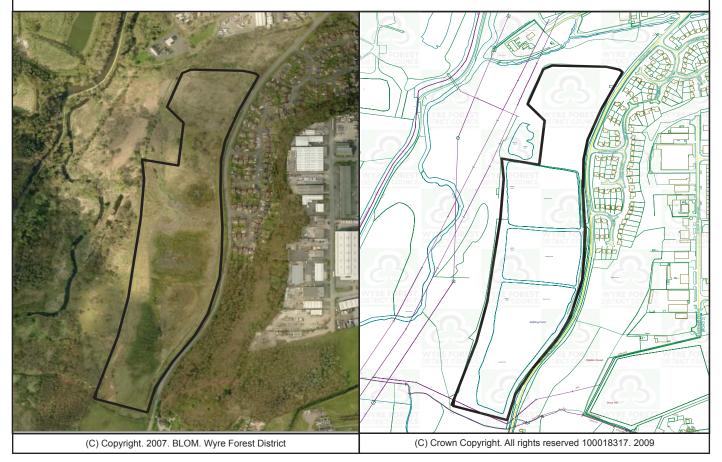


SITE REF: K150 FORMER BRITISH SUGAR SETTLING PONDS, WILDEN LANE



Settlement:	Site Ref:K150	Grid ref:	Site Area: 13.47 Ha	
Kidderminster		382886		
		274178		
Site Address: former E	British Sugar Settling Po	onds, Wilden	Within or adjoining	
Lane, Kidderminster			settlement:	
Ward: Aggborough & S			Yes	
Current or previous u	se: former settling pone	ds — now	Greenfield/Brownfield	
naturally regenerated			greenfield	
Site Description: form	er settling ponds adjac	ent SSSI		
Ownership: private				
Planning History: non				
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	Unknown		
	Topography	Flat		
Environmental	Character/visual	Potential adverse impact – loss of open		
impact	impact	aspect		
	Natural heritage	Potential impact on Wilden Marshes SSSI		
	Built heritage	n/a		
	Other	n/a		
Infrastructure capacit		Unknown		
Access to local facilit	ies	Reasonable – part of site within 10 minutes		
		walk of local shop		
Public transport acces	ssibility	Reasonable - bus stop adjacent – buses		
		every 2 hours; bus stop within 10 minutes		
		walk on hourly route		
Panel's view on suitability for housing,		Not considered suitable for housing - loss of		
potential capacity	tential capacity		Green Belt and potential impact on SSSI; no	
		requirement for urban extensions; contrary to		
		emerging polic	У	
Potential timescale fo		N/A		
Constraints to delivery N/A				



SITE REF: K042 MAISONETTES, HURCOTT ROAD / STOURBRIDGE ROAD



Settlement: Kidderminster	Site Ref: K042	Grid ref: 383457 277312	Site Area: 1.057 Ha
Site Address: maisonet	tes, Hurcott Road / Sto	ourbridge Road,	Within or adjoining
Kidderminster Ward: Greenhill			settlement: Yes
Current or previous us	e· maisonette blocks		Greenfield/Brownfield
Carrent or provious as	o: maioonotto bioono		brownfield
Site Description: 5 bloo	ks of maisonettes to b	e redeveloped w	ith 3 tower blocks of flats
remaining		·	
Ownership: Wyre Fores	st Community Housing		
Planning History: none			d – 97 new dwellings with 66
demolished			
Physical	Vehicular access	Good	
Characteristics	Flood risk	No	
	Contamination	unknown	
	Topography	Gently sloping	
Environmental	Character/visual	No adverse impact –	
impact	impact	Potential impro	vement in street scene
	Natural heritage	Potential impac	t – 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	
	•		•
Panel's view on suitab potential capacity	Panel's view on suitability for housing,		using – net gain of 31
Potential timescale for	delivery	2011-16	
Constraints to develop		HCA funding	
Constraints to development		HOATUITUITY	



SITE REF: K043 COMMUNITY CENTRE, UPTON ROAD



Settlement:	Site Ref: K043	Grid ref:	Site Area: 0.486 Ha
Kidderminster	Sile Rei: NU43	383683	Site Area: 0.466 Ha
Riddeiminster		278361	
Site Address: Commun	ity Contro I Inton Boo		Within or adjoining
Kidderminster	illy Cerille, Opton Hoa	u,	settlement:
Ward: Broadwaters			Yes
Current or previous us	e: community centre a	and parking	Greenfield/Brownfield
area	C. Community Contro c	ina panting	brownfield
Site Description: comm	nunity centre on edge o	of housing estate	
Ownership: Wyre Fores	st Community Housing	or modeling colucto	mar open opace to rea.
Planning History: none			
Physical	Vehicular access	Poor	
Characteristics	Flood risk	No	
	Contamination	Not known	
	Topography	Flat	
Environmental	Character/visual	No adverse impact – but potential overlooking	
impact	impact	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,		Could be suitable for housing but wish to see	
potential capacity		community facility retained in locality – likely	
<u> </u>		to relocate to n	earby school
Potential timescale for		N/A	
Constraints to development		Access; impact on neighbours; potential loss	
		of open space	



SITE REF: K053 CHURCHFIELDS BUSINESS PARK, CLENSMORE STREET



Site Address: Churchfields Business Park, Clensmore Street, Kidderminster Ward: Broadwaters 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 Poor – very congested, AQMA Flood risk No Contamination Very likely Topography Gently sloping Environmental impact Natural heritage No adverse impact – potential to improve biodiversity of site Built heritage Other N/A Infrastructure capacity Suitable Access to local facilities Good – within walking distance of local shops and Crossley Retail Park Reasonable – bus stop in 10 minutes walk – buses every 30 minutes Panel's view on suitability for housing, potential capacity Infrastructure costs; existing business	0.111	011 - D - (1/050	0.11	Otto A 7.005 III.	
Site Address: Churchfields Business Park, Clensmore Street, Kiddermister Ward: Broadwaters 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 Flood risk No Contamination Very likely Topography Gently sloping Character/visual impact No adverse impact – potential to improve biodiversity of site Built heritage Other N/A Infrastructure capacity 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 timescale for delivery Infrastructure costs; existing business	Settlement:	Site Ref: K053	Grid ref:	Site Area: 7.065 Ha	
Site Address: Churchfields Business Park, Clensmore Street, Kidderminster Ward: Broadwaters 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 Flood risk Contamination Contamination Very likely Topography Gently sloping Environmental impact No adverse impact — potential to improve biodiversity of site Built heritage Other N/A Infrastructure capacity 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 timescale for delivery Infrastructure costs; existing business	Kladerminster				
Street, Kidderminster Ward: Broadwaters 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 Flood risk No Contamination Topography Gently sloping Environmental impact Natural heritage No adverse impact – potential to improve biodiversity of site Built heritage Other N/A Infrastructure capacity 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 Potential timescale for delivery Infrastructure costs; existing business				\A_{2************************************	
Ward: Broadwaters		elds Business Park, Cl	ensmore		
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 Vehicular access Poor – very congested, AQMA Characteristics Plood risk No Contamination Very likely Topography Gently sloping Environmental impact 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 Constraints to delivery Infrastructure costs; existing business					
Dusiness uses Drownfield					
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 Vehicular access Poor – very congested, AQMA Characteristics Flood risk No Contamination Very likely Topography Gently sloping Environmental 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		se: carpet warehouse a	and other		
Steep wooded embankment to north				2. 3	
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			s – many differen	t buildings and uses with	
Planning History: none of relevance – key site for district - Employment Land Review recommended site be considered for alternative uses Physical					
Physical Characteristics Plood risk Contamination Topography Character/visual impact Patient Registrative uses Poor – very congested, AQMA Flood risk No Contamination Topography Gently sloping No adverse impact No adverse impact – potential to improve biodiversity of site Built heritage Other N/A Infrastructure capacity 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 timescale for delivery Potential timescale for delivery Constraints to delivery Infrastructure costs; existing business					
Physical Characteristics				nployment Land Review	
Characteristics Flood risk					
Contamination Topography Gently sloping Character/visual impact No adverse impact No adverse impact No adverse impact No adverse impact – potential to improve biodiversity of site Built heritage Other N/A Infrastructure capacity 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 Potential timescale for delivery Constraints to delivery Infrastructure costs; existing business		Vehicular access	Poor – very cor	ngested, AQMA	
Topography Gently sloping	Characteristics	Flood risk			
Character/visual impact No adverse impact Docality of site		Contamination	Very likely		
impact Natural heritage No adverse impact – potential to improve biodiversity of site Built heritage Other N/A Infrastructure capacity 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 Potential timescale for delivery Constraints to delivery Infrastructure costs; existing business		Topography			
Natural heritage Built heritage Other N/A Infrastructure capacity Access to local facilities Public transport accessibility Panel's view on suitability for housing, potential capacity Potential timescale for delivery No adverse impact – potential to improve biodiversity of site Locally listed former carpet warehouses N/A Suitable Good – within walking distance of local shops and Crossley Retail Park Reasonable – bus stop in 10 minutes walk – buses every 30 minutes Suitable for mixed uses including housing – 300 units Potential timescale for delivery Infrastructure costs; existing business	Environmental	Character/visual			
biodiversity of site Built heritage Other N/A Infrastructure capacity 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 Potential timescale for delivery Constraints to delivery Diodiversity of site Locally listed former carpet warehouses Suitable	impact	impact	· ·		
Built heritage Other N/A Infrastructure capacity 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 Potential timescale for delivery Constraints to delivery Locally listed former carpet warehouses N/A Reasonable Reasonable – bus stop in 10 minutes walk – buses every 30 minutes Suitable for mixed uses including housing – 300 units 2016-21 Constraints to delivery Infrastructure costs; existing business		Natural heritage	No adverse imp	pact – potential to improve	
Other N/A		_	biodiversity of site		
Other N/A		Built heritage	Locally listed for	rmer carpet warehouses	
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 Constraints to delivery Infrastructure costs; existing business		Other			
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 Constraints to delivery Infrastructure costs; existing business	Infrastructure capacity	,	suitable		
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 Constraints to delivery Infrastructure costs; existing business			Good – within walking distance of local shops		
Public transport accessibility Panel's view on suitability for housing, potential capacity Potential timescale for delivery Constraints to delivery Reasonable – bus stop in 10 minutes walk – buses every 30 minutes Suitable for mixed uses including housing – 300 units 2016-21 Infrastructure costs; existing business					
Panel's view on suitability for housing, potential capacity Potential timescale for delivery Constraints to delivery Dusses every 30 minutes Suitable for mixed uses including housing – 300 units 2016-21 Infrastructure costs; existing business	Public transport acces	Public transport accessibility			
Panel's view on suitability for housing, potential capacity Suitable for mixed uses including housing – 300 units 2016-21 Constraints to delivery Infrastructure costs; existing business	•	•			
potential capacity 300 units Potential timescale for delivery 2016-21 Constraints to delivery Infrastructure costs; existing business	Panel's view on suitability for housing,				
Potential timescale for delivery 2016-21 Constraints to delivery Infrastructure costs; existing business					
Constraints to delivery Infrastructure costs; existing business	Potential timescale for	delivery	2016-21		
•					
occupiers			occupiers	,	



SITE REF: K054 GEORGIAN CARPETS, CLENSMORE STREET



Settlement:	Site Ref: K054	Grid ref:	Site Area: 5.392 Ha
Kidderminster		382886	
		277458	
Site Address: Georgian	Carpets and Stoney L	ane Industrial	Within or adjoining
Estate, Clensmore Stree	et, Kidderminster		settlement:
Ward: Broadwaters			Yes
Current or previous us		ries, small	Greenfield/Brownfield
industrial units and stora			brownfield
			units alongside plus outside
storage facility adjacent			
Ownership: Kiddermins			
		ment Land Revie	ew recommended site be
considered for alternativ		T	
Physical	Vehicular access		ngested, AQMA
Characteristics	Flood risk		small area of site
	Contamination	Likely	
	Topography	Flat	
Environmental	Character/visual	No adverse impact – potential improvement	
impact	impact	to streetscene -	
			rded up buildings
	Natural heritage		pact – potential to improve
			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 acces	sibility	Poor – development could bring about	
<u> </u>		improved public transport links	
Panel's view on suitability for housing,		Suitable for hou	using – up to 200 units
potential capacity		0011 10	
Potential timescale for		2011-16	
Constraints to delivery	<u> </u>	Decontamination; existing business occupiers	



SITE REF: K058 PLAYING FIELD, STOURVALE DRIVE



Settlement: Kidderminster	Site Ref: K058	Grid ref: 383270	Site Area: 1.018 Ha	
		277692		
Site Address: Playing F Ward: Franche	ield , Stourvale Drive,	Kidderminster	Within or adjoining settlement:	
Current or previous us			Greenfield/Brownfield brownfield	
opposite		woodland and p	rimary school with housing	
Ownership: Wyre Fores				
	of relevance –cycle p	ath recently comp	oleted through site – zoned as	
public open space	Valiandan assass	0	-# Otalina la Divisia	
Physical	Vehicular access		off Stourvale Drive	
Characteristics	Flood risk	No		
	Contamination	No		
	Topography	Flat		
Environmental	Character/visual	Potential adverse impact – loss of open		
impact	impact	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 acces	Public transport accessibility		us stop within 10 minutes walk rvice	
Panel's view on suitab	Panel's view on suitability for housing,		ed through PPG17 audit	
potential capacity	potential capacity		therefore not suitable	
Potential timescale for	delivery	N/A		
Constraints to delivery	<u>-</u>	N/A		

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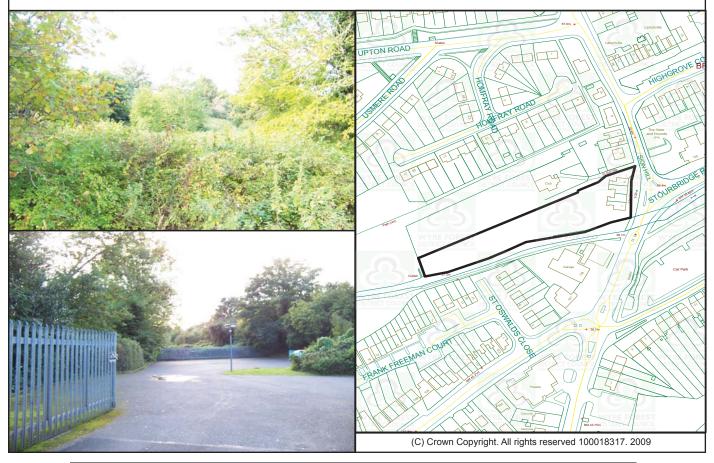
SITE REF: K059 YEW TREE PUBLIC HOUSE, CHESTER ROAD SOUTH



Settlement:	Site Ref: K059	Grid ref:	Site Area: 0.259 Ha
Kidderminster		383998	
		277774	
Site Address: Yew Tre	ee PH, Chester Road S	outh,	Within or adjoining
Kidderminster	,	•	settlement:
Ward: Broadwaters			Yes
Current or previous u	ise: public house		Greenfield/Brownfield
•	•		brownfield
Site Description: sma	II pub with car park and	woodland with re	esidential surrounding
Ownership: Marstons			-
Planning History: not	zoned – white land		
Physical	Vehicular access	Reasonable	
Characteristics	Flood risk	No	
	Contamination	Unlikely	
	Topography	Steep	
Environmental	Character/visual	No adverse impact –	
impact	impact	·	
	Natural heritage	Woodland covered by TPO	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacit	ty	Suitable	
Access to local facilit	ties	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,		Only suited to small number of dwellings –	
potential capacity		below SHLAA	threshold
Potential timescale for		N/A	
Constraints to delivery		Highways issues and TPO	



SITE REF: K060 REAR OF THE PARADE, STOURBRIDGE ROAD

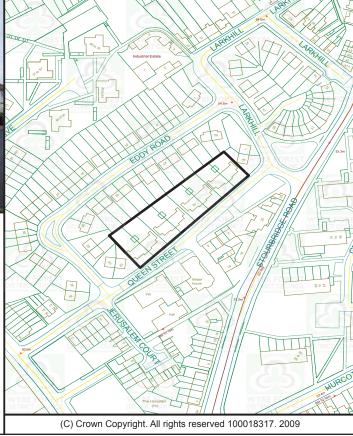


Settlement:	Site Ref: K060	Grid ref:	Site Area: 0.347 Ha	
Kidderminster		383922		
		277987		
Site Address: rear of Th	ne Parade, Stourbridge	Road,	Within or adjoining	
Kidderminster			settlement:	
Ward: Broadwaters			Yes	
Current or previous us	e: car park and scruble	and	Greenfield/Brownfield	
_	·		brownfield	
Site Description: car pa	ark to rear of shops plu	s scrubland		
Ownership: private				
Planning History: site p	previously put forward	during Local Plan	Review – zoned as urban	
open space		-		
Physical	Vehicular access	poor – dangerous junction		
Characteristics	Flood risk	Zone 3 affects s	small part of site	
	Contamination	unlikely		
	Topography	Gently sloping		
Environmental	Character/visual	No adverse impact – cycle path runs		
impact	impact	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	Access to local facilities		Good – local shops on site	
Public transport acces	Public transport accessibility		Good - bus stop adjacent - half hourly	
Panel's view on suitab	Panel's view on suitability for housing,		Not considered suitable – poor access; site	
potential capacity	potential capacity			
Potential timescale for	delivery	N/A		
Constraints to delivery	1	N/A		



SITE REF: K068 OAP MASIONETTES, QUEEN STREET





Settlement:	Site Ref: K068	Grid ref:	Site Area: 0.262 Ha
Kidderminster	Site Hel. 1000	383291	Site Alea: 0.202 Ha
raderiiiistei		277366	
Site Address: Maisone	ttes Ougan Street Ki	=::000	Within or adjoining
Ward: Broadwaters	itos, Queen eneet, rai	adominiotor	settlement:
Wara: Broadwaters			Yes
Current or previous us	e: 2-storey maisonette	76	Greenfield/Brownfield
Current or previous us	c. 2 storey maisonette	,3	brownfield
Site Description: poten	itial redevelonment sch	neme on inter-wa	5.5
Ownership: Wyre Fores			1 dounds estate
Planning History: none			
Physical Physical	Vehicular access	Good	
Characteristics	Flood risk	No	
Characteristics	Contamination	No	
	Topography	Flat	
Environmental	Character/visual	No adverse impact	
impact	impact	INO adverse impact	
Impact	Natural heritage	No adverse impact	
	Built heritage	N/A	Jact
	Other	N/A	
Infrastructure capacity	- C 11.1C.	suitable	
Access to local facilitie		Good – local shops within 5 minutes walk	
Public transport accessibility		Good – bus stop within 5 minutes walk – half	
Tubile transport accessionity		hourly service	
Panel's view on suitability for housing,		·	
potential capacity		Potential redevelopment scheme? – probably no overall gain in capacity	
	Potential timescale for delivery		Ποαρασιιγ
		N/A Funding; site economics	
Constraints to delivery		i unung, site et	COHOHIUS



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

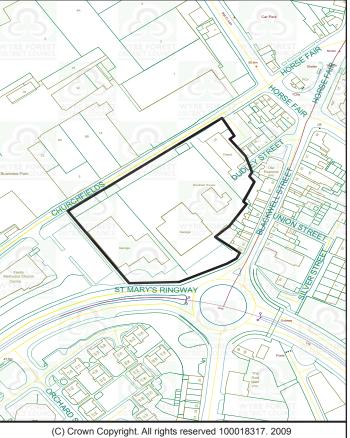


Settlement:	Site Ref: K070	Grid ref:	Site Area: 0.452 Ha	
Kidderminster		382820		
		277151		
Site Address: land adja	icent Lime Kiln Bridge,	Clensmore	Within or adjoining	
Street, Kidderminster			settlement:	
Ward: Broadwaters			Yes	
Current or previous us	se: vacant land and sm	ıall industrial	Greenfield/Brownfield	
units			brownfield	
Site Description: small adjacent	parcel of land backing	onto Staffs. & W	orcs. Canal with open space	
Ownership: private				
Planning History: none	of relevance - redev	elon in conjunctio	n with other land at	
Clensmore Street and C				
recommended site be co			Sit Land Heview	
Physical	Vehicular access	Good		
Characteristics	Flood risk	0.000	lower part of site	
- Characteristics	Contamination	Likely	lower part of site	
	Topography	Gently sloping		
Environmental	Character/visual	No adverse impact – potential improvement		
impact	impact		le and streetscene	
Impaot	Natural heritage	No adverse impact – potential to improve		
	Hatarai Horitago		- adjacent Worcs. & Staffs.	
		Canal SWS	aajacom 110.001 a Olano.	
	Built heritage	N/A		
	Other	N/A		
Infrastructure capacity	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,		Suitable for housing – 45 units		
potential capacity			-	
Potential timescale for	delivery	2011-16		
Constraints to delivery	Constraints to delivery		Existing occupiers	



SITE REF: K148 CMS CAR SHOWROOM, CHURCHFIELDS

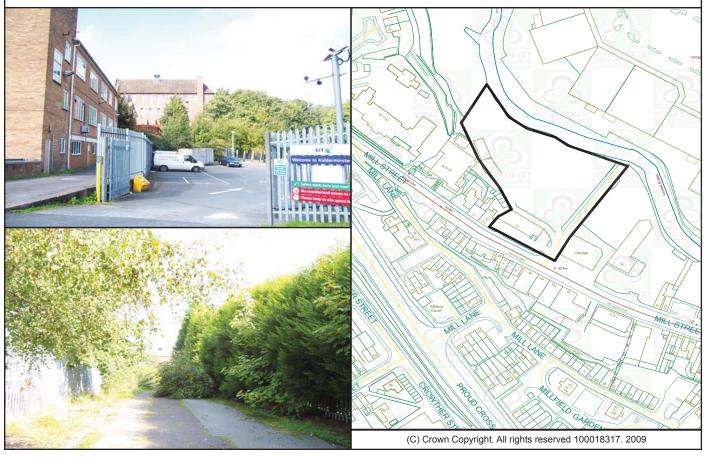




		•		
Settlement:	Site Ref:K148	Grid ref:	Site Area: 0.872 Ha	
Kidderminster		383270		
		277050		
Site Address: CMS Ca	r showroom, Churchfie	lds,	Within or adjoining	
Kidderminster			settlement:	
Ward: Broadwaters			Yes	
Current or previous us	e: car showroom		Greenfield/Brownfield	
			brownfield	
Site Description: car s	nowroom and garage -	adjacent comme	ercial uses and church	
buildings fronting onto ri				
Ownership: Kiddermins		nts		
Planning History: none	of relevance			
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	Not known		
	Topography	Flat		
Environmental	Character/visual	No potential adverse impact – potential		
impact	impact	improvement to	streetscene	
	Natural heritage	No potential adverse impact		
	Built heritage	N/A	·	
	Other	N/A		
Infrastructure capacity	1	Available		
Access to local facilities	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,		Not considered suitable for housing – likely to		
potential capacity			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



Settlement:	Site Ref: K055	Grid ref:	Site Area: 0.598 Ha
Kidderminster		382550	51.571.541 5.555 1 14
r dadon miloto.		276977	
Site Address: British Te	elecom, Mill Street, Kid		Within or adjoining
Ward: Franche	,,		settlement:
			Yes
Current or previous us	e: offices with large re	ar car park	Greenfield/Brownfield
•	· ·	·	brownfield
			o River Stour; adjacent sites
being redeveloped for m	ixed commercial and r	esidential; much	of site in flood zone
Ownership: private			
	of relevance - building		e surplus to requirements
Physical	Vehicular access	Good	
Characteristics	Flood risk	Zone 3 affects	rear half of site
	Contamination	unknown	
	Topography	flat	
Environmental	Character/visual	No adverse impact	
impact	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 suitab	ility for housing,	Suitable for mixed use scheme with housing	
potential capacity		- 30 units	
Potential timescale for		2016-21	
Constraints to delivery		Existing business occupier	



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



Settlement:	Site Ref: K056	Grid ref:	Site Area: 1.11 Ha
Kidderminster		381906	
		277465	
Site Address: land rear	of 32-51 Franche Roa	ıd,	Within or adjoining
Kidderminster			settlement:
Ward: Franche			Yes
Current or previous us	e: grassland		Greenfield/Brownfield
			greenfield
	land area to rear of ho	using with footpa	th dissecting it backing onto
sports ground			
Ownership: unknown			
	orward as potential site	e at last Local Pla	ın Review – zoned as urban
open space			
Physical	Vehicular access		access track to sports ground
Characteristics	Flood risk	Stream runs under site	
	Contamination	Unlikely	
	Topography	Flat	
Environmental	Character/visual	Backland development – would involve	
impact	impact	demolition of de	wellings on Franche Road
	Natural heritage	Loss of open s	pace – grassland meadow
	Built heritage	n/a	
	Other	Public footpath	bisects site
Infrastructure capacity	1	suitable	
Access to local facilities	es	Good – supermarket within 5 minutes walk	
Public transport accessibility		Good – bus stop nearby – half hourly service	
Panel's view on suitab	Panel's view on suitability for housing,		
potential capacity			
Potential timescale for	delivery	N/A	
Constraints to delivery	1	N/A	



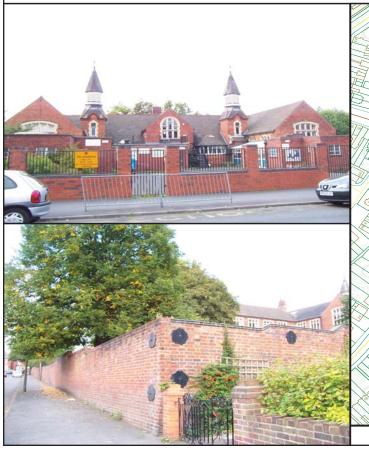
SITE REF: K166 LAND OFF WOLVERLEY ROAD, FRANCHE

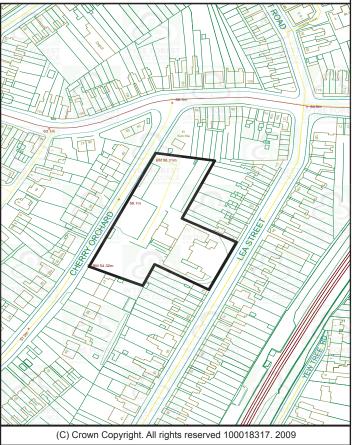


Settlement: Kidderminster	Site Ref:K166	Grid ref: 282415	Site Area: 2.673Ha
	<u> </u>	278378	
Site Address: land off V	Wolverley Road, Francl	ne,	Within or adjoining
Kidderminster			settlement:
Ward: Franche			Yes
Current or previous us	_		Greenfield/Brownfield greenfield
Site Description: farmla	and to rear of Marlpool	Estate fronting V	Volverley Road with footpath
running along one side			
Ownership: private			
Planning History: none	of relevance - Green	Belt	
Physical	Vehicular access	Good	
Characteristics	Flood risk	No	
	Contamination	Unlikely	
	Topography	Gently sloping	
Environmental	Character/visual	Potential adverse impact – impact on	
impact	impact	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	<u>;</u>	Available	
Access to local facilities		Good - local shops within 5 minute walk	
Public transport acces	sibility	Good - bus stop within 5 minute walk with	
		half hourly service	
Panel's view on suitab	ility for housing,		for urban extensions;
potential capacity			erging policy
	Potential timescale for delivery		
Constraints to delivery		N/A	



SITE REF: K014 LEA STREET SCHOOL, LEA STREET

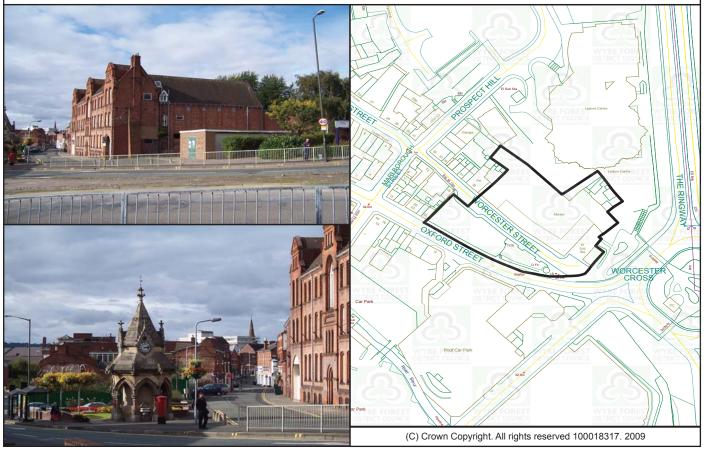




Settlement:	Site Ref: K014	Grid ref:	Site Area: 0.47 Ha	
Kidderminster		383822		
		276551		
Site Address: Lea Stree	et School, Lea Street h	Kidderminster	Within or adjoining	
Ward: Greenhill			settlement:	
			Yes	
Current or previous us	e: empty school buildi	ng	Greenfield/Brownfield	
_			brownfield	
Site Description: Victor	ian school building wit	th large trees to re	ear of site surrounded by	
terraced housing				
Ownership: Worcesters				
Planning History: none	of relevance - structu	ıral problems with	n building	
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	unknown		
	Topography	Steeply sloping		
Environmental	Character/visual	No adverse impact		
impact	impact			
	Natural heritage	Trees should be retained if possible		
	Built heritage	Original building	g is locally listed	
	Other	N/A		
Infrastructure capacity		suitable		
Access to local facilities	es	Good – Comberton Hill district centre within		
		walking distance		
Public transport acces	sibility	Good – on bus route – hourly service; railway		
		station within 5 minutes walk		
Panel's view on suitab	Panel's view on suitability for housing,		using – mix of new-build and	
potential capacity		potential conversion - 14 units		
Potential timescale for	Potential timescale for delivery		2011-16	
Constraints to delivery	<u></u>	Building is on Local List		



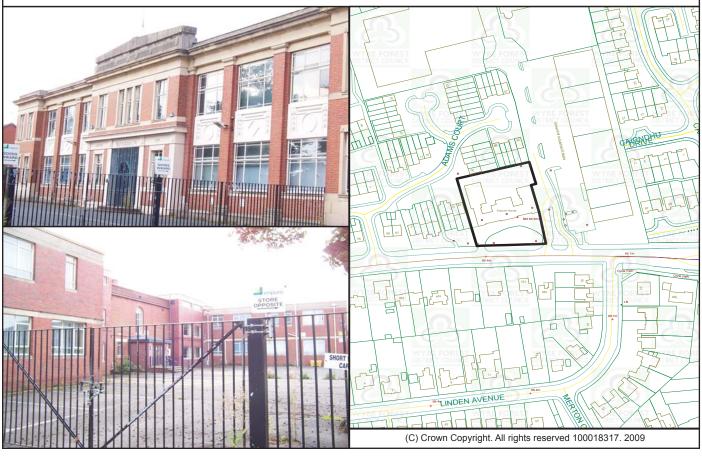
SITE REF: K025 FORMER MAGISTRATES COURT, WORCESTER STREET



Settlement:	Site Ref: K025	Grid ref:	Site Area: 0.61 Ha
Kidderminster	Site Rei: NU25	383338	Site Area: 0.61 Ha
Klademinster		276472	
Cita Address Farms I	Annintuntain On Ma		With a supplication
Site Address: Former M	riagistrate's Court, wor	cester Street,	Within or adjoining
Kidderminster			settlement:
Ward: Greenhill		,	Yes
Current or previous us	e: vacant building and	tormer	Greenfield/Brownfield
temporary shops			brownfield
Site Description: vacan		site in Worcester	Street
Ownership: Wyre Fores			
Planning History: KTC.	3 zoned for mixed con	nmercial uses in I	Local Plan
Physical	Vehicular access	Good - direct fr	om Worcester Street
Characteristics	Flood risk	No	
	Contamination	unknown	
	Topography	steep	
Environmental	Character/visual	No adverse impact	
impact	impact		
	Natural heritage	No adverse impact	
	Built heritage	Former magistrates' court is locally listed;	
			s 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,		Suitable for mixed uses including housing –	
potential capacity		53 units	
Potential timescale for delivery		2011-16	
Constraints to development		unknown	



SITE REF: K032 ADAMS HOUSE, BIRMINGHAM ROAD

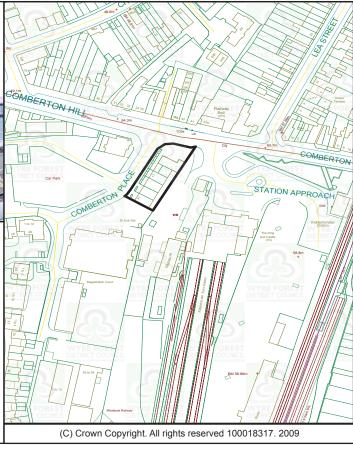


Settlement:	Site Ref: K032	Grid ref:	Site Area: 0.261 Ha	
Kidderminster		384422		
		277194		
Site Address: Adams H	louse, Birmingham Ro	ad,	Within or adjoining	
Kidderminster			settlement:	
Ward: Greenhill			Yes	
Current or previous us	e: former offices of En	pure	Greenfield/Brownfield	
			brownfield	
Site Description: vacar	nt art deco office buildi	ng		
Ownership: private				
Planning History: zone		T		
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	Unlikely		
	Topography	Flat		
Environmental	Character/visual	No adverse impact		
impact	impact	<u> </u>		
	Natural heritage	No adverse impact – key trees to be retained		
	Built heritage	Building is loca	lly listed	
	Other	N/A		
Infrastructure capacity		Suitable		
Access to local facilities	es	Good – convenience store within 5 minutes		
		walk		
	Public transport accessibility		Good - bus stop nearby - hourly service	
Panel's view on suitability for housing,		Suitable for housing – 16 units		
potential capacity				
	Potential timescale for delivery		2011-16	
Constraints to develop	ment	None		



SITE REF: K039 COMBERTON PLACE, COMBERTON HILL





	1	_		
Settlement:	Site Ref: K039	Grid ref:	Site Area: 0.105 Ha	
Kidderminster		383759		
		276319		
Site Address: Combert	on Place, Comberton I	∃ill,	Within or adjoining	
Kidderminster			settlement:	
Ward: Greenhill			Yes	
Current or previous us	e: retail block with office	ces over	Greenfield/Brownfield	
			brownfield	
Site Description: row o	f 2-storey flat-roofed u	nits with retail at	ground floor and offices over	
near station				
Ownership: Wyre Fores	st District Council			
Planning History: none	of relevance			
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	Unlikely		
	Topography	Gently sloping		
Environmental	Character/visual	No adverse impact –		
impact	impact	Potential for improvement to street scene		
	Natural heritage	No adverse impact		
	Built heritage	No		
	Other	No		
Infrastructure capacity	1	Suitable		
Access to local facilities	es	Good – within Comberton Hill District Centre		
Public transport acces	sibility	Good – bus stop adjacent ; railway station		
-		adjacent		
Panel's view on suitab	Panel's view on suitability for housing,		Unlikely to be viable as housing; likely to	
potential capacity		remain in commercial use		
Potential timescale for	Potential timescale for delivery		N/A	
Constraints to develop	ment	Not viable as housing		



SITE REF: K040 LONG MEADOW MILLS, DIXON STREET



Site Ref: K040	Grid ref:	Site Area: 1.356 Ha	
	383378		
	276089		
adow Mills, Dixon Stre	et,	Within or adjoining	
		settlement:	
		Yes	
e: small business uses	s in converted	Greenfield/Brownfield	
		brownfield	
ccupied site containing	g number of smal	Il businesses adjacent newly	
permarket and car parl	<		
of relevance – in KTC	.4 mixed use are	a	
Vehicular access	Good		
Flood risk	Zone 3 affecs h	alf of site	
Contamination	Likely		
Topography	Flat		
Character/visual	No adverse impact		
impact	·		
Natural heritage	No adverse impact – potential to improve		
_	wildlife corridor	·	
Built heritage	Locally listed bu	uilding adjacent	
Other	N/A		
,	Suitable		
es	Good – within town centre		
sibility	Good – bus stop within 5 minutes walk		
ility for housing,	Not considered by panel to be suitable for		
potential capacity		suggested it should remain in	
		es	
delivery	N/A		
Constraints to development		Fully occupied employment site – not viable	
	to redevelop		
	adow Mills, Dixon Stree e: small business uses occupied site containing permarket and car park of relevance – in KTC Vehicular access Flood risk Contamination Topography Character/visual impact Natural heritage Other es sibility ility for housing,	adow Mills, Dixon Street, accupied site containing number of smather and car park corrected of relevance – in KTC.4 mixed use are permarket and car park cof relevance – in KTC.4 mixed use are permarket access and permarket access. Contamination Likely Topography Flat Character/visual impact No adverse impact	



SITE REF: K049 207 BIRMINGHAM ROAD, KIDDERMINSTER



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



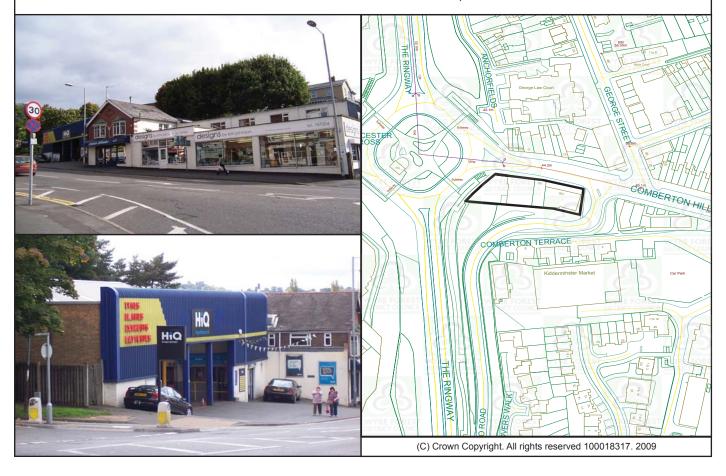
SITE REF: K050 CHESTER ROAD BOWLING CLUB



Cattlanaant	Cita Data KOFO	Out at works	Cita Arras 0 400 Ha
Settlement:	Site Ref: K050	Grid ref:	Site Area: 0.426 Ha
Kidderminster		384136	
Cita Addusas Chastan	Daniel Danielia a Olivia Oli	276906	\A/ithin ou adiainin
Site Address: Chester	Road Bowling Club, Cr	nester Road	Within or adjoining
North, Kidderminster			settlement:
Ward: Greenhill	D	0! - 0 - -	Yes Constitution (Color
Current or previous us	se: Bowling Green and	Social Club	Greenfield/Brownfield greenfield
Site Description: Bowl	ing club and green with	car park surrour	nded by residential
development			
Ownership: private	<u> </u>		
	e of relevance – schem	e for affordable h	ousing being drawn up – is
zoned residential			- - ·
Physical	Vehicular access	Good	
Characteristics	Flood risk	No	
	Contamination	No	
	Topography	Flat	
Environmental	Character/visual	No adverse impact	
impact	impact		
	Natural heritage	Potential impac	t with loss of green space
	Built heritage	N/A	
	Other	Loss of sports f	acility – will need to be
		replaced	
Infrastructure capacit	У	suitable	
Access to local facilities		Good – local shop within 10 minutes walk	
Public transport acces	Public transport accessibility		p adjacent – hourly service
Suitability for housing	, potential capacity	Suitable for hou	using – 33 units
	Potential timescale for delivery		
Constraints to deliver	y	Funding; need for replacement bowling	
	-	facility	



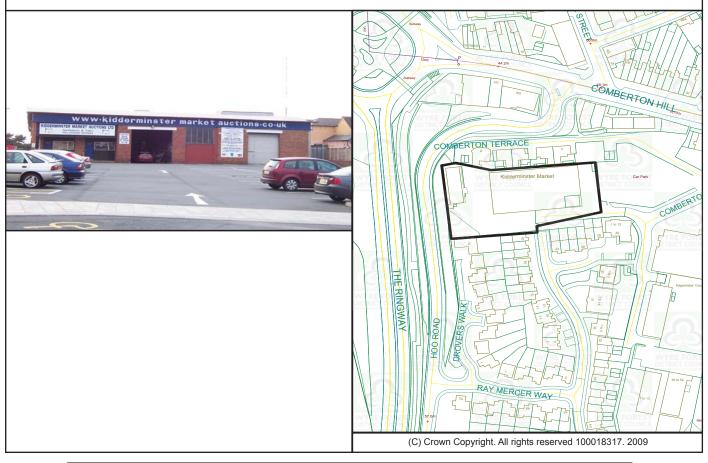
SITE REF: K051 100- 102 COMBERTON HILL, KIDDERMINSTER



Settlement:	Site Ref: K051	Grid ref:	Site Area: 0.142 Ha
Kidderminster		383550	
		276390	
Site Address: 100-102 Comberton Hill, Kidder		rminster	Within or adjoining
Ward: Greenhill			settlement:
			Yes
Current or previous	use: shops and tyres/ex	hausts	Greenfield/Brownfield
workshop	-		brownfield
Site Description: var	ous commercial uses in	Comberton Hil	I district centre with residential
uses to rear			
Ownership: private			
Planning History: no	ne of relevance		
Physical	Vehicular access	Good – direc	t from Comberton Hill
Characteristics	Flood risk	No	
	Contamination	possible	
	Topography	sloping	
Environmental	Character/visual	No adverse impact –	
impact	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 capac	ty	suitable	
Access to local facili	ties	Good – adjacent town centre	
Public transport acc	essibility	Good – on bus route – bus stop nearby –	
		high frequency service; also adjacent railway	
		station	
Panel's view on suitability for housing,		Suitable for mixed uses including housing –	
potential capacity		likely to fall below SHLAA threshold	
Potential timescale f	Potential timescale for delivery		
Constraints to delive	ry	Existing commercial occupiers; constrained	
		site	



SITE REF: K052 KIDDERMINSTER MARKET AUCTIONS, COMBERTON PLACE



Settlement:	Site Ref: K052	Grid ref:	Site Area: 0.443 Ha	
Kidderminster		383519		
		276279		
Site Address: Kiddermi	nster Market Auctions,	Comberton	Within or adjoining	
Place, Kidderminster			settlement:	
Ward: Greenhill			Yes	
Current or previous us	e: auction sheds		Greenfield/Brownfield brownfield	
Site Description: auction	on sheds adjacent new	residential and n	nagistrates court plus car park	
Ownership: private				
Planning History: none	of relevance			
Physical	Vehicular access	reasonable - of	ff Comberton Place	
Characteristics	Flood risk	No		
	Contamination	Not known		
	Topography	Flat		
Environmental	Character/visual	No adverse impact –		
impact	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	es	Good – adjacent town centre		
Public transport acces	sibility	Good – bus stop within 5 minutes walk – on		
		high frequency route; also adjacent railway		
	station			
Suitability for housing,		Suitable for housing – 25 units		
Potential timescale for	Potential timescale for delivery		2016-21	
Constraints to delivery	1	Existing occupier; telecoms equipment		



SITE REF: K061 HARRIERS TRADING ESTATE, STADIUM CLOSE



Settlement:	Site Ref: K061	Grid ref:	Site Area: 0.529 Ha	
Kidderminster	Site Hel. Nool	383691	Site Area. 0.329 Ha	
Ridderminster		276098		
Site Address: Harriers	Tradina Estato, Stadiu		Within or adjoining	
Kidderminster	rrading Estate, Stadiu	iii Giose,	settlement:	
Ward: Greenhill			•••••	
	an ana all lavratura a contra		Yes	
Current or previous us	e: smaii business unit	S	Greenfield/Brownfield	
			brownfield	
	it small business units	 adjacent railwa 	y and residential development	
Ownership: private				
Planning History: perm			greement	
Physical	Vehicular access	Reasonable		
Characteristics	Flood risk	No		
	Contamination	Possibly		
	Topography	Flat		
Environmental	Character/visual	No adverse impact – improved streetscene		
impact	impact			
	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		2011-16		
Constraints to delivery			None	
Constraints to delivery		1.13110		



SITE REF: K071 274 HOO ROAD, KIDDERMINSTER



Settlement:	Site Ref: K071	Grid ref:	Site Area: 0.181 Ha	
Kidderminster		383404	0.007.00.00.00.00.00	
		275848		
Site Address: 274 Hoo	Road Kidderminster	270010	Within or adjoining	
Ward: Greenhill	rioda, riiddorriiriotor		settlement:	
Ward: Greenini			Yes	
Current or previous us	e: house and garden		Greenfield/Brownfield	
Carront or providuo do	or nodes and garden		brownfield	
Site Description: awkw	ard shaped residential	redevelopment r	blot surrounded by residential	
development with flats a		rodo volopinoni p	not burrourided by recidential	
Ownership: private				
Planning History: previ	ous enquiry to redevel	op considered to	be overdevelopment	
Physical	Vehicular access	Poor		
Characteristics	Flood risk	n/a		
	Contamination	no		
	Topography	Quite steep		
Environmental	Character/visual	Potential overlooking problems – backland		
impact	impact	development		
	Natural heritage	No adverse impact		
	Built heritage	n/a		
	Other	n/a		
Infrastructure capacity		suitable		
Access to local facilities	es	Good – local shop within 5 minutes walk		
Public transport acces	sibility	Good – bus stop within 5 minutes walk –		
•		hourly service		
Panel's view on suitab	ility for housing,	Not viable for redevelopment		
potential capacity				
Potential timescale for	delivery	N/A		
Constraints to delivery	Constraints to delivery		Access; overlooking issues; backland development	
	·			



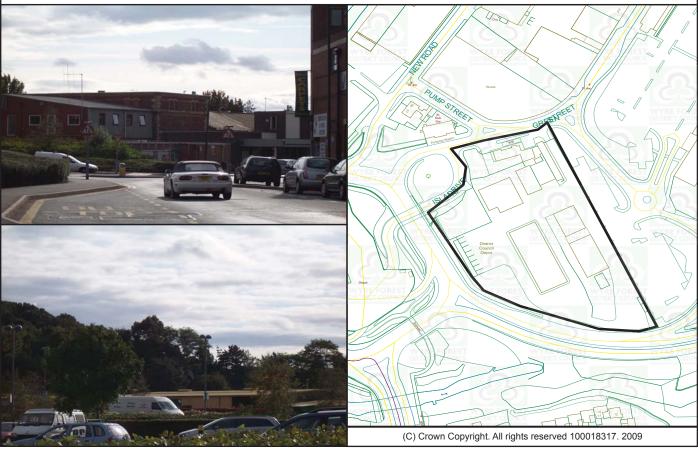
SITE REF: K073 FRANK STONE BUILDING, GREEN STREET



Settlement:	Site Ref: K073	Grid ref:	Site Area: 0.321 Ha
Kidderminster	Sile nei: NU/3	383286	Site Area: 0.321 Fla
Ridderminster		276189	
Site Address: Frank Stone building, Green Street,			Within or adjoining
Kidderminster	one building, Green Sti	reet,	Within or adjoining settlement:
Ward: Greenhill			Yes
Current or previous us	a: vacant commercial	huilding	Greenfield/Brownfield
•		J	brownfield
Site Description: vacar	nt commercial building	adjacent Long M	leadow Mills estate and new
supermarket			
Ownership: private			
Planning History: none	of relevance – potenti	al redevelopmen	t site
Physical	Vehicular access	Good	
Characteristics	Flood risk	Zone 3 affects	whole of site
	Contamination	Likely	
	Topography	Flat	
Environmental	Character/visual	No adverse impact – removal of derelict	
impact	impact	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	es	Good – within town centre	
Public transport acces	sibility	Good – bus stop within 5 minutes walk –	
		frequent service	
Panel's view on suitab	ility for housing,	Panel did not consider site suitable for	
potential capacity		residential use - however viable commercial	
		use for entire site unlikely in current market N/A	
Potential timescale for	Potential timescale for delivery		
Constraints to delivery	Constraints to delivery		of marketability



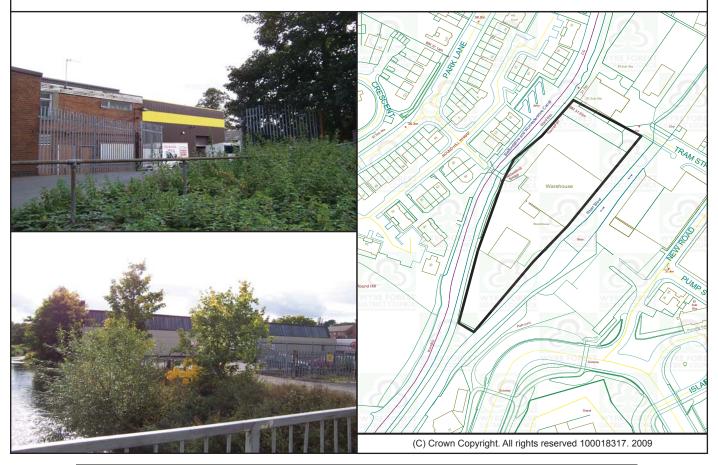
SITE REF: K083, COUNCIL DEPOT, GREEN STREET



Settlement:	Site Ref: K083	Grid ref:	Site Area: 1.268 Ha
Kidderminster		383140	
		275771	
Site Address: Council	Depot, Green Street, K	lidderminster	Within or adjoining
Ward: Greenhill			settlement:
			Yes
Current or previous u	ise: council depot		Greenfield/Brownfield
			brownfield
	ncil depot and offices ac	djacent ring road	and DIY superstore
Ownership: Wyre Fore			
		for general town	centre uses – may become
surplus to requirement			
Physical	Vehicular access	good	
Characteristics	Flood risk	Zone 2 affects	rear of site – spur of River
		Stour is culvert	ed
	Contamination	Unknown	
	Topography	Flat	
Environmental	Character/visual	No adverse impact - potential to improve	
impact	impact	streetscene	
	Natural heritage	No potential ac	lverse impact
	Built heritage	Adjacent locally	y listed building
	Other	N/A	
Infrastructure capacit		Suitable	
Access to local facilit	ies	Good – within town centre	
Public transport acce	essibility	Good – bus stops within 5 minutes walk –	
		high frequency	
Panel's view on suita	bility for housing,		I suitable for housing due to
potential capacity		location	
Potential timescale for	<u> </u>	N/A	
Constraints to delive	ry	N/A	



SITE REF: K098 CARTERS, TRAM STREET OFF NEW ROAD



Settlement: Kidderminster	Site Ref: K098	Grid ref: 382895	Site Area: 0.767 Ha
		276009	
Site Address: Carters,	Tram Street, off New F	Road,	Within or adjoining
Kidderminster			settlement:
Ward: Greenhill			Yes
Current or previous us	e: furniture store		Greenfield/Brownfield brownfield
Site Description: furnite	ure store and car park	on land between	Staffs. & Worcs. Canal and
River Stour with housing	development adjacen	t	
Ownership: private			
Planning History: site			ring Local Plan Review
Physical	Vehicular access	Reasonable	
Characteristics	Flood risk	Zones 3 – affec	cts 1/3 of site
	Contamination	Unknown	
	Topography	Flat	
Environmental	Character/visual	Development would potentially improve street	
impact	impact	scene and canal setting	
	Natural heritage	Impact on adjacent SWS along River Stour and Canal	
	Built heritage	N/A	
	Other	Electricity sub-s	station adjacent
Infrastructure capacity		suitable	
Access to local facilities		Good – within town centre	
Public transport acces	sibility	Good – bus stop within 5 minutes walk –	
		frequent services	
Panel's view on suitability for housing,			e for residential at upper
potential capacity		floors- up to 20 units	
Potential timescale for delivery		2016-21	
Constraints to delivery	<u> </u>	Existing occupier; flood risk	



SITE REF: K113 NETTO AND PET STORE, NEW ROAD



Settlement: Kidderminster	Site Ref:K113	Grid ref: 382950	Site Area: 0.684 Ha
Site Address: Netto and pet store, New Road, Ward: Greenhill		275904 Kidderminster	Within or adjoining settlement: Yes
Current or previous us	e: retail and car park		Greenfield/Brownfield brownfield
Site Description: small employment uses	out-of-centre retail are	a adjacent River	Stour and various
Ownership: private	-fuels as a		
Planning History: none			
Physical	Vehicular access	Good	
Characteristics	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	1	Suitable	
Access to local facilities	es	Good – within town centre	
Public transport accessibility		Good – bus stop within 5 minutes walk – high frequency	
Panel's view on suitab	ility for housing,	Only considered suitable for housing if part	
potential capacity		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



Settlement:	Site Ref:K124	Grid ref:	Site Area: 0.02 Ha
Kidderminster	Olto Hollik 12 1	383796	Ollo Albai oloz Ha
raddiminotor		276733	
Site Address: workshop	o to rear of 41 Clarence		Within or adjoining
Kidderminster		J G.: 331,	settlement:
Ward: Greenhill			Yes
Current or previous us	e: car repair workshop)	Greenfield/Brownfield
			brownfield
Site Description: works	shop accessed down si	de of housing ter	race in residential street
Ownership: private	'		
Planning History: appli	cation for 2 dwellings r	efused – backlar	nd development
Physical	Vehicular access	Poor	·
Characteristics	Flood risk	No	
	Contamination	Unknown	
	Topography	Flat	
Environmental	Character/visual	Potential adverse impact on neighbouring	
impact	impact	dwellings	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity	,	suitable	
Access to local facilities	es	Good – local shop within 5 minutes walk;	
		town centre within walking distance	
Public transport acces	sibility	Good – bus stop within 5 minutes walk on	
		hourly route	
Panel's view on suitab	ility for housing,	Not considered suitable for housing due to	
potential capacity		overlooking issues. Falls below threshold for SHLAA.	
Potential timescale for	5	N/A	
Constraints to delivery	<u> </u>	N/A	



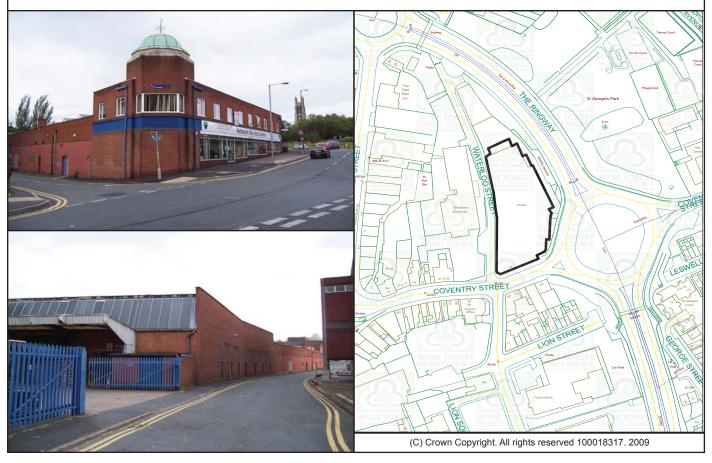
SITE REF: K135 MCF COMPLEX AND BED CITY, NEW ROAD



Settlement:	Site Ref:K135	Grid ref:	Site Area: 0.798 Ha
Kidderminster	One Helintio	383101	Olic Alcui 0.750 Ha
Maderinister		276090	
Site Address: MCF Cor	nnlex and Red City N		Within or adjoining
Kidderminster	iipiox and bod oity, it	ow rioda,	settlement:
Ward: Greenhill			Yes
Current or previous us	a: retail and small hus	inassas	Greenfield/Brownfield
ourient of previous us	C. Totali and Sinali bus	11103303	brownfield
Site Description: variou	is employment and ret	ail uses, some in	0.011
adjacent River Stour plus		ian acce, como m	Converted darpet mile
Ownership: private	o our parking		
Planning History: in KT	C.4 mixed use area		
Physical	Vehicular access	Good	
Characteristics	Flood risk	Zones 3 affects ½ of site	
	Contamination	Unknown	
	Topography	Flat	
Environmental	Character/visual	Potential to improve streetscene with	
impact	impact	redevelopment of frontage	
	Natural heritage	Potential impact on River Stour SWS	
	Built heritage	Castle Mills is v	worthy of conversion;
	Other	N/A	-
Infrastructure capacity		Suitable	
Access to local facilities	es	Good – within town centre	
Public transport accessibility		Good – bus stop adjacent – frequent service	
Panel's view on suitability for housing,		MCF complex deemed suitable for residential	
potential capacity		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



Settlement:	Site Ref:K146	Grid ref:	Site Area: 0.295 Ha
Kidderminster		383391	
		276843	
Site Address: Cheshire	s, Coventry Street, Kid	lderminster	Within or adjoining
Ward: Greenhill			settlement:
			Yes
Current or previous us	e: office suppliers with	small retail	Greenfield/Brownfield
frontage			brownfield
	ng works and office sup	oply business, ad	jacent telephone exchange,
retail and ring road			
Ownership: private			
Planning History: none	l		ses
Physical	Vehicular access	Good	
Characteristics	Flood risk	No	
	Contamination	Unknown	
	Topography	Gently sloping	
Environmental	Character/visual	Landmark site – any redevelopment needs to	
impact	impact	address frontage to ring road	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity	1	Available	
Access to local facilities	es	Good – within town centre	
Public transport accessibility		Good - main bus stops within 5 minutes walk	
Panel's view on suitab	ility for housing,	Considered suitable for housing at upper	
potential capacity			S
Potential timescale for	delivery	2021-26	
Constraints to delivery		N/A	



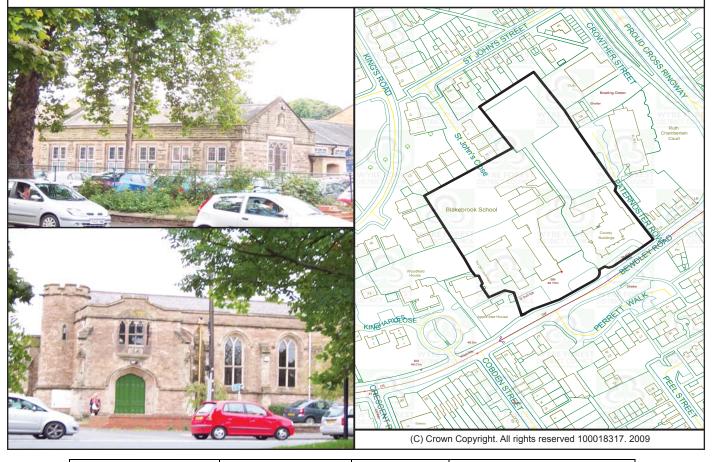
SITE REF: K057 LAND OFF BROOMFIELD CLOSE, KIDDERMINSTER



Settlement: Kidderminster	Site Ref: K057	Grid ref: 381802 277183	Site Area: 0.786 Ha
Site Address: land off Broomfield Close, Kidderminster Ward: Habberley & Blakebrook			Within or adjoining settlement: Yes
Current or previous us outbuildings	· ·		Greenfield/Brownfield brownfield
Site Description: appear housing, bowling green		of 76 Broomfield	Road – surrounded by
Ownership: private			. 5.
Planning History: zone			al Plan
Physical Characteristics	Vehicular access	Very poor	
Characteristics	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	es	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,		Not suitable due to ground conditions and	
potential capacity		access issues	
Potential timescale for delivery		N/A	
Constraints to delivery	I	N/A	



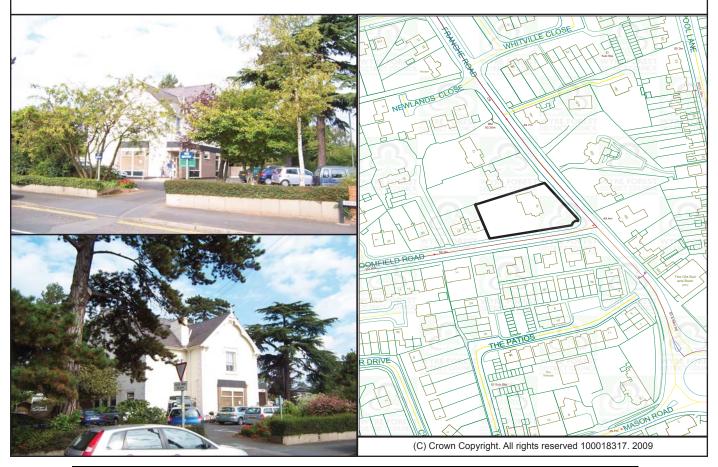
SITE REF: K074 BLAKEBROOK SCHOOL AND COUNTY BUILDINGS, BEWDLEY ROAD



Settlement:	Site Ref: K074	Grid ref:	Site Area: 1.315 Ha	
Kidderminster		382409 276654		
Site Address: Blakebro	Site Address: Blakebrook School and County I		Within or adjoining	
Bewdley Road, Kidderm		_	settlement:	
Ward: Habberley & Blak	kebrook		Yes	
Current or previous us	e: special school and	registry office	Greenfield/Brownfield brownfield	
Site Description: speci	al school and neighbοι	uring complex inc	luding registry office and car	
park adjacent retail and				
Ownership: Worcesters	shire County Council			
	of relevance – site kn		s to requirements post 2011	
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	Unlikely		
	Topography	Flat		
Environmental	Character/visual	Potential adverse impact – number of		
impact	impact	buildings are listed or worthy of retention.		
		However, these could be integrated into well-		
		designed scheme.		
	Natural heritage		se impact - TPO	
	Built heritage		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 hou	using – above 50 units	
Potential timescale for	Potential timescale for delivery			
Constraints to delivery		Site release dependant on new school being built elsewhere		



SITE REF: K076 AYLMER LODGE SURGERY, FRANCHE ROAD



Settlement:	Site Ref: K076	Grid ref:	Site Area: 0.172 Ha
Kidderminster		382210	
		277171	
Site Address: Aylmer L	odge Surgery, Franche	Road,	Within or adjoining
Kidderminster			settlement:
Ward: Habberley & Blak	kebrook		Yes
Current or previous us	e: Doctors' surgery		Greenfield/Brownfield
			brownfield
	e in use as doctors' sur	gery with parking	and housing surrounding
Ownership: PCT			
Planning History: none	of relevance – surgery	y expected to rela	ocate to central location
Physical	Vehicular access	Good	
Characteristics	Flood risk	No	
	Contamination	unlikely	
	Topography	flat	
Environmental	Character/visual	No adverse impact – potential to remove	
impact	impact	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	es	Reasonable – shops within walking distance	
Public transport accessibility		Good – bus stop within 5 minutes walk – half	
		hourly service	
	Panels' view on suitability for housing,		using – but likely to fall below
potential capacity		SHLAA thresho	old
Potential timescale for delivery		N/A	
Constraints to delivery		Existing use as	Doctors' Surgery



SITE REF: K087 108 - 109 BEWDLEY HILL, KIDDERMINSTER



Settlement:	Site Ref: K087	Grid ref:	Site Area: 0.55 Ha
Kidderminster		381484	
	L	276250	
Site Address: 108-109	•	inster	Within or adjoining
Ward: Habberley & Blal	kebrook		settlement:
			Yes
Current or previous us	se: houses and garder	IS	Greenfield/Brownfield
			brownfield
Site Description: 2 hou	ises on main road with	large plots surro	unded by housing
Ownership: private			
Planning History: outli	ne application for 13 h	ouses (1 demolis	hed) approved subject to
Section 106.			
Physical	Vehicular access	Good – Highwa	ays consider access to be
Characteristics		acceptable	
	Flood risk	No	
	Contamination	unlikely	
	Topography	flat	
Environmental	Character/visual	Proposed layout will not adversely affect	
impact	impact	character or streetscene	
	Natural heritage	No loss or dam	age to protected trees
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity	<u>. </u>	suitable	
Access to local faciliti		Good – convenience store within 5-10	
		minutes walk	
Public transport acces	sibility	Good – bus stop within 5 moms. Walk – half	
•		hourly service	
Panel's view on suitability for housing,		Suitable for hou	using - 13 dwellings
potential capacity			5
Potential timescale for	delivery	2011-16	
Constraints to delivery	•	N/A	
oonen unite te uenrer j			



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



Site Address: Land west of The Lea, Kidderminster Ward: Habberley & Blakebrook Current or previous use: pastureland Site Description: farmland adjoining edge of built-up area in Green Belt Ownership: private Planning History: none of relevance Physical Characteristics Flood risk Contamination Injudely Topography Undulating Environmental impact Impact Natural heritage Built heritage N/A Infrastructure capacity Access to local facilities Panel's view on suitability for housing, potential dapacity Potential timescale for delivery N/A Within or adjoining settlement: Within or adjoining settlement: Within or adjoining settlement: Yes Breatlement: Yes Greenfield Breant: Yes Greenfield Breant: Yes Greenfield/Brownfield green Belt Orden Belt Within or adjoining settlement: Yes Within or adjoining settlement: Yes Creenfield/Brownfield green Belt Orden Belt Within or adjoining settlement: Yes Breasonable Potential adverse impact on views across to Bewdley and Habberley Potential adverse impact – loss of important green wedge N/A Unknown Reasonable – local shop within 15 minutes walk - high frequency route Panel's view on suitability for housing, potential capacity No requirement for urban extensions; contrary to emerging policy	Settlement:	Site Ref:K125	Grid ref:	Cite Avec: 1 EC IIe	
Site Address: Land west of The Lea, Kidderminster Ward: Habberley & Blakebrook Current or previous use: pastureland Site Description: farmland adjoining edge of built-up area in Green Belt Ownership: private Planning History: none of relevance Physical Characteristics Flood risk Contamination Topography Undulating Environmental impact Natural heritage Built heritage N/A Other Infrastructure capacity Access to local facilities Panel's view on suitability for housing, potential capacity Potential adverse impolicy Reasonable – local shop within 5 minutes walk No requirement for urban extensions; contrary to emerging policy Potential timescale for delivery N/A Within or adjoining settlement: Yes Within or adjoining settlement: Yes Within or adjoining settlement: Yes Rerenfield/Brownfield greenfield Reasonable Potential adverse impact on views across to important green wedge N/A Unknown Reasonable – local shop within 15 minutes walk - high frequency route Potential timescale for delivery N/A		Site Ref:K125	J	Site Area: 1.56 Ha	
Site Address: Land west of The Lea, Kidderminster Ward: Habberley & Blakebrook Current or previous use: pastureland Site Description: farmland adjoining edge of built-up area in Green Belt Ownership: private Planning History: none of relevance Physical Characteristics Flood risk Contamination Topography Undulating Environmental impact Matural heritage Dille Heritage Other N/A Infrastructure capacity Public transport accessibility Panel's view on suitability for housing, potential capacity Potential timescale for delivery Potential timescale for delivery Within or adjoining settlement: Yes Greenfield/Brownfield greenfield Green Belt Other Dalle Uniterious and Green Belt Other Dalle Uniterious	Kladerminster				
Ward: Habberley & Blakebrook Current or previous use: pastureland Site Description: farmland adjoining edge of built-up area in Green Belt Ownership: private Planning History: none of relevance Physical Characteristics Plood risk Contamination Topography Undulating Environmental impact Natural heritage Natural heritage Built heritage N/A Other N/A Infrastructure capacity Access to local facilities Panel's view on suitability for housing, potential timescale for delivery N/A Current or previous use: pastureland Green field/Brownfield greenifield Greenfield/Brownfield green Belt Oreen Belt Oreen Belt One Beasonable Flood risk No Contamination Unlikely Topography Undulating Potential adverse impact on views across to impact adverse impact — loss of important green wedge N/A Other N/A No Other N/A No Good – bus stop within 15 minutes walk - high frequency route Panel's view on suitability for housing, contrary to emerging policy Potential timescale for delivery N/A	0: 411	<u> </u>		147	
Current or previous use: pastureland Site Description: farmland adjoining edge of built-up area in Green Belt Ownership: private Planning History: none of relevance Physical Characteristics Flood risk Contamination Topography Undulating Environmental impact Impact Bewdley and Habberley Natural heritage Built heritage Built heritage N/A Other N/A Infrastructure capacity Access to local facilities Panel's view on suitability for housing, potential capacity Potential timescale for delivery N/A Green in Green Belt Green is Green in Green Belt Green is Green is Green Belt Green Belt Orden Beasonable Potential adverse impact on views across to impact adverse impact – loss of important green wedge N/A Other N/A Flagsonable – local shop within 15 minutes walk - high frequency route Panel's view on suitability for housing, contrary to emerging policy Potential timescale for delivery N/A			iinster		
Current or previous use: pastureland Site Description: farmland adjoining edge of built-up area in Green Belt Ownership: private Planning History: none of relevance Physical Characteristics Flood risk No Contamination Unlikely Topography Undulating Environmental impact Bewdley and Habberley Natural heritage N/A Other N/A Infrastructure capacity Unknown Access to local facilities Reasonable - local shop within 15 minutes walk Public transport accessibility for housing, potential capacity Potential impact prequency route Reasonable - local shop within 5 minutes walk - high frequency route Potential timescale for delivery N/A	ward: Habberley & Blak	Kebrook			
Site Description: farmland adjoining edge of built-up area in Green Belt Ownership: private Planning History: none of relevance Physical Characteristics Flood risk No Contamination Unlikely Topography Undulating Environmental impact Bewdley and Habberley Natural heritage Potential adverse impact on views across to impact 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 for housing, potential capacity Potential timescale for delivery N/A N/A					
Site Description: farmland adjoining edge of built-up area in Green Belt Ownership: private Planning History: none of relevance Physical Characteristics Flood risk No Contamination Unlikely Topography Undulating Environmental impact Bewdley and Habberley Natural heritage N/A Built heritage N/A Infrastructure capacity Unknown Access to local facilities Reasonable – local shop within 15 minutes walk Public transport accessibility for housing, potential capacity Potential timescale for delivery N/A No requirement for urban extensions; contrary to emerging policy Potential timescale for delivery N/A	Current or previous us	e: pastureland			
Planning History: none of relevance					
Planning History: none of relevance Physical Vehicular access Reasonable Characteristics Flood risk No Contamination Unlikely Topography Undulating Environmental impact Bewdley and Habberley Natural heritage 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 N/A Potential timescale for delivery N/A		and adjoining edge of I	built-up area in G	reen Belt	
Physical Characteristics Flood risk No Unlikely					
Characteristics					
Contamination Unlikely		Vehicular access	Reasonable		
Topography 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 N/A Potential timescale for delivery N/A	Characteristics	Flood risk	No		
Character/visual impact Description Potential adverse impact on views across to Bewdley and Habberley Potential adverse impact – loss of important green wedge		Contamination	Unlikely		
impact Natural heritage Potential adverse impact — loss of important green wedge Built heritage N/A Other N/A Infrastructure capacity 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 N/A No requirement for urban extensions; contrary to emerging policy N/A		Topography	Undulating		
Natural heritage	Environmental	Character/visual	Potential adverse impact on views across to		
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	impact	impact	Bewdley and Habberley		
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	-	Natural heritage	Potential adverse impact – loss of important		
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					
Other N/A		Built heritage			
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					
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	Infrastructure capacity	1	Unknown		
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			Reasonable – local shop within 15 minutes		
Panel's view on suitability for housing, potential capacity Potential timescale for delivery frequency route No requirement for urban extensions; contrary to emerging policy N/A					
Panel's view on suitability for housing, potential capacity Potential timescale for delivery frequency route No requirement for urban extensions; contrary to emerging policy N/A	Public transport accessibility		Good – bus stop within 5 minutes walk - high		
Panel's view on suitability for housing, potential capacity No requirement for urban extensions; contrary to emerging policy N/A		- ,			
potential capacity contrary to emerging policy Potential timescale for delivery N/A	Panel's view on suitab	Panel's view on suitability for housing.			
Potential timescale for delivery N/A					
·					
	·		N/A		



SITE REF: K030 SERVICE STATION, CHESTER ROAD SOUTH



Settlement: Kidderminster	Site Ref: K030	Grid ref: 383719	Site Area: 0.415 Ha	
		275804		
Site Address: Service S	Station, Chester Road	South,	Within or adjoining	
Kidderminster			settlement:	
Ward: Offmore & Comb			Yes	
Current or previous us	se: gas storage and se	cond-hand car	Greenfield/Brownfield	
sales and servicing			brownfield	
Site Description: service	es station in residentia	al area backing o	nto railway	
Ownership: private				
Planning History: none		1		
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	Very likely		
	Topography	Gently sloping		
Environmental	Character/visual	No adverse impact –		
impact	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,		Suitable for housing – 20 units		
potential capacity				
	Potential timescale for delivery		2011-16	
Constraints to development		Existing business occupying site;		
		decontaminatio	n costs	



SITE REF: K031 37-38 OLDNALL ROAD



Settlement:	Site Ref: K031	Grid ref:	Site Area: 0.473 Ha	
Kidderminster	Site her. Rosi	383996	Site Area. 0.473 Ha	
Riddellillister		275742		
Site Address: 37-38 OI	l dnall Road, Kiddermin		Within or adjoining	
Ward: Offmore & Comb	,	3(6)	settlement:	
ward: Omnore & Comb	ertori		Yes	
Current or previous us	e: detached dwellings	in large	Greenfield/Brownfield	
grounds	· ·	•	brownfield	
Site Description: detact	hed dwellings with slo	ping gardens bac	king onto golf course	
surrounded by housing	and flats			
Ownership: private				
	cation for 70-bed nurs	ing home on site	 allowed on appeal August 	
2008				
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	No		
	Topography	Gently sloping		
Environmental	Character/visual	Potential adverse impact on character of		
impact	impact	street scene if redeveloped		
	Natural heritage	Loss of large gardens and impact on		
		adjoining golf c	ourse	
	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		
	5		frequency	
Panel's view on suitability for housing,		N/A		
potential capacity				
Potential timescale for delivery		N/A		
Constraints to delivery		N/A – likely to be redeveloped for nursing		
		home when eco	onomy improves	



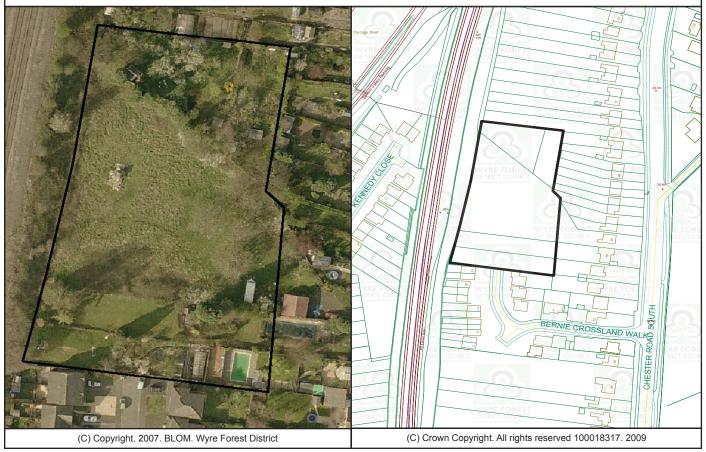
SITE REF: K062 LAND SOUTH OF BERNIE CROSSLAND WALK, CHESTER ROAD SOUTH



0-11	Oit - D-f-1/000	0-1-1	Oit - A 0 005 11-	
Settlement:	Site Ref: K062	Grid ref:	Site Area: 0.835 Ha	
Kidderminster		383651		
		275154		
Site Address: Land Sou		d Walk, Chester	Within or adjoining	
Road South, Kiddermins			settlement:	
Ward: Offmore & Combe	erton		Yes	
Current or previous us	e: rear gardens		Greenfield/Brownfield	
			mixed	
Site Description: rear g	ardens to houses on C	hester Road Sou	uth with access from recently-	
built cul-de-sac backing	onto railway		_	
Ownership: private				
Planning History: appli	cation for 42 dwellings	refused June 20	08 – not all of land considered	
to be previously develop	ed as some is no longe	er in use as gard	ens	
Physical	Vehicular access	Reasonable		
Characteristics	Flood risk	No		
	Contamination	Unlikely		
	Topography	Sloping		
Environmental	Character/visual	Little adverse ir	npact – would continue	
impact	impact	building line of Bernie Crossland Walk		
	Natural heritage	Adverse impact – loss of substantial rear		
		gardens backing onto railway corridor - and		
		number of trees	s. Several TPO trees on site	
	Built heritage	N/A		
	Other	N/A		
Infrastructure capacity		Suitable		
Access to local facilities	es	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 suitab	ility for housing,	Could be suitable if non-brownfield sites		
potential capacity	- - '	required in urban area; site capacity of 30		
. ,		units		
Potential timescale for delivery		2016-21		
Constraints to delivery	,		None other than pdl issue	
			p	



SITE REF: K072 LAND NORTH OF BERNIE CROSSLAND WALK



Settlement: Kidderminster	Site Ref: K072	Grid ref: 383591 275394	Site Area: 0.614 Ha
Site Address: land nort Kidderminster Ward: Offmore & Comb		Walk,	Within or adjoining settlement:
Current or previous us Road South			Greenfield/Brownfield mixed
adjacent railway line	owned by builders – on	ly southern 25%	of site still in garden use –
Ownership: private			
Planning History: none			as per site K062
Physical	Vehicular access	Reasonable	
Characteristics	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 suitab		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		ble for housing – 30 units – if sites required in urban areas
Potential timescale for delivery		2016-21	
Constraints to delivery	1	None other that	n pdl issue



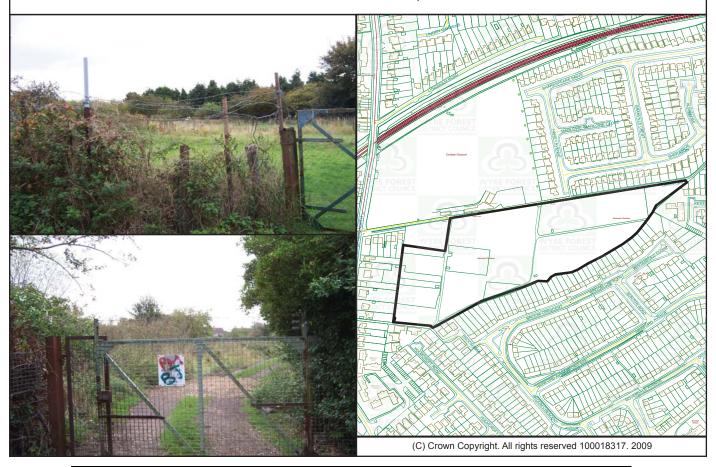
SITE REF: K089 KING CHARLES 1 SCHOOL, COMBERTON ROAD



Settlement:	Site Ref: K089	Grid ref:	Site Area: 5.813 Ha
Kidderminster	Olic Hell Roos	384227	Oite Area: 5.51511a
Ridderminster		276018	
Site Address: King Cha	rles I School, Comber		Within or adjoining
Kidderminster	ines i dendoi, doimbei	ion rioda,	settlement:
Ward: Offmore & Comb	erton		Yes
Current or previous us			Greenfield/Brownfield
-			brownfield
Site Description: school	ol buildings with playing	g fields surrounde	ed by residential development
Ownership: Worcesters			
Planning History: none	of relevance - school	may be relocate	d as part of BSF programme
Physical	Vehicular access	Good	
Characteristics	Flood risk	No	
	Contamination	unlikely	
	Topography	Gently sloping	
Environmental	Character/visual	Site lies within i	residential location
impact	impact	characterised by large plots	
	Natural heritage	Potential advers	se impact – blanket TPO on
			ss 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,		Suitable for housing – up to 200 dwellings –	
potential capacity		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



Settlement:	Site Ref: K096	Grid ref:	Site Area: 3.525 Ha	
Kidderminster		384377		
		276718		
Site Address: Offmore	Allotments, Chester Ro	oad North,	Within or adjoining	
Kidderminster			settlement:	
Ward: Offmore & Comb	erton		Yes	
Current or previous us	e: allotments		Greenfield/Brownfield	
			greenfield	
Site Description: privat	e allotments (Chester	Road Land Socie	ty) surrounded by residential	
 not all in productive us 				
Ownership: mainly priva	ate – multiple ownersh	ips – some plots	in Wyre Forest District Council	
ownership	-		·	
Planning History: none	of relevance			
Physical	Vehicular access	Poor		
Characteristics	Flood risk	No		
	Contamination	Unlikely		
	Topography	Flat		
Environmental	Character/visual	No adverse impact likely		
impact	impact			
	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	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,		Not considered suitable due to loss of		
potential capacity		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



Settlement: Kidderminster	Site Ref: K041	Grid ref: 381657	Site Area: 0.312 Ha
Riddenninster		275058	
Site Address: Rifle Ran	ige shops, Avon Road,	Kidderminster	Within or adjoining
Ward: Oldington & Fole	y Park		settlement:
			Yes
Current or previous us			Greenfield/Brownfield brownfield
Site Description: 1960s			on housing estate
Ownership: Wyre Fores			
		residential - pote	ntial redevelopment scheme
in conjunction with adjac			
Physical	Vehicular access	Good	
Characteristics	Flood risk	No	
	Contamination	No	
	Topography	Gently sloping	
Environmental	Character/visual	Improvement to street scene	
impact	impact		
	Natural heritage	No adverse imp	pact
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity	1	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,		Suitable for housing – potential capacity –	
potential capacity		see site K134	
Potential timescale for delivery		2011-16	
Constraints to develop	ment	Funding; existing occupiers	



SITE REF: K077 DOCTOR'S SURGERY, NORTHUMBERLAND AVENUE



Settlement:	Site Ref: K077	Grid ref:	Site Area: 0.136 Ha	
Kidderminster		382398	51.5 7 11 54.1 5.1 55 1 14	
		275361		
Site Address: Doctors'	Surgery, Northumberla	and Avenue.	Within or adjoining	
Kidderminster	3 77	,	settlement:	
Ward: Oldington & Fole	y Park		Yes	
Current or previous us			Greenfield/Brownfield	
-			brownfield	
Site Description: docto	rs' surgery on corner s	ite with small car	park – adjacent terraced	
housing				
Ownership: PCT				
			blus to requirements post 2011	
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	Unlikely		
	Topography	Flat		
Environmental	Character/visual	No adverse impact – potential to design		
impact	impact	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,		Suitable for hou	using – about 10 units	
potential capacity				
Potential timescale for	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



Settlement:	Site Ref: K100	Grid ref:	Site Area: 1.049 Ha	
Kidderminster	Site her: K100	382765	Site Area: 1.049 Ha	
Ridderminster		275124		
Site Address: land to re	ar of Empire House I		Within or adjoining	
Kidderminster	ai oi Lilipire House, L	isie Averiue,	settlement:	
Ward: Oldington & Fole	v Park		Yes	
Current or previous us		ea for adjacent	Greenfield/Brownfield	
businesses	c. informal parking ark	sa for adjacont	brownfield	
	nt site adjacent Staffs.	& Worcs, Canal r	partly used for parking for	
small businesses at Emp				
Ownership: private			,	
	of relevance – site all	ocated for emplo	yment uses – ELR suggested	
site may be suitable for		•	,	
Physical	Vehicular access	Reasonable		
Characteristics	Flood risk	No		
	Contamination	Unknown		
	Topography	Flat		
Environmental	Character/visual	Tall former carpet factory to west of site		
impact	impact	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		
<u> </u>	B II I I I I I I I I I I I I I I I I I		within 10 minutes walk	
Panel's view on suitability for housing,			suitable for housing due to	
potential capacity		adjacent uses		
	Potential timescale for delivery		N/A	
Constraints to delivery		N/A		



SITE REF: K101 OASIS ARTS & CRAFTS, GOLDTHORN ROAD



Settlement:	Site Ref: K101	Grid ref:	Site Area: 1.801 Ha
Kidderminster		382121	
		275049	
Site Address: Oasis Art	ts & Crafts, Goldthorn	Road,	Within or adjoining
Kidderminster			settlement:
Ward: Oldington & Foley			Yes
Current or previous us	e: modern industrial u	nits	Greenfield/Brownfield
			brownfield
Site Description: mode	rn industrial units surro	ounded by housir	ng
Ownership: private			
Planning History: none		tly zoned for emp	loyment uses – ELR
recommended retention			
Physical	Vehicular access	Good	
Characteristics	Flood risk	No	
	Contamination	Unknown	
	Topography	Gently sloping	
Environmental	Character/visual	Together with adjoining site K102,	
impact	impact	redevelopment for residential would improve	
	-	the streetscene	
	Natural heritage	No potential adverse impact	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity	1	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,		May be suitable for housing - up to 100	
potential capacity		dwellings (including adjoining site K102)	
Potential timescale for delivery		2021-26	
Constraints to delivery		Existing occupiers	



SITE REF: K102 REILLOC CHAIN, STOURPORT ROAD



Site Address: Reilloc Chain, Stourport Road, Kidderminster Within or adjoining settlement: Yes	Settlement:	Site Ref: K102	Grid ref:	Site Area: 0.891 Ha
Site Address: Reilloc Chain, Stourport Road, Kidderminster Ward: Oldington & Foley Park Current or previous use: old industrial units 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 Together with adjoining site, redevelopment impact for residential would improve the street scene Natural 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 timescale for delivery 2021-26	Kidderminster		382329	
Ward: Oldington & Foley Park Current or previous use: old industrial units 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 Flood risk No Contamination Topography Gently sloping Environmental impact Impact No potential would improve the street scene Natural heritage No potential adverse impact N/A Infrastructure capacity Access to local facilities Public transport accessibility Potential capacity Potential timescale for delivery 2021-26			275102	
Ward: Oldington & Foley Park Current or previous use: old industrial units 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 Flood risk No Contamination Topography Gently sloping Environmental impact Impact No potential would improve the street scene Natural heritage No potential adverse impact N/A Infrastructure capacity Access to local facilities Public transport accessibility Potential capacity Potential timescale for delivery 2021-26	Site Address: Reilloc C	hain. Stourport Road.	Kidderminster	Within or adjoining
Current or previous use: old industrial units Greenfield/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 Flood risk No Contamination Topography Gently sloping Environmental impact Impact Natural heritage No potential adverse impact No Cher N/A Infrastructure capacity Access to local facilities Public transport accessibility Panel's view on suitability for housing, potential timescale for delivery Potential timescale for delivery Site Description: Greenfield/Brownfield brownfield Brown				, ,
Site Description: brick-built industrial units with housing and allotments adjacent site K101 Ownership: private	3	,		Yes
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 Vehicular access Good Characteristics Flood risk No Contamination Unknown Topography Gently sloping Environmental impact 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 Potential timescale for delivery 2021-26	Current or previous us	e: old industrial units		Greenfield/Brownfield
Planning History: none of relevance – currently zoned for employment uses – ELR recommended retention for employment uses	-			brownfield
Planning History: none of relevance – currently zoned for employment uses – ELR recommended retention for employment uses Physical Vehicular access Good Characteristics Flood risk No Contamination Unknown Topography Gently sloping Environmental 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 Potential timescale for delivery 2021-26	Site Description: brick-	built industrial units wit	h housing and al	lotments adjacent site K101
Physical Characteristics Vehicular access Good	Ownership: private			
Physical Characteristics Flood risk No Unknown Topography Gently sloping			ly zoned for emp	loyment uses – ELR
Characteristics				
Contamination Topography Gently sloping Environmental impact Impact Character/visual impact Impact Character/visual impact Impact Suilt heritage Built heritage Other N/A Other N/A Infrastructure capacity Access to local facilities Public transport accessibility Panel's view on suitability for housing, potential timescale for delivery Contamination Unknown Together with adjoining site, redevelopment for residential would improve the street scene No potential adverse impact N/A Suitable Suitable Good – shops within 5 minutes walk Good – bus stop adjacent – high frequency route May be suitable for housing - see site K101 Potential timescale for delivery 2021-26		Vehicular access	Good	
Topography Gently sloping	Characteristics	Flood risk	No	
Character/visual impact Together with adjoining site, redevelopment for residential would improve the street scene Natural heritage No potential adverse impact N/A		Contamination	Unknown	
impact 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 Potential timescale for delivery 2021-26		Topography	Gently sloping	
Natural heritage No potential adverse impact	Environmental	Character/visual		
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 Potential timescale for delivery 2021-26	impact	impact	for residential w	ould improve the street scene
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 Potential timescale for delivery 2021-26				
Infrastructure capacity Access to local facilities Public transport accessibility Good – bus stop adjacent – high frequency route Panel's view on suitability for housing, potential capacity Potential timescale for delivery Suitable Good – shops within 5 minutes walk Good – bus stop adjacent – high frequency route May be suitable for housing - see site K101		Built heritage	N/A	
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 Potential timescale for delivery Good – shops within 5 minutes walk Good – bus stop adjacent – high frequency route May be suitable for housing - see site K101		Other		
Public transport accessibility Good – bus stop adjacent – high frequency route Panel's view on suitability for housing, potential capacity Potential timescale for delivery Good – bus stop adjacent – high frequency route May be suitable for housing - see site K101 2021-26	Infrastructure capacity	1	Suitable	
route Panel's view on suitability for housing, potential capacity Potential timescale for delivery route May be suitable for housing - see site K101 2021-26	Access to local facilities		Good – shops within 5 minutes walk	
Panel's view on suitability for housing, potential capacity Potential timescale for delivery May be suitable for housing - see site K101 2021-26	Public transport accessibility		Good – bus stop adjacent – high frequency	
potential capacity Potential timescale for delivery 2021-26			route	
Potential timescale for delivery 2021-26			May be suitable for housing - see site K101	
	Potential timescale for	delivery	2021-26	
Constraints to delivery Existing occupiers	Constraints to delivery		Existing occupiers	



SITE REF: K134 MUSKATEER PUBLIC HOUSE, AVON ROAD



Settlement:	Site Ref: K134	Grid ref:	Site Area: 0.275 Ha	
Kidderminster		381727	0.107.104.101.2707.14	
r tiadorrimioto.		274940		
Site Address: Muskate	er PH. Avon Road. Kid	Iderminster	Within or adjoining	
Ward: Oldington & Fole			settlement:	
The state of the s			Yes	
Current or previous us	e: estate public house	and	Greenfield/Brownfield	
maisonettes	•		brownfield	
Site Description: public	house and car park a	djacent residenti	al and small parade of shops	
(adjacent site 41)				
Ownership: private				
		lop pub along wi	th adjacent site K041 for	
affordable housing with	some retail			
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	Unlikely		
	Topography	Gently sloping		
Environmental	Character/visual	Potential improvement to street scene		
impact	impact			
	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,		Together with adjoining site (K041) site may		
potential capacity		be suitable for up to 23 dwellings		
Potential timescale for delivery		2011-16		
Constraints to delivery		Funding		



SITE REF: K046 INDUSTRIAL ESTATE, PARK LANE



Settlement: Kidderminster	Site Ref: K046	Grid ref: 382713	Site Area: 0.334 Ha	
Nademinister		275900		
Site Address: Industrial	Site Address: Industrial estate, Park Lane, Kid		Within or adjoining	
Ward: Sutton Park			settlement:	
			Yes	
Current or previous us	e: small scale employr	ment uses	Greenfield/Brownfield brownfield	
Site Description: small	industrial units adjacer	nt canal, public h	ouse, park and woodland	
Ownership: private				
		ment Land Revi	ew recommended site be	
considered for alternativ				
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	Unknown		
	Topography	Flat		
Environmental	Character/visual	No adverse impact –		
impact	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 acces	Public transport accessibility		Good – bus stop within 5 minutes walk – high	
		frequency route		
Panel's view on suitability for housing,		Would be suitable for housing – up to 26 units		
potential capacity				
Potential timescale for delivery		2016-21		
Constraints to delivery		Existing businesses		



SITE REF: K047 INDUSTRIAL ESTATE, PARK STREET



	Control Section Control of Contro			
Settlement:	Site Ref: K047	Grid ref:	Site Area: 1.673Ha	
	Site Ref: KU4/		Site Area: 1.673Ha	
Kidderminster		382685		
		276658		
Site Address: Industrial	estate, Park Street, K	idderminster	Within or adjoining	
Ward: Sutton Park			settlement:	
			Yes	
Current or previous us	e: various employmen	it uses	Greenfield/Brownfield	
			brownfield	
		nt ring road with s	tep access down to Park	
Lane; surrounded by res	idential			
Ownership: private				
		yment Land Revi	ew recommended site be	
considered for alternativ				
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	Possible		
	Topography	Flat		
Environmental	Character/visual	No adverse impact –		
impact	impact	Potential for removal of incongruous feature		
	-	in street scene		
	Natural heritage	No adverse impact		
	Built heritage	Historical cottag	ges 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,		Suitable for housing – 115 units. Link in with		
potential capacity		Rock Works and Timber Yard		
Potential timescale for delivery		2021-26		
Constraints to delivery		Existing businesses		
Constitution to delivery		Exiding businesses		



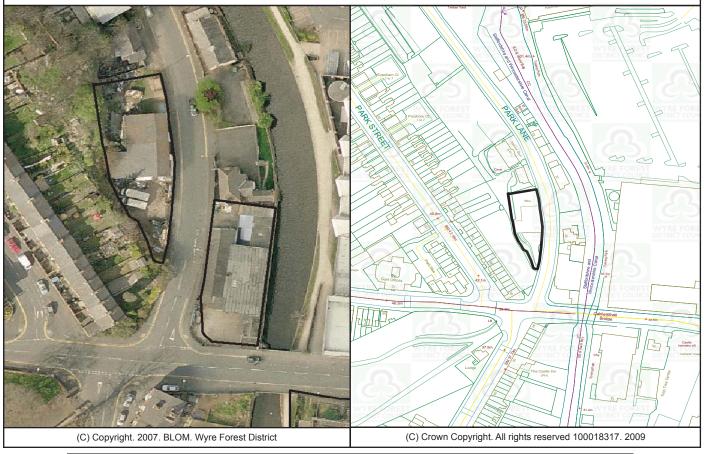
SITE REF: K064 PLAYING FIELD, SUTTON PARK RISE



. , , , , ,				
Settlement: Kidderminster	Site Ref: K064	Grid ref: 381465 275310	Site Area: 1.644	
Site Address: Playing field, Sutton Park Rise, Ward: Sutton Park		Kidderminster	Within or adjoining settlement: Yes	
Current or previous use: open space			Greenfield/Brownfield greenfield	
Site Description: playing	g field surrounded by	housing		
Ownership: Worcesters	hire County Council			
Planning History: none	of relevance - zoned	for educational u	se but surplus to requirements	
Physical	Vehicular access	Reasonable		
Characteristics	Flood risk	No		
	Contamination	Unlikely		
	Topography	Flat		
Environmental impact	Character/visual impact	Potential overlooking issues		
Ī -	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



Settlement:	Site Ref: K103	Grid ref:	Site Area: 0.082 Ha	
Kidderminster		382891		
		276296		
Site Address: land oppo	osite 40 Park Lane, Kid	dderminster	Within or adjoining	
Ward: Sutton Park			settlement:	
			Yes	
Current or previous us	e: small semi-derelict	industrial unit	Greenfield/Brownfield	
-			brownfield	
Site Description: small	site with cliff-face behi	ind and housing t	o rear and residential	
permissions adjacent				
Ownership: private				
Planning History: none	of relevance - curren	tly zoned residen	tial	
Physical	Vehicular access	Good		
Characteristics	Flood risk	Zone 3 affects front part of site		
	Contamination	Unknown		
	Topography	Flat – with rock face to rear		
Environmental	Character/visual	Redevelopment would improve streetscene		
impact	impact			
	Natural heritage	No potential adverse impact		
	Built heritage	N/A		
	Other	May need to cu	t into rock face	
Infrastructure capacity		Suitable		
Access to local facilities	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



Settlement:	Site Ref:K152	Grid ref:	Site Area: 0.942 Ha
Kidderminster		381688	
		275570	
Site Address: 164-166	Sutton Park Road, Kid	derminster	Within or adjoining
Ward: Sutton Park			settlement:
			Yes
Current or previous us	se: residential		Greenfield/Brownfield
			brownfield
Site Description: house	es with large grounds in	n residential area	
Ownership: private			
Planning History: inter			
Physical	Vehicular access	Good	
Characteristics	Flood risk	No	
	Contamination	Unlikely	
	Topography	Gently sloping	
Environmental	Character/visual	Potential adverse impact – loss of large	
impact	impact	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,		TPOs likely to limit numbers of dwellings –	
potential capacity		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



Settlement: Kidderminster	Site Ref:K162	Grid ref: 382817 275836	Site Area: 0.17Ha	
Site Address: Land at The Watermill PH, Park Kidderminster Ward: Sutton Park		Lane,	Within or adjoining settlement: Yes	
Current or previous use: car park to public ho			Greenfield/Brownfield brownfield	
Site Description: car pa		nton Park		
Ownership: Marstons In	nns			
Planning History: none of relevance				
Physical	Vehicular access	Good		
Characteristics	Flood risk	No		
	Contamination	Unknown		
	Topography	Flat - site belov	v level of Stourport Road	
Environmental	Character/visual	Loss of open views to Brinton Park		
impact	impact Natural heritage	No notantial advarsa impact		
	Built heritage	No potential adverse impact N/A		
	Other	, .		
Infractructure conscitu		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,		Site not considered suitable for housing due		
potential capacity		to location		
Potential timescale for delivery		N/A		
Constraints to delivery		N/A		