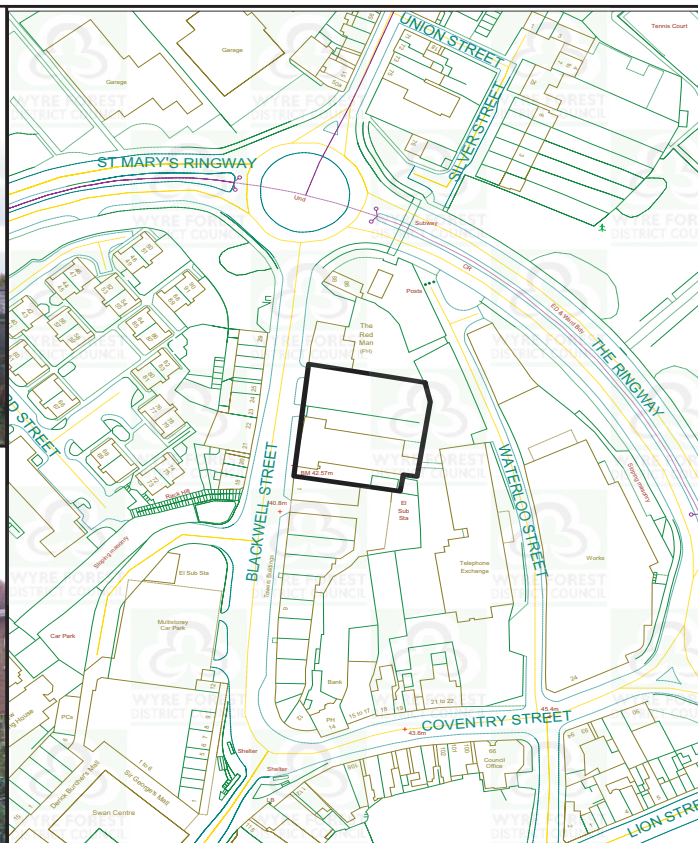
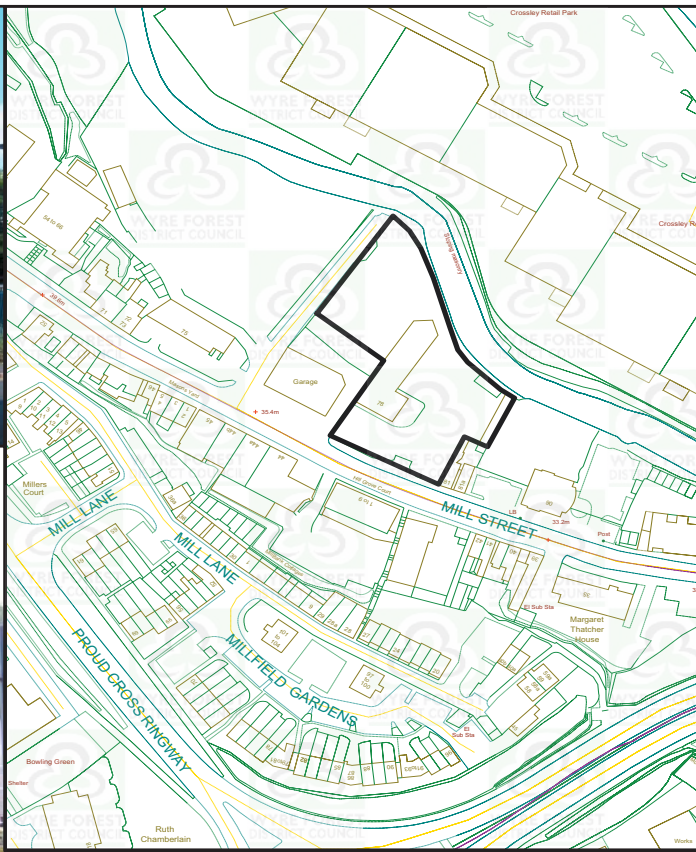


SITE REF: K011 FORMER TELEPHONE EXCHANGE, BLACKWELL STREET



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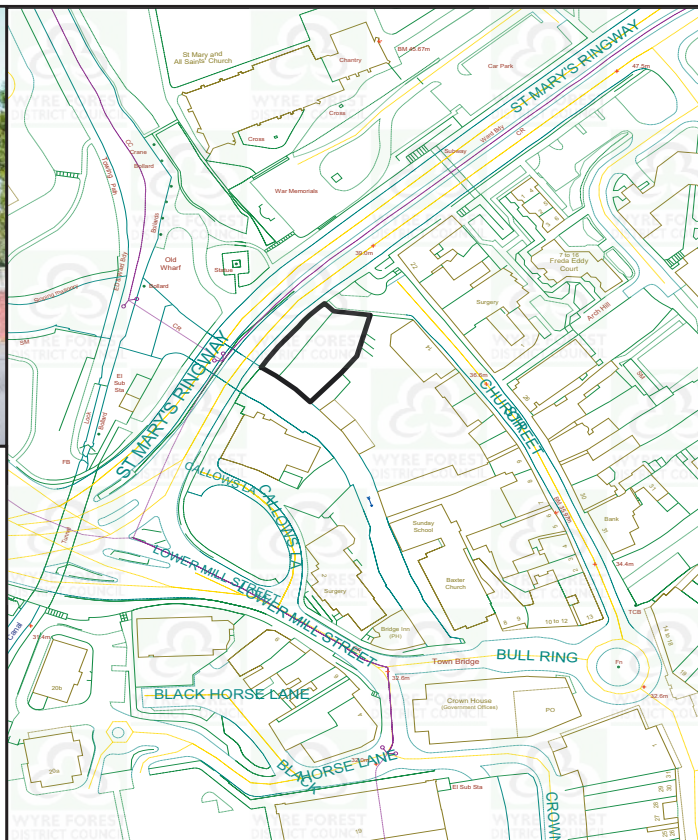
Settlement: Kidderminster	Site Ref: K011	Grid ref: 383253 276850	Site Area: 0.177 Ha
Site Address: Former Telephone Exchange, Blackwell Street, Kidderminster		Within or adjoining settlement: Yes	
Ward: Greenhill		Greenfield/Brownfield brownfield	
Current or previous use: derelict building			
Site Description: derelict building surrounded by commercial uses – public house, restaurants			
Ownership: private			
Planning History: permission for 35 flats with retail /offices to ground floor expires Sept. 2010; permission granted for scheme of 54 flats subject to S.106 agreement			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	unknown	
	Topography	flat	
Environmental impact	Character/visual impact	No adverse impact – removal of derelict building from town centre	
	Natural heritage	No adverse impact	
	Built heritage	No adverse impact	
	Other		
Infrastructure capacity		suitable	
Access to local facilities		Good – within town centre	
Public transport accessibility		Good – bus stop adjacent	
Panel's view on suitability for housing, potential capacity		Suitable for housing – up to 54 units	
Potential timescale for delivery		Pre-2011	
Constraints to delivery		Not known	

SITE REF: K015 78 MILL STREET, KIDDERMINSTER


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Settlement: Kidderminster	Site Ref: K015	Grid ref: 382659 276904	Site Area: 0.332 Ha
Site Address: 78 Mill Street, Kidderminster Ward: Franche		Within or adjoining settlement: Yes	
Current or previous use: former car sales building		Greenfield/Brownfield brownfield	
Site Description: vacant unit adjacent River Stour in mixed use area			
Ownership: private			
Planning History: permission for 36 flats with retail /offices to ground floor expires March 2011			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Zones 2 & 3 affects 2/3 of site	
	Contamination	unknown	
	Topography	flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	Potential impact on River Stour SWS	
	Built heritage	No adverse impact	
	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	
Panel's view on suitability for housing, potential capacity		Suitable for housing – 36 units at upper floors	
Potential timescale for delivery		Pre-2011	
Constraints to delivery		Flood risk	

SITE REF: K023 CAR PARK, CHURCH STREET



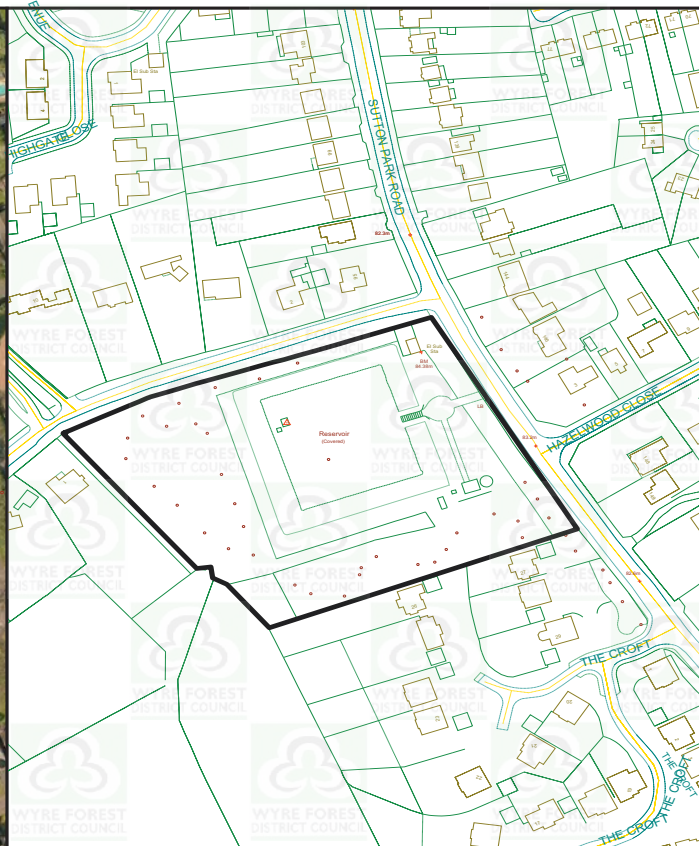
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Settlement: Kidderminster	Site Ref: K023	Grid ref: 383037 276830	Site Area: 0.073 Ha
Site Address: Car park, Church Street, Kidderminster Ward: Greenhill		Within or adjoining settlement: Yes	
Current or previous use: private car park		Greenfield/Brownfield brownfield	
Site Description: car park adjacent ring road and River Stour with offices nearby			
Ownership: private			
Planning History: approval for mixed use development comprising 14 flats at upper floors expires November 2010			
Physical Characteristics	Vehicular access	Good – direct from Church Street	
	Flood risk	Zone 2 & 3 covers half of site	
	Contamination	unknown	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No adverse impact -	
	Natural heritage	No adjacent River Stour SWS	
	Built heritage	In Church Street Conservation Area	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – within town centre	
Public transport accessibility		Good – bus stops within short walk	
Panel's view on suitability for housing, potential capacity		Suitable for housing – 14 units	
Potential timescale for delivery		Pre-2011	
Constraints to Delivery		Site in use as private car park	

SITE REF: K024 SUTTON RESERVOIR, SUTTON PARK ROAD



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Settlement: Kidderminster	Site Ref: K024	Grid ref: 381291 275576	Site Area: 1.671 Ha
Site Address: Sutton Reservoir, Sutton Park Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Sutton Park		Greenfield/Brownfield brownfield	
Current or previous use: redundant covered reservoir			
Site Description: covered reservoir adjacent residential area and adjoining woodland			
Ownership: Severn Trent			
Planning History: outline permission for 14 detached houses – renewal application being determined			
Physical Characteristics	Vehicular access	Good – direct from Sutton Park Road	
	Flood risk	n/a	
	Contamination	unknown	
	Topography	flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	Measures required to manage woodland	
	Built heritage	No adverse impact	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – convenience store within walking distance	
Public transport accessibility		Good – on high frequency bus route	
Suitability for housing, potential capacity		Suitable for housing – 14 units	
Potential timescale for delivery		2011-16	
Constraints to development		Removal of existing structure	

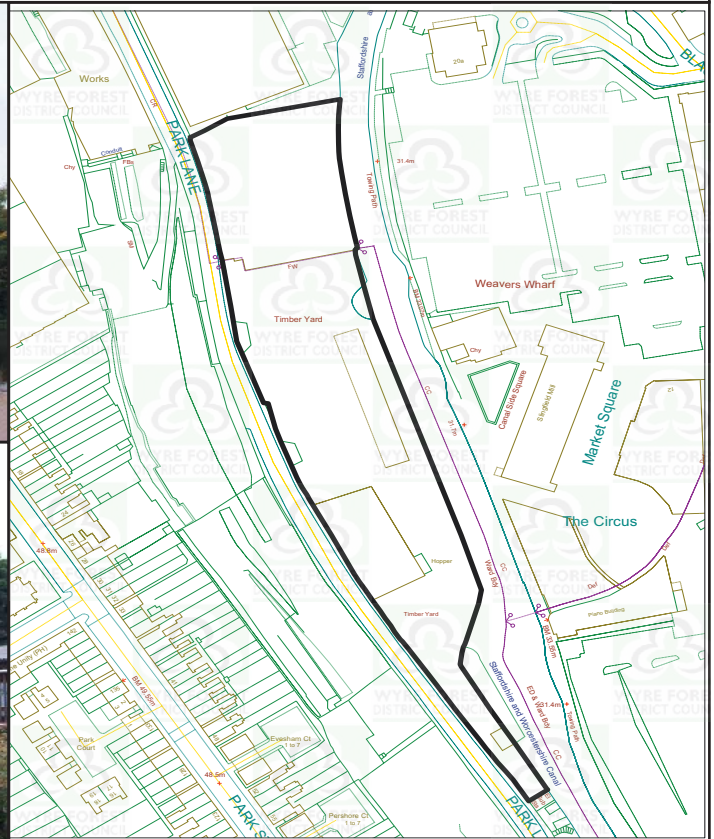
SITE REF: K026 FORMER ROCK WORKS, PARK LANE



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Settlement: Kidderminster	Site Ref: K026	Grid ref: 382812 276683	Site Area: 0.289 Ha
Site Address: Former Rock Works, Park Lane, Kidderminster		Within or adjoining settlement: Yes	
Ward: Sutton Park		Greenfield/Brownfield brownfield	
Current or previous use: vacant and derelict building		Greenfield/Brownfield brownfield	
Site Description: vacant building – former carpet works – built into rock face – adjoining wooded escarpment			
Ownership: private			
Planning History: RES.2 - zoned for housing uses in Local Plan			
Physical Characteristics	Vehicular access	Good	
	Flood risk	n/a	
	Contamination	unknown	
	Topography	steep	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	Potential for improvement to adjoining wooded escarpment	
	Built heritage	Rock Works is locally listed; adjacent building is Grade II listed	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – within town centre	
Public transport accessibility		Good – bus stops within walking distance	
Panel's view on suitability for housing, potential capacity		Not considered by panel to be viable or suitable for housing; however suggest would be viable if considered as part of wider regeneration scheme along with Timber Yard and Park Street Industrial Estate	
Potential timescale for delivery		See K027	
Constraints to delivery		Site dimensions; state of repair of building; topography/geology	

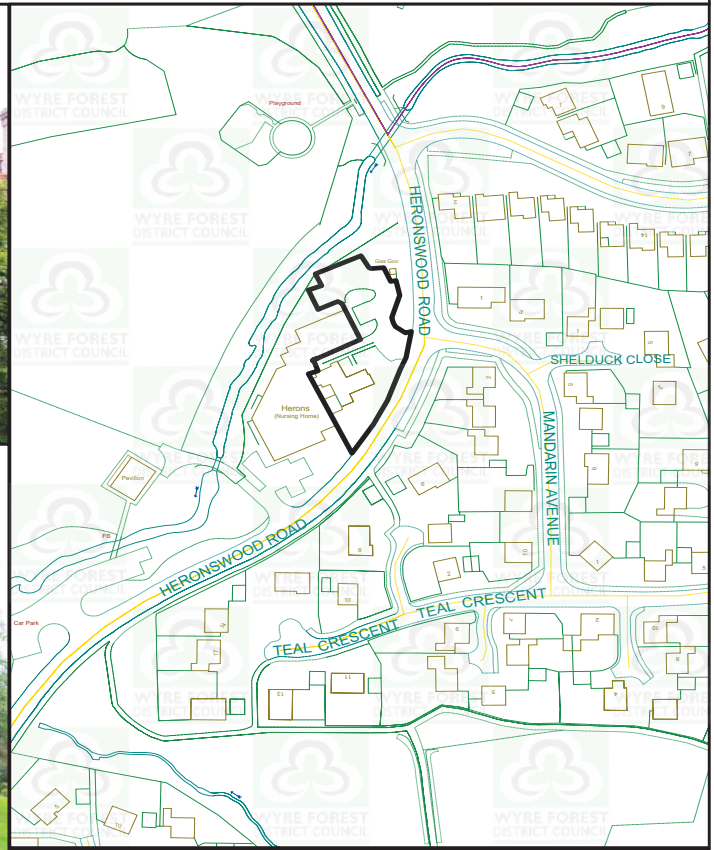
SITE REF: K027 TIMBER YARD, PARK LANE



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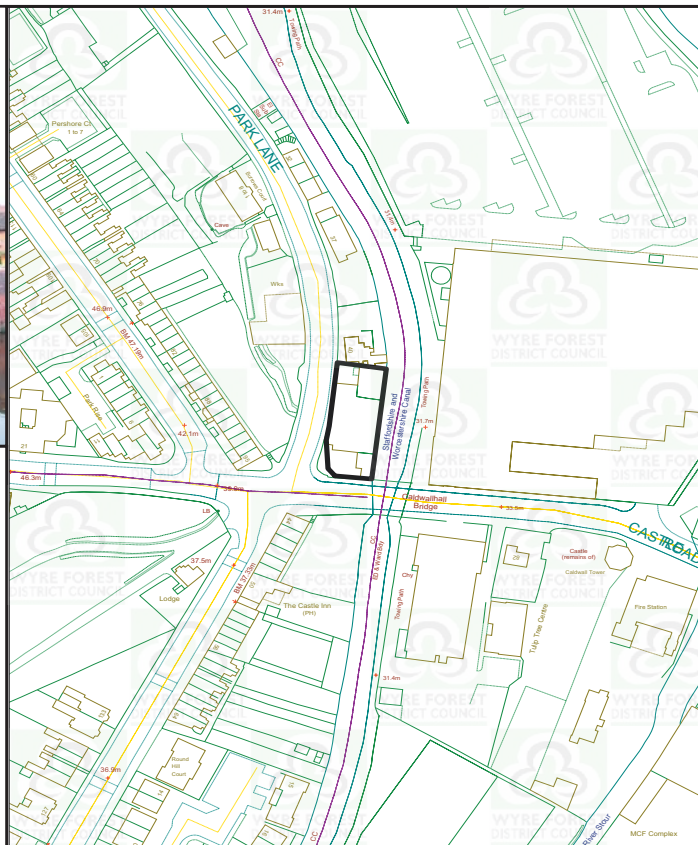
Settlement: Kidderminster	Site Ref: K027	Grid ref: 382915 276530	Site Area: 1.004 Ha
Site Address: Timber Yard, Park Lane, Kidderminster		Within or adjoining settlement: Yes	
Ward: Sutton Park		Greenfield/Brownfield brownfield	
Current or previous use: Timber Yard			
Site Description: timber yard adjacent canal and opposite Weavers Wharf retail area			
Ownership: private			
Planning History: site RES.4 - zoned for housing uses in Local Plan			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Flood zone 2 & 3 affects edge of site	
	Contamination	likely	
	Topography	flat	
Environmental impact	Character/visual impact	No adverse impact – redevelopment of site likely to have positive effect	
	Natural heritage	Potential impact on Staffs. & Worcs. Canal SWS	
	Built heritage	Canal Conservation Area; historic mill building	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – adjacent town centre	
Public transport accessibility		Good – bus stops within walking distance	
Panel's view on suitability for housing, potential capacity		Potential for up to 80 units; however many will be mixed uses to link in with Weavers Wharf complex	
Potential timescale for delivery		2016-21	
Constraints to development		Current business operations /interests; site dimensions	

SITE REF: K028 HERONS NURSING HOME, HERONSWOOD ROAD



Settlement: Kidderminster	Site Ref: K028	Grid ref: 384434 275145	Site Area: 0.144 Ha
Site Address: Herons Nursing Home, Heronswood Road , Kidderminster		Within or adjoining settlement: Yes	
Ward: Aggborough & Spennells		Greenfield/Brownfield brownfield	
Current or previous use: derelict farmhouse			
Site Description: derelict farmhouse adjacent nursing home on residential estate adjoining playing field			
Ownership: private			
Planning History: permission for 11 extra-care units in conjunction with nursing home expires October 2010			
Physical Characteristics	Vehicular access	Good	
	Flood risk	n/a	
	Contamination	unlikely	
	Topography	flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	Potential bat roost	
	Built heritage	Building not considered worthy of retention	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – local shops within walking distance	
Public transport accessibility		Good – bus stop nearby – 30 minutes frequency	
Panel's view on suitability for housing, potential capacity		Suitable for housing – 11 units	
Potential timescale for delivery		Pre-2011	
Constraints to development		unknown	

SITE REF: K029 CORNER OF CASTLE STREET & PARK LANE



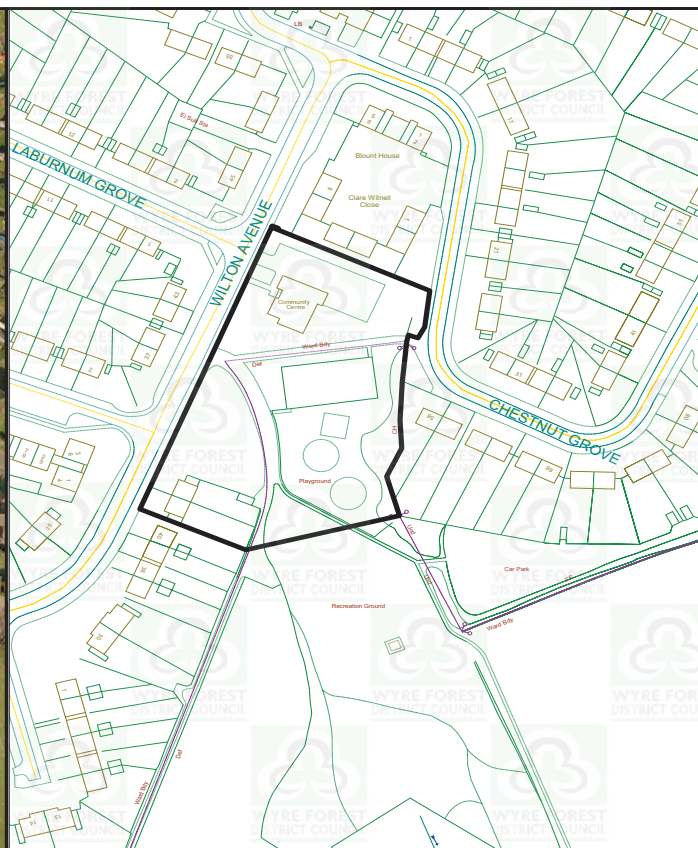
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Settlement: Kidderminster	Site Ref: K029	Grid ref: 383007 276260	Site Area: 0.61 Ha
Site Address: corner of Castle Street and Park Lane, Kidderminster Ward: Greenhill			Within or adjoining settlement: Yes
Current or previous use: cleared site			Greenfield/Brownfield brownfield
Site Description: cleared site adjacent Staffs. & Worcs. Canal			
Ownership: private			
Planning History: permission granted for mixed use development including 13 flats expires January 2011			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Zone 2 & 3 affects all of site	
	Contamination	unknown	
	Topography	Terraced down to canalside	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	potential impact on Canal SWS	
	Built heritage	Adjacent listed building	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – adjacent town centre	
Public transport accessibility		Good – bus station within 5 minutes walk	
Panel's view on suitability for housing, potential capacity		Suitable for mixed uses including housing – 13 units	
Potential timescale for delivery		Pre-2011	
Constraints to development		None – site cleared	

SITE REF: K037 FRANCHE COMMUNITY CENTRE, WILTON AVENUE



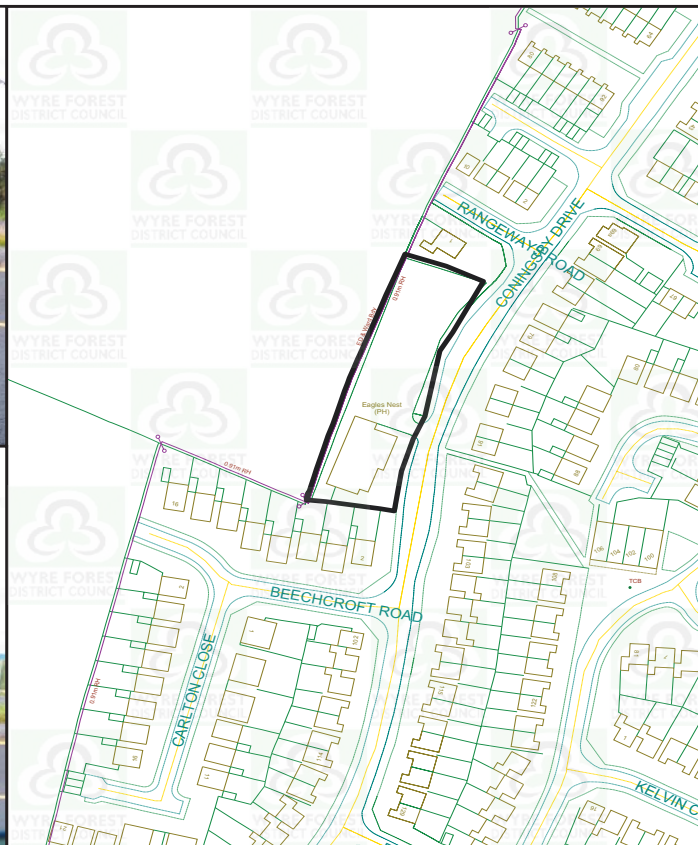
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Settlement: Kidderminster	Site Ref: K037	Grid ref: 381562 277527	Site Area: 0.219 Ha
Site Address: Franche Community Centre, Wilton Avenue, Kidderminster		Within or adjoining settlement: Yes	
Ward: Franche		Greenfield/Brownfield brownfield	
Current or previous use: community centre and playground			
Site Description: community centre on housing estate with playground, nature reserve and open space adjoining			
Ownership: Wyre Forest Community Housing			
Planning History: permission for redevelopment for 30 affordable dwellings plus small meeting facility – due to start summer 2009			
Physical Characteristics	Vehicular access	Good	
	Flood risk	n/a	
	Contamination	no	
	Topography	flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	Potential impact on Local nature Reserve	
	Built heritage	n/a	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – supermarket within 5 minutes walk	
Public transport accessibility		Good – bus stop nearby	
Panel's view on suitability for housing, potential capacity		Suitable for housing – 30 units	
Potential timescale for delivery		Pre-2011	
Constraints to development		None – under construction	

SITE REF: K075 EAGLES NEST, CONINGSBY DRIVE



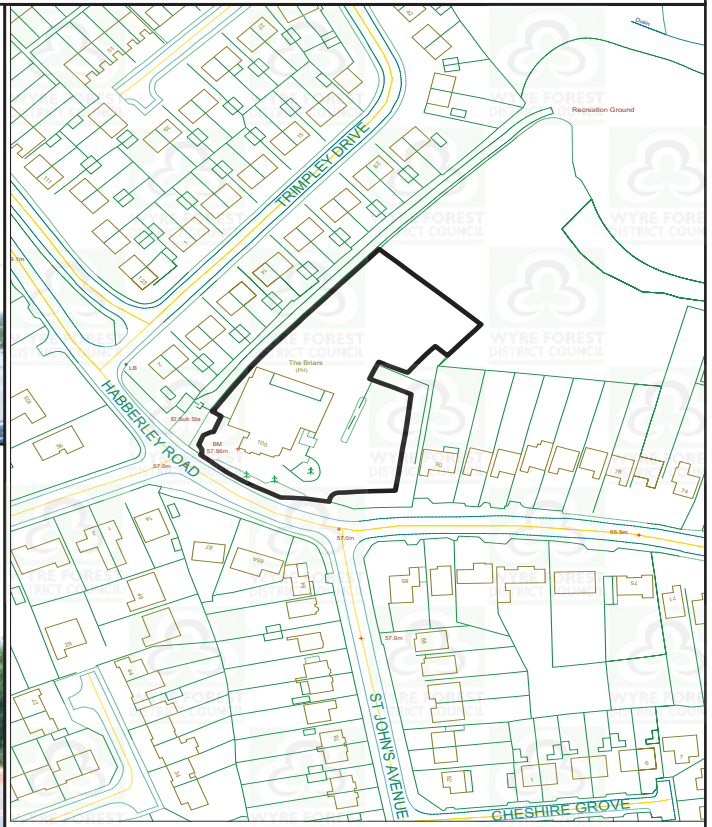
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Settlement: Kidderminster	Site Ref: K075	Grid ref: 381269 277696	Site Area: 0.265Ha
Site Address: Eagles Nest, Coningsby Drive, Kidderminster Ward: Franche		Within or adjoining settlement: Yes	
Current or previous use: vacant public house and car park - up for sale		Greenfield/Brownfield brownfield	
Site Description: former estate pub adjacent housing and farmland			
Ownership: private			
Planning History: permission for redevelopment for housing and flats expires May 2011			
Physical Characteristics	Vehicular access	Good	
	Flood risk	n/a	
	Contamination	unlikely	
	Topography	flat	
Environmental impact	Character/visual impact	No adverse impact – potential improvement to street scene	
	Natural heritage	No adverse impact likely	
	Built heritage	n/a	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – local shop within 5 minutes walk	
Public transport accessibility		Good – bus stop adjacent site	
Panels' view on suitability for housing, potential capacity		Suitable for housing – 14 units	
Potential timescale for delivery		Pre-2011	
Constraints to delivery		None	

SITE REF: K090 SUTTON ARMS PUBLIC HOUSE, SUTTON PARK ROAD


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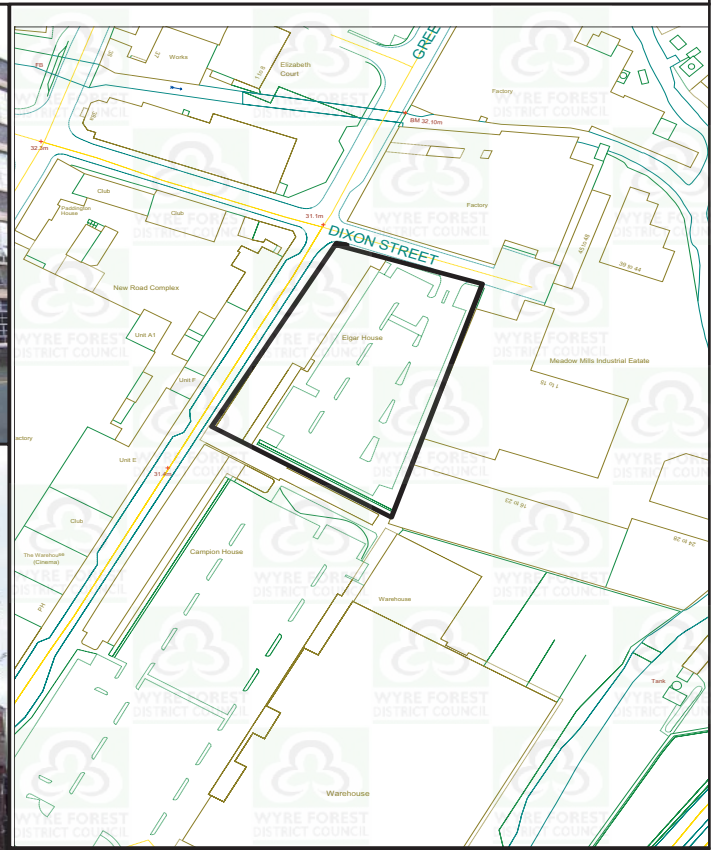
Settlement: Kidderminster	Site Ref: K090	Grid ref: 381910 275373	Site Area: 0.385 Ha
Site Address: Sutton Arms PH, Sutton Park Road, Kidderminster		Within or adjoining settlement: Yes	
Ward: Sutton Park		Greenfield/Brownfield brownfield	
Current or previous use: public house			
Site Description: public house with large car park surrounded by residential			
Ownership: Marstons PLC			
Planning History: outline application for redevelopment expires March 2012 – main access to be from Parry Road			
Physical Characteristics	Vehicular access	Good	
	Flood risk	n/a	
	Contamination	unlikely	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	Corner site – detached dwellings proposed	
	Natural heritage	Line of trees to rear of site - TPO	
	Built heritage	n/a	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – convenience store within 5 minutes walk	
Public transport accessibility		Good – bus stop adjacent – high frequency route	
Pane's view on suitability for housing, potential capacity		Suitable for housing – 11 dwellings	
Potential timescale for delivery		2011-16	
Constraints to delivery		n/a	

SITE REF: K114 FORMER BRIARS HOTEL, HABBERLEY ROAD


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Settlement: Kidderminster	Site Ref: K114	Grid ref: 381307 277127	Site Area: 0.493 Ha
Site Address: Former Briars Hotel, Habberley Road, Kidderminster			Within or adjoining settlement: Yes
Ward: Habberley & Blakebrook			Greenfield/Brownfield brownfield
Current or previous use: large public house and car park			
Site Description: vacant public house and car park in residential area			
Ownership: private			
Planning History: permission for 13 detached dwellings expires October 2011 – site up for sale			
Physical Characteristics	Vehicular access	Good	
	Flood risk	n/a	
	Contamination	Unknown	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No potential adverse impact – locally listed pub to be retained	
	Natural heritage	Potential adverse impact on adjacent nature reserve; TPO on site	
	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 adjacent – high frequency service	
Panel's view on suitability for housing, potential capacity		Suitable for housing - 13 dwellings	
Potential timescale for delivery		Pre-2011	
Constraints to delivery		n/a	

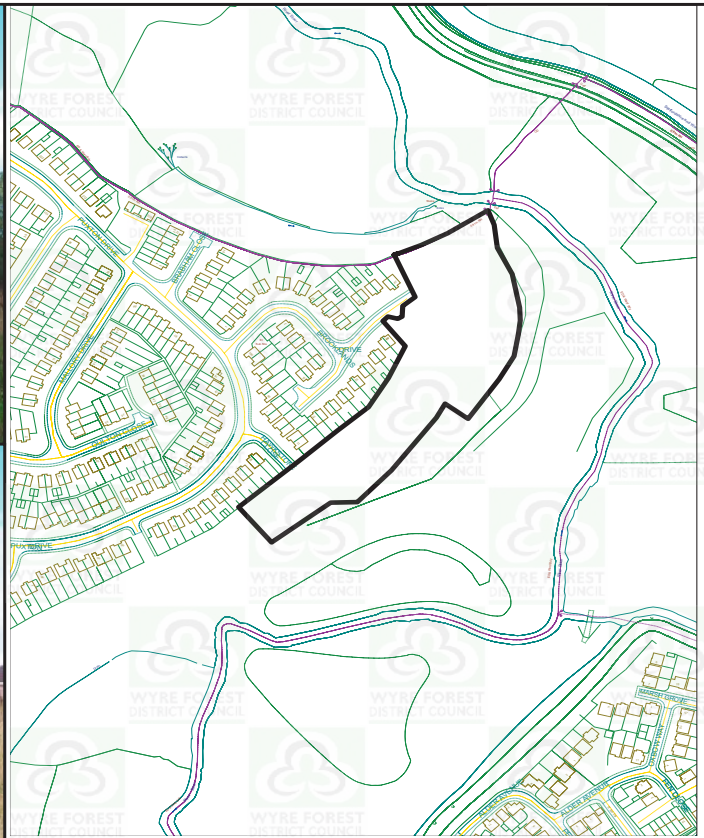
SITE REF: K137 ELGAR HOUSE, GREEN STREET



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Settlement: Kidderminster	Site Ref: K137	Grid ref: 383208 276046	Site Area: 0.544 Ha
Site Address: Elgar House, Green Street, Kidderminster Ward: Greenhill		Within or adjoining settlement: Yes	
Current or previous use: converted carpet mill - mostly let as offices		Greenfield/Brownfield brownfield	
Site Description: converted carpet factory now used as offices with employment and leisure uses adjacent			
Ownership: private			
Planning History: permission to convert upper floors to 36 flats expires August 2010 – however mostly let as office space			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Zones 2 & 3 affects most of site	
	Contamination	Not relevant	
	Topography	Mainly flat	
Environmental impact	Character/visual impact	Key building in streetscene – now renovated	
	Natural heritage	n/a	
	Built heritage	Locally listed building	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – in town centre	
Public transport accessibility		Good – within 5 minutes walk of bus station	
Panel's view on suitability for housing, potential capacity		Unlikely to be available for residential – now used as offices	
Potential timescale for delivery		N/A	
Constraints to delivery		Existing occupiers	

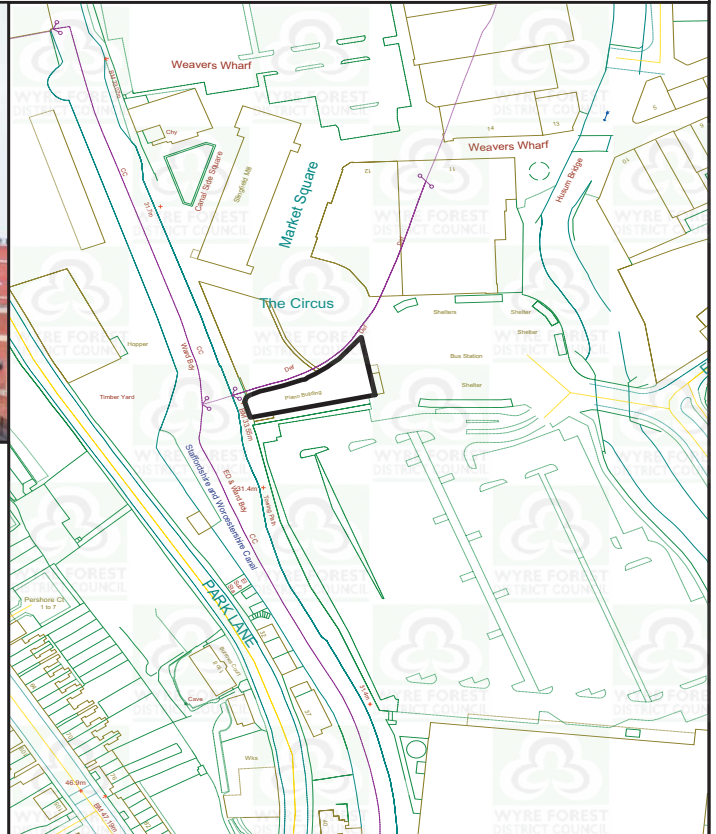
SITE REF: K138 LAND OFF PUXTON DRIVE, KIDDERMINSTER



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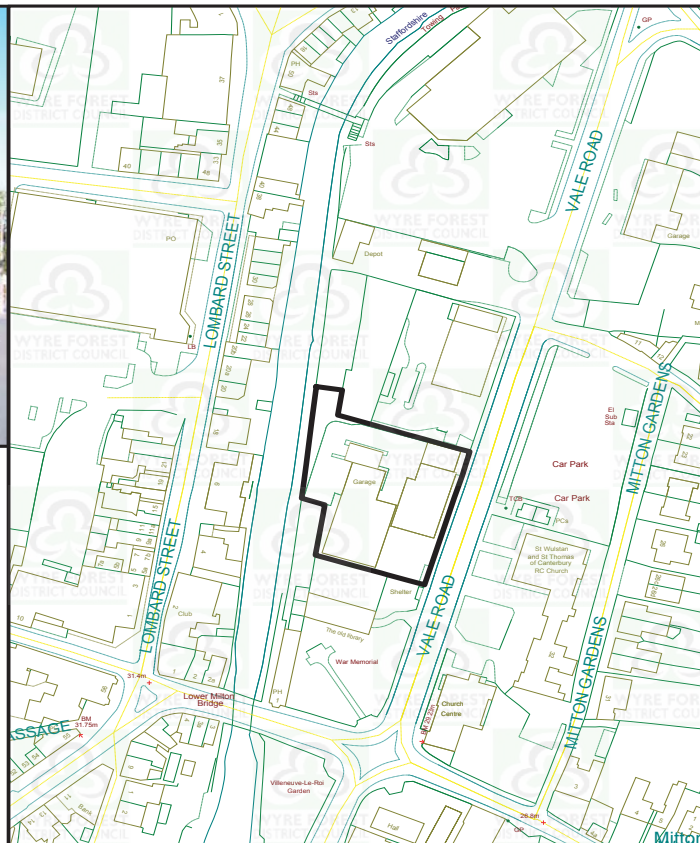
Settlement: Kidderminster	Site Ref: K138	Grid ref: 382976 278023	Site Area: 1.631 Ha
Site Address: Land off Puxton Drive, Kidderminster		Within or adjoining settlement: Yes	
Ward: Franche		Greenfield/Brownfield greenfield	
Current or previous use: open space			
Site Description: open space adjacent SSSI and housing estate			
Ownership: private			
Planning History: permission for 46 dwellings – application for 73 approved pending S106			
Physical Characteristics	Vehicular access	Reasonable	
	Flood risk	Zones 2 & 3 – affect 10% of site	
	Contamination	unlikely	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	Loss of open views from existing estate	
	Natural heritage	Potential adverse impact on Puxton Marsh SSSI, Stourvale Marsh SSSI and Puxton Marsh SWS	
	Built heritage	n/a	
	Other	n/a	
Infrastructure capacity		suitable	
Access to local facilities		Good – local shops within 5-10 minutes walk	
Public transport accessibility		Good – bus stop within 5 minutes walk – half hourly service	
Panel's view on suitability for housing, potential capacity		Suitable for housing – up to 73 units – to be built in phases	
Potential timescale for delivery		2011-16	
Constraints to delivery		None – groundworks already completed under previous permission	

SITE REF: K155 PIANO BUILDING, WEAVERS WHARF



Settlement: Kidderminster	Site Ref: K155	Grid ref: 382992 276474	Site Area: 0.055 Ha
Site Address: Piano Building, Weavers Wharf, Kidderminster Ward: Greenhill			Within or adjoining settlement: Yes
Current or previous use: former carpet mill – now refurbished			Greenfield/Brownfield brownfield
Site Description: refurbished listed carpet mill on Weavers Wharf retail and leisure complex adjacent bus station and canal			
Ownership: private			
Planning History: permission for conversion to 10 flats at upper floors; building awaiting groundfloor occupier			
Physical Characteristics	Vehicular access	reasonable	
	Flood risk	Zones 2 & 3 affects whole site	
	Contamination	Not unlikely	
	Topography	flat	
Environmental impact	Character/visual impact	No potential adverse impact – potential improvement to streetscene	
	Natural heritage	No potential adverse impact	
	Built heritage	Listed Building	
	Other	n/a	
Infrastructure capacity		Available	
Access to local facilities		Good – in town centre	
Public transport accessibility		Good – adjacent bus station	
Panel's view on suitability for housing, potential capacity		Suitable for housing - 10 units – however, alternative uses more likely	
Potential timescale for delivery		Pre-2011	
Constraints to delivery		n/a	

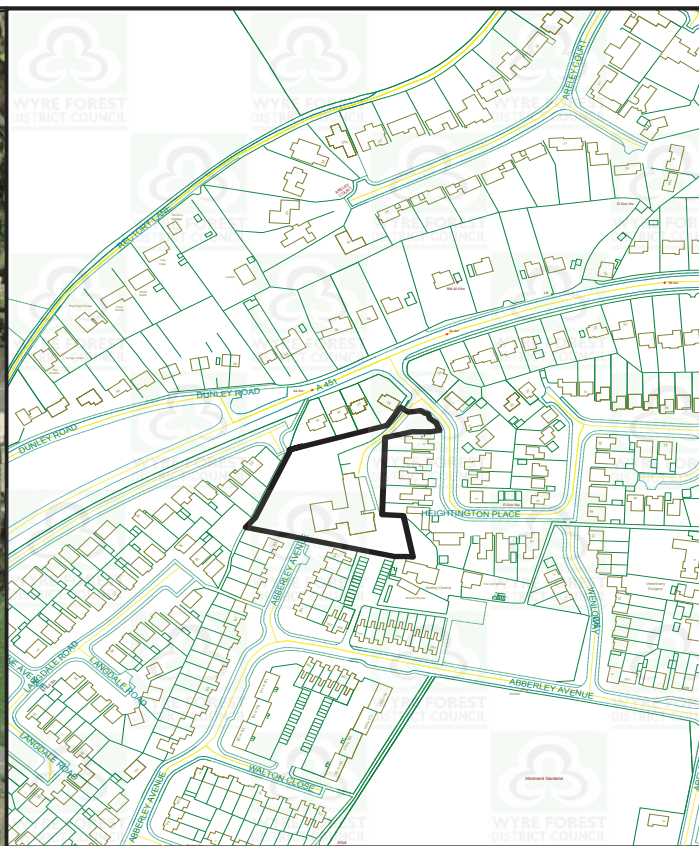
SITE REF: S008 GARAGE SITE, VALE ROAD



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Settlement: Stourport-on-Severn	Site Ref: S008	Grid ref: 381119 271446	Site Area: 0.4227 Ha
Site Address: garage site Vale Road, Stourport-on-Severn Ward: Mitton		Within or adjoining settlement: Yes	
Current or previous use: closed petrol station		Greenfield/Brownfield brownfield	
Site Description: former petrol station on main road adjacent canal; petrol station adjacent site			
Ownership: private			
Planning History: permission for 45 sheltered flats expires March 2010			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Likely	
	Topography	flat	
Environmental impact	Character/visual impact	Potential improvement to streetscene	
	Natural heritage	Adjacent Staffs. & Worcs. Canal SWS	
	Built heritage	Potential impact on adjacent Conservation Area	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – town centre within 5 minutes walk	
Public transport accessibility		Good – bus stop within 5 minutes walk on high frequency route	
Panel's view on suitability for housing, potential capacity		Suitable for housing – 45 units	
Potential timescale for delivery		2011-16	
Constraints to delivery		Decontamination works required	

SITE REF: S010 FORMER ARELEY COMMON FIRST SCHOOL, HEIGHTINGTON PLACE

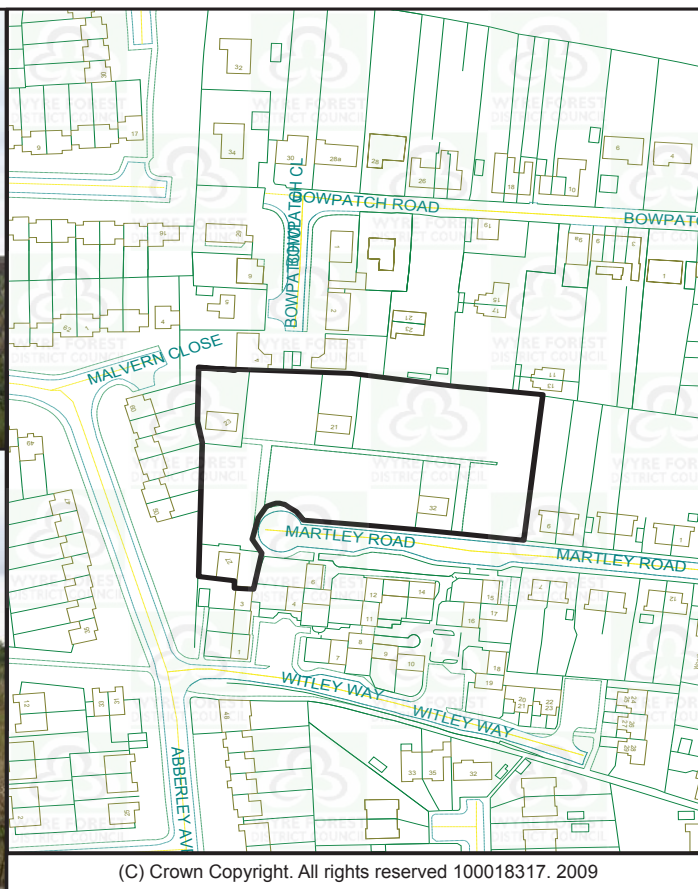


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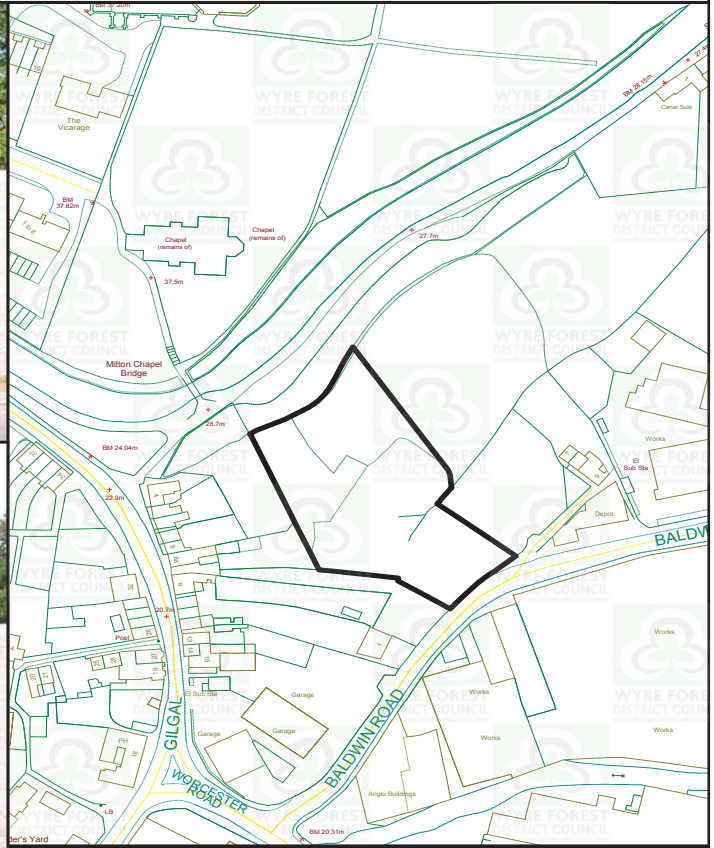
Settlement: Stourport-on-Severn	Site Ref: S010	Grid ref: 379944 270458	Site Area: 0.546 Ha
Site Address: Former Areley Common First School, Heightington Place, Stourport-on-Severn		Within or adjoining settlement: Yes	
Ward: Areley Kings		Greenfield/Brownfield brownfield	
Current or previous use: school – closed July 2007			
Site Description: redundant school building surrounded by residential with large trees on site			
Ownership: Worcestershire County Council			
Planning History: outline planning permission for 6 detached dwellings granted January 2009			
Physical Characteristics	Vehicular access	Reasonable – narrow access road	
	Flood risk	No	
	Contamination	unlikely	
	Topography	flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	Large tree in centre of site to be retained	
	Built heritage	No adverse impact	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – local shops within 5 minutes walk	
Public transport accessibility		Good – bus stop within 5 minutes walk on high frequency route	
Panel's view on suitability for housing, potential capacity		Suitable for housing – permission for 6 dwellings	
Potential timescale for delivery		2011-16	
Constraints to delivery		None – site available immediately	

SITE REF: S012 MARTLEY ROAD



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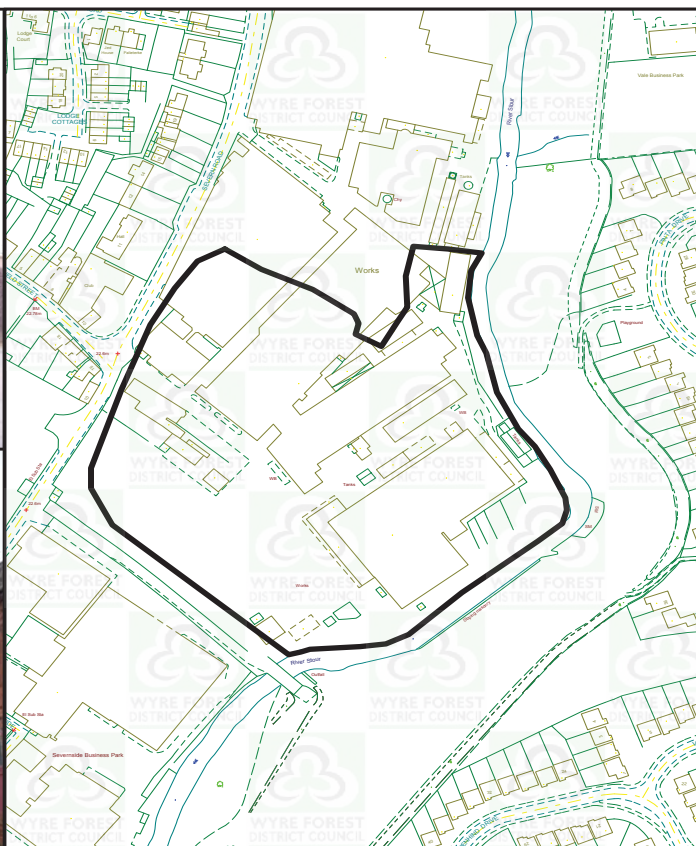
Settlement: Stourport-on-Severn	Site Ref: S012	Grid ref: 379988 269950	Site Area: 0.594 Ha
Site Address: Martley Road, Stourport-on-Severn Ward: Areley Kings		Within or adjoining settlement: Yes	
Current or previous use: former pre-fab site		Greenfield/Brownfield brownfield	
Site Description: cleared site surrounded by residential development			
Ownership: Wyre Forest Community Housing			
Planning History: permission for 27 houses and flats expires May 2011 – starting on site 2009			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	unknown	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	No adverse impact	
	Built heritage	No adverse impact	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – within walking distance of local shops	
Public transport accessibility		Good – bus stop nearby – on high frequency bus route	
Panel's view on suitability for housing, potential capacity		Suitable for housing – 27 units	
Potential timescale for delivery		Pre-2011	
Constraints to delivery		None – funding in place for affordable housing scheme	

SITE REF: S017 LOCAL PLAN SITE, BALDWIN ROAD


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Settlement: Stourport-on-Severn	Site Ref: S017	Grid ref: 381510 271591	Site Area: 0.358 Ha
Site Address: Local Plan Site, Baldwin Road, Stourport-on-Severn		Within or adjoining settlement: Yes	
Ward: Mitton		Greenfield/Brownfield brownfield	
Current or previous use: cleared site		Greenfield/Brownfield brownfield	
Site Description: vacant site surrounded by various employment uses and canal			
Ownership: Developer in administration			
Planning History: permission for 36 dwellings expires April 2011. RSL looking to acquire site			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	unknown	
	Topography	flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	Potential impact on adjacent Staffs. & Worcs. Canal SWS	
	Built heritage	No adverse impact	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Reasonable – town centre within walking distance	
Public transport accessibility		Reasonable – bus stop within 5 minutes walk on high frequency route	
Panel's views on suitability for housing, potential capacity		Suitable for housing – 36 units	
Potential timescale for delivery		2011-16	
Constraints to development		None – site cleared	

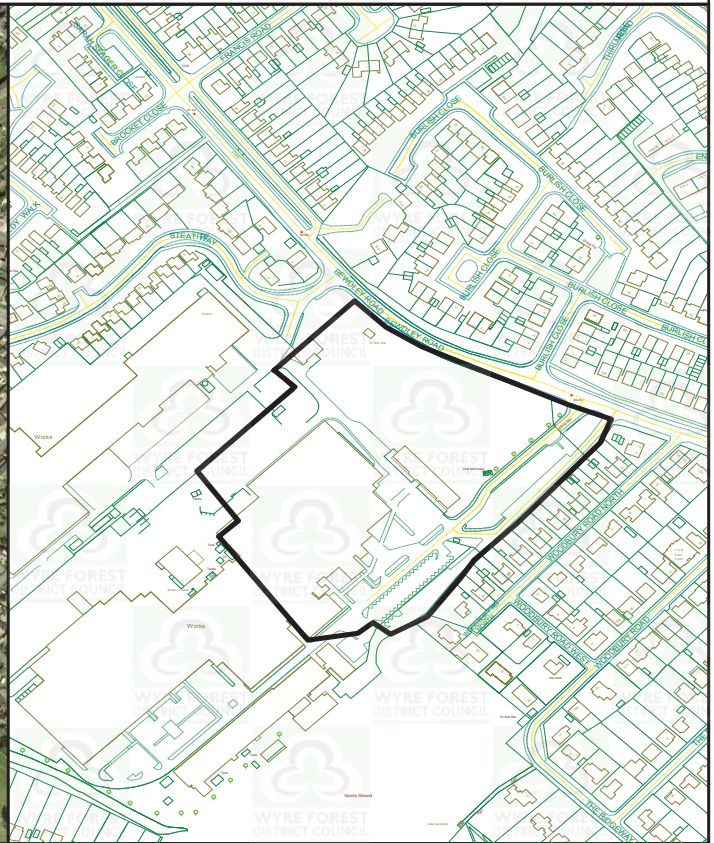
SITE REF: S020 FORMER CARPETS OF WORTH SITE, SEVERN ROAD



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Settlement: Stourport-on-Severn	Site Ref: S020	Grid ref: 381326 271012	Site Area: 3.303 Ha
Site Address: Former Carpets of Worth site, Severn Road, Stourport-on-Severn		Within or adjoining settlement: Yes	
Ward: Mitton		Greenfield/Brownfield brownfield: brownfield	
Current or previous use: vacant land and buildings			
Site Description: site of former carpet factories now cleared apart from 3 locally listed buildings – adjacent River Stour			
Ownership: private			
Planning History: site RES.8 in Adopted Local Plan. Outline application received for residential development along with other uses – zoned under policy STC.2 in Local Plan			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Zone 3 – affects 10% of site	
	Contamination	likely	
	Topography	flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	Impact on River Stour SWS	
	Built heritage	Locally listed buildings to be converted to non-residential uses	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – town centre facilities within walking distance	
Public transport accessibility		Good – bus stop within short walk – potential for improved transport links	
Panel's views on suitability for housing, potential capacity		Suitable for mixed uses including housing – 159 units	
Potential timescale for delivery		2011-16	
Constraints to delivery		Link road over River Stour is required before development can proceed – to be provided as part of application on adjacent site	

SITE REF: S065 MORGAN MATROC, BEWDLEY ROAD



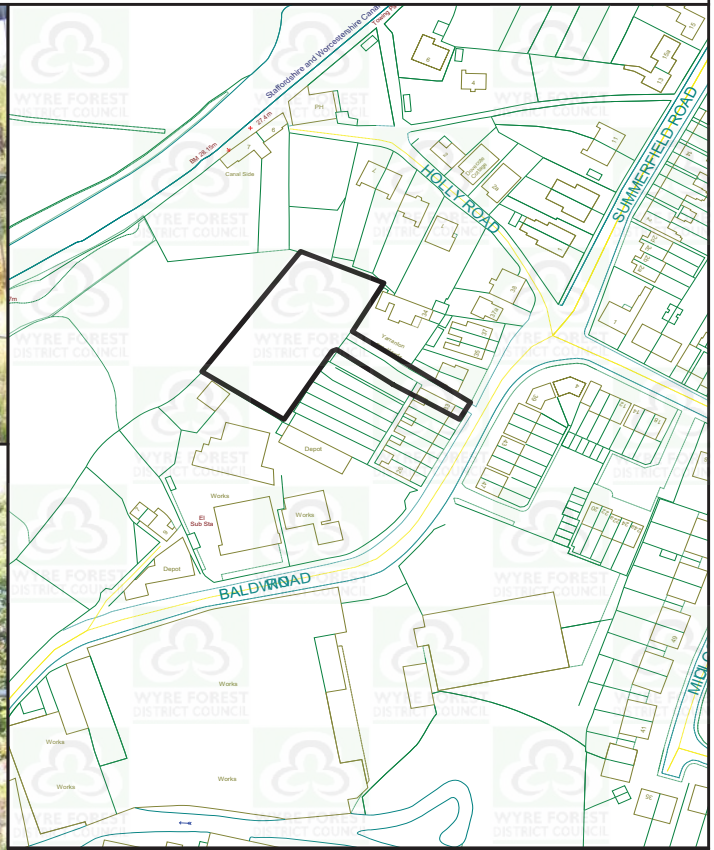
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Settlement: Stourport-on-Severn	Site Ref: S065	Grid ref: 380509 272420	Site Area: 3.502 Ha
Site Address: Morgan Matroc, Bewdley Road, Stourport-on-Severn (northern part of site)			Within or adjoining settlement: Yes
Ward: Lickhill			Greenfield/Brownfield brownfield
Current or previous use: industrial			
Site Description: industrial buildings with residential development adjacent			
Ownership: private			
Planning History: outline planning for 150 units (45 to be affordable) expires October 2010 - Employment Land Review recommended site be considered for alternative uses			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Likely	
	Topography	Flat	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	No adverse impact - TPOs on front of site – links to Memorial Park	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Good – shop adjacent site	
Public transport accessibility		Good – bus stop within 5 minutes Walk – hourly service	
Suitability for housing, potential capacity		Suitable for housing – up to 150 units	
Potential timescale for delivery		2011-16	
Constraints to delivery		N/A	



SITE REF: S106 LAND TO REAR OF 33 BALDWIN ROAD

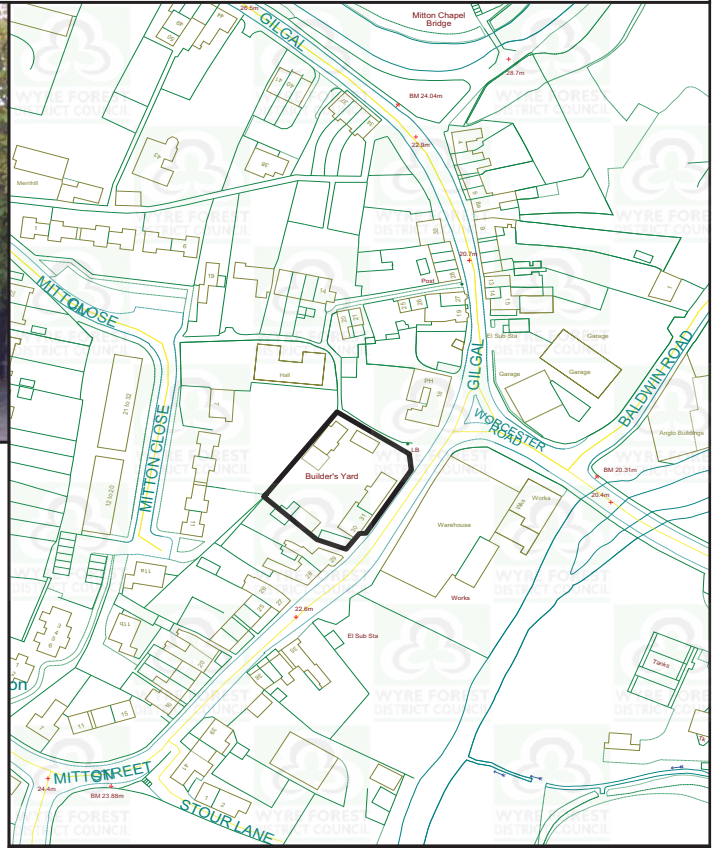


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Settlement: Stourport-on-Severn	Site Ref: S106	Grid ref: 381673 271660	Site Area: 0.217 Ha
Site Address: Land to rear of 33 Baldwin Road, Stourport-on-Severn Ward: Mitton		Within or adjoining settlement: Yes	
Current or previous use: former garden land		Greenfield/Brownfield brownfield	
Site Description: plot to rear of terraced housing adjoining urban open space. Site S084 adjacent			
Ownership: private			
Planning History: permission for demolition of 33 Baldwin Road and erection of 11 dwellings expires October 2011			
Physical Characteristics	Vehicular access	Good	
	Flood risk	No	
	Contamination	Unlikely	
	Topography	Flat	
Environmental impact	Character/visual impact	Potential problems of overlooking; backland	
	Natural heritage	Potential adverse impact – loss of garden land, impact on adjoining open space	
	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 - high frequency service	
Panel's view on suitability for housing, potential capacity		Suitable for housing - 11 dwellings	
Potential timescale for delivery		Pre-2011	
Constraints to delivery		N/A	



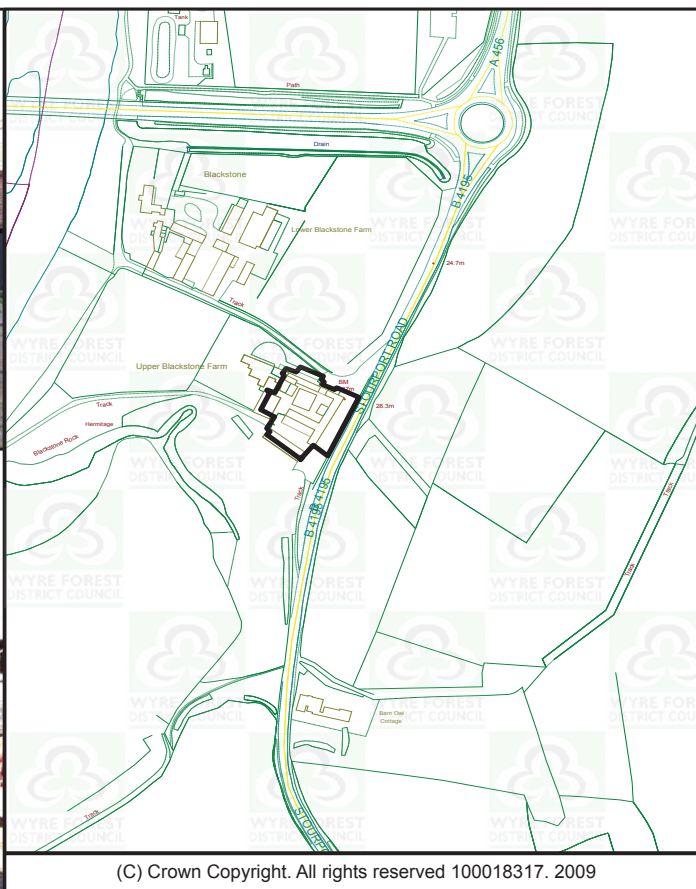
SITE REF: S116 FORMER BUILDERS YARD, MITTON STREET



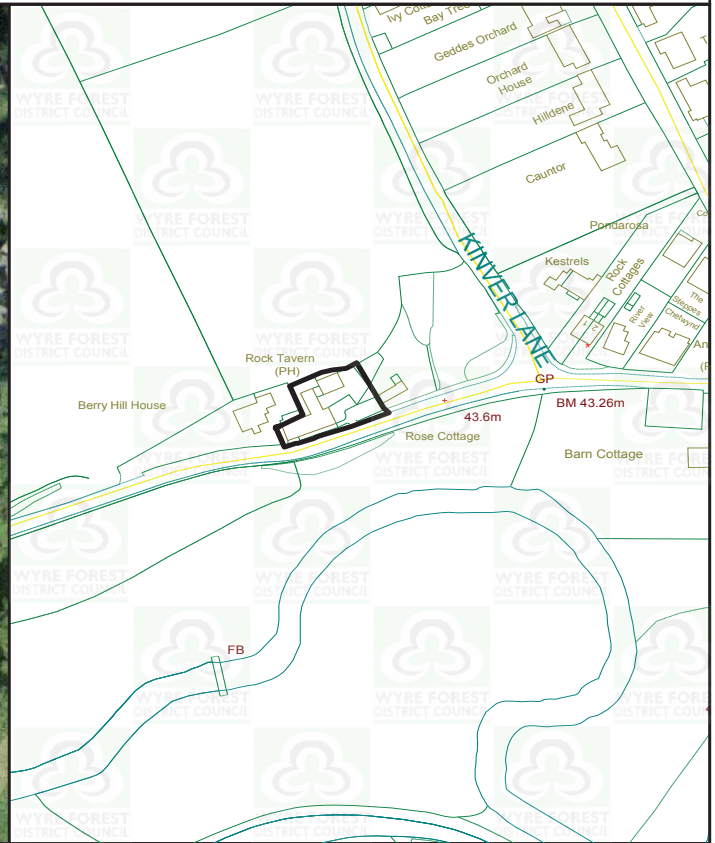
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Settlement: Stourport-on-Severn	Site Ref: S116	Grid ref: 381403 271402	Site Area: 0.137 Ha
Site Address: former builders yard, Mitton Street, Stourport-on-Severn		Within or adjoining settlement: Yes	
Ward: Mitton		Greenfield/Brownfield brownfield	
Current or previous use: former builders yard			
Site Description: former builders yard now up for sale adjacent pub, houses and employment uses			
Ownership: private			
Planning History: permission for redevelopment for 12 1-bed flats expires November 2010			
Physical Characteristics	Vehicular access	Good – direct from Mitton Street	
	Flood risk	No	
	Contamination	Unknown	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No potential adverse impact – potential to improve streetscene – within Gilgal Conservation Area	
	Natural heritage	No potential adverse impact	
	Built heritage	Adjacent listed pub and locally listed warehouse opposite	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Good – town centre facilities within walking distance	
Public transport accessibility		Good – bus stop adjacent – on high frequency route	
Panel's view on suitability for housing, potential capacity		suitable for housing - 12 units	
Potential timescale for delivery		2011-16	
Constraints to delivery		n/a	

SITE REF: B018 BLACKSTONE BARNs, STOURPORT ROAD



Settlement: Bewdley	Site Ref: B018	Grid ref: 379451 274033	Site Area: 0.266 Ha
Site Address: Blackstone Barns, Stourport Road, Bewdley Ward: Wribbenhall		Within or adjoining settlement: No	
Current or previous use: redundant farm buildings		Greenfield/Brownfield greenfield	
Site Description: redundant farm buildings in Green Belt, surrounded by farmland and adjacent River Severn			
Ownership : private			
Planning History: permission for 6 dwellings – expires April 2010 - site up for sale			
Physical Characteristics	Vehicular access	Good – direct from Stourport Road	
	Flood risk	Zone 2 affects entire site	
	Contamination	unknown	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	Adjacent ancient woodland and SWS; potential bat roost	
	Built heritage	Listed building on site	
	Other	N/A	
Infrastructure capacity		suitable	
Access to local facilities		Poor - remote from any facilities	
Public transport accessibility		Reasonable – on hourly bus route	
Panel's views on suitability for housing, potential capacity		Suitable for housing – 6 dwellings	
Potential timescale for delivery		Pre-2011	
Constraints to development		N/A	

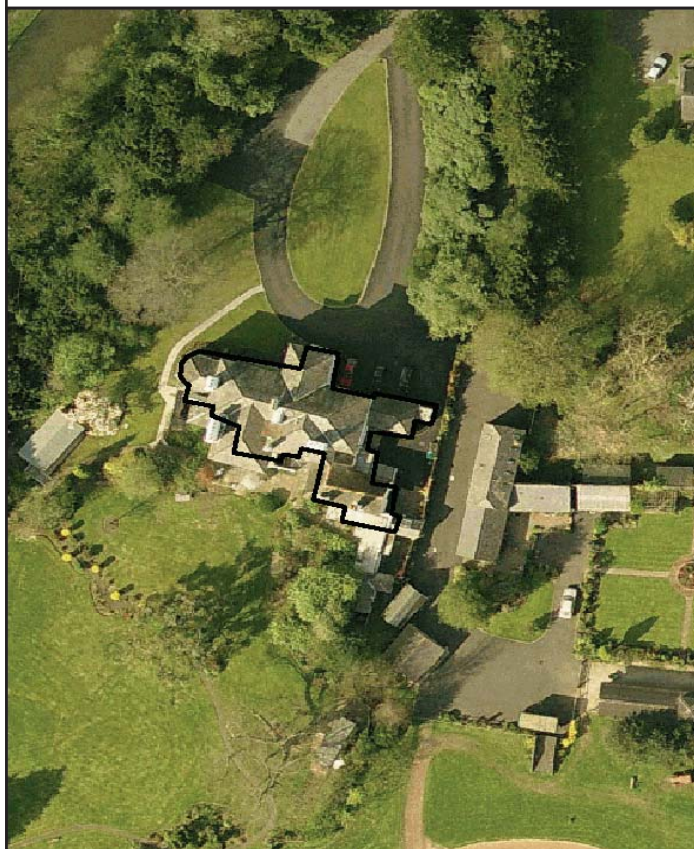
SITE REF: R033 ROCK TAVERN, CAUNSCALL ROAD


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Settlement: Caunsall	Site Ref: R033	Grid ref: 383719 275804	Site Area: 0.415 Ha
Site Address: Rock Tavern, Caunsall Road, Caunsall Ward: Cookley		Within or adjoining settlement: No – but within hamlet of Caunsall	
Current or previous use: village public house		Greenfield/Brownfield brownfield	
Site Description: village pub up for sale			
Ownership: private			
Planning History: permission for conversion to 7 flats expires August 2010 – revised scheme for 3 larger flats now being determined			
Physical Characteristics	Vehicular access	Good	
	Flood risk	Zone 3 affects over half of site	
	Contamination	Unlikely	
	Topography	Undulating	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	No adverse impact - adjacent River Stour SWS	
	Built heritage	N/A	
	Other	N/A	
Infrastructure capacity		Suitable	
Access to local facilities		Reasonable – 1.2km to local shops	
Public transport accessibility		Good – bus stop nearby – half hourly service	
Panel's view on suitability for housing, potential capacity		Suitable for housing – 7 units	
Potential timescale for delivery		Pre-2011	
Constraints to development		unknown	

SITE REF: R038 WOLVERLEY COURT, WOLVERLEY ROAD



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Settlement: Wolverley	Site Ref: R038	Grid ref: 383005 278847	Site Area: 0.044 Ha
Site Address: Wolverley Court, Wolverley Road, Wolverley Ward: Wolverley		Within or adjoining settlement: no	
Current or previous use: nursing home		Greenfield/Brownfield brownfield	
Site Description: nursing home in large grounds			
Ownership: private			
Planning History: permission to convert to 6 apartments expires August 2010			
Physical Characteristics	Vehicular access	Reasonable	
	Flood risk	No	
	Contamination	No	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No adverse impact – conversion scheme	
	Natural heritage	No adverse impact	
	Built heritage	Building is listed	
	Other	TPO	
Infrastructure capacity		Suitable	
Access to local facilities		Poor – none within reasonable walking distance	
Public transport accessibility		Poor – on very infrequent route	
Panel's view on suitability for housing, potential capacity		Suitable for housing – 6 units; however refurbished as nursing home so now unlikely to come forward for housing	
Potential timescale for delivery		N/A	
Constraints to development		Viable commercial use; unlikely to come forward as residential	