of site	
Potential timescale for delivery		N/A	
Constraints to delivery		On PPG17 audit to be retained	

SITE REF: K103 LAND OPPOSITE 40 PARK LANE, KIDDERMINSTER



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Settlement: Kidderminster	Site Ref: K103	Grid ref: 382891 276296	Site Area: 0.082 Ha
Site Address: land opposite 40 Park Lane, Kidderminster Ward: Sutton Park		Within or adjoining settlement: Yes	
Current or previous use: small semi-derelict industrial unit		Greenfield/Brownfield brownfield	
Site Description: small site with cliff-face behind and housing to rear and residential permissions adjacent			
Ownership: private			
Planning History: none of relevance – currently zoned residential			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Zone 3 affects front part of site	
	Contamination	Unknown	
	Topography	Flat – with rock face to rear	
Environmental impact	Character/visual impact	Redevelopment would improve streetscene	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	May need to cut into rock face	
Infrastructure capacity		Suitable	
Access to local facilities		Good – town centre within easy walking distance	
Public transport accessibility		Good – within 5 minutes walk of bus station	
Suitability for housing, potential capacity		Suitable for housing - 10 flats	
Potential timescale for delivery		2011-16	
Constraints to delivery		Site dimensions and topography	

SITE REF: K152 164-166 SUTTON PARK ROAD



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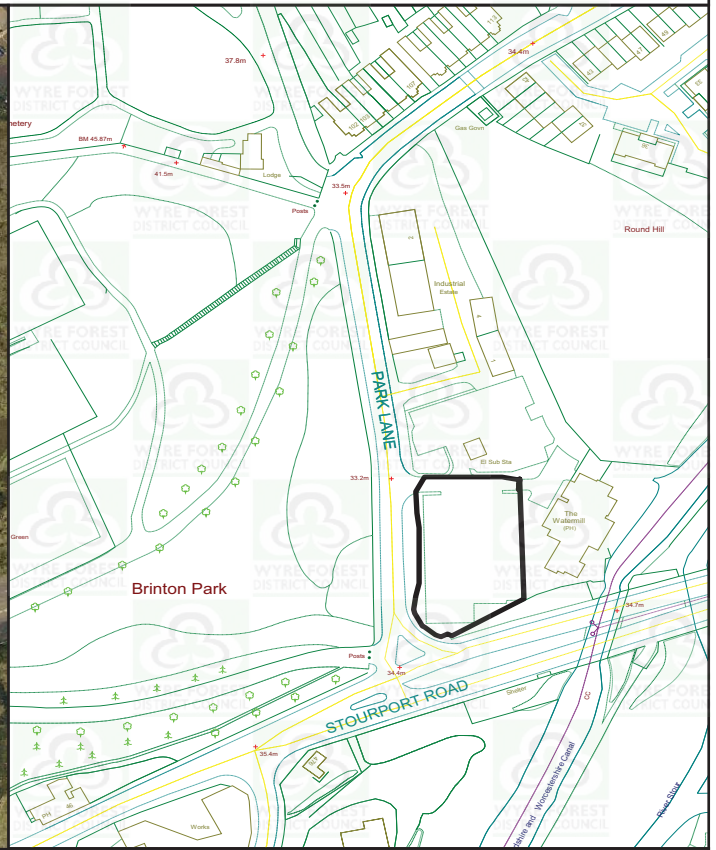
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Settlement: Kidderminster	Site Ref: K152	Grid ref: 381688 275570	Site Area: 0.942 Ha
Site Address: 164-166 Sutton Park Road, Kidderminster Ward: Sutton Park		Within or adjoining settlement: Yes	
Current or previous use: residential		Greenfield/Brownfield brownfield	
Site Description: houses with large grounds in residential area			
Ownership: private			
Planning History: interest shown by developers			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	Potential adverse impact – loss of large detached houses with spacious grounds which would change character of area	
	Natural heritage	Potential adverse impact – loss of large gardens – impact on wildlife and loss of tree cover	
	Built heritage	N/A	
	Other	17 TPOs on site – severely limits any redevelopment scheme	
Infrastructure capacity		Available	
Access to local facilities		Good – local shops within 10 minutes walk	
Public transport accessibility		Good – bus stop within 5 minutes walk – high frequency route	
Panel's view on suitability for housing, potential capacity		TPOs likely to limit numbers of dwellings – may fall below SHLAA threshold of 10 dwellings	
Potential timescale for delivery		N/A	
Constraints to delivery		Site economics; TPOs	

SITE REF: K162 LAND AT THE WATERMILL P.H, PARK LANE



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Settlement: Kidderminster	Site Ref: K162	Grid ref: 382817 275836	Site Area: 0.17Ha
Site Address: Land at The Watermill PH, Park Lane, Kidderminster		Within or adjoining settlement: Yes	
Ward: Sutton Park		Greenfield/Brownfield brownfield	
Current or previous use: car park to public house			
Site Description: car park to pub opposite Brinton Park			
Ownership: Marstons Inns			
Planning History: none of relevance			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unknown	
	Topography	Flat – site below level of Stourport Road	
Environmental impact	Character/visual impact	Loss of open views to Brinton Park	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Available	
Access to local facilities		Good – within walking distance of town centre facilities	
Public transport accessibility		Good – bus stop adjacent – high frequency service	
Panel's view on suitability for housing, potential capacity		Site not considered suitable for housing due to location	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	