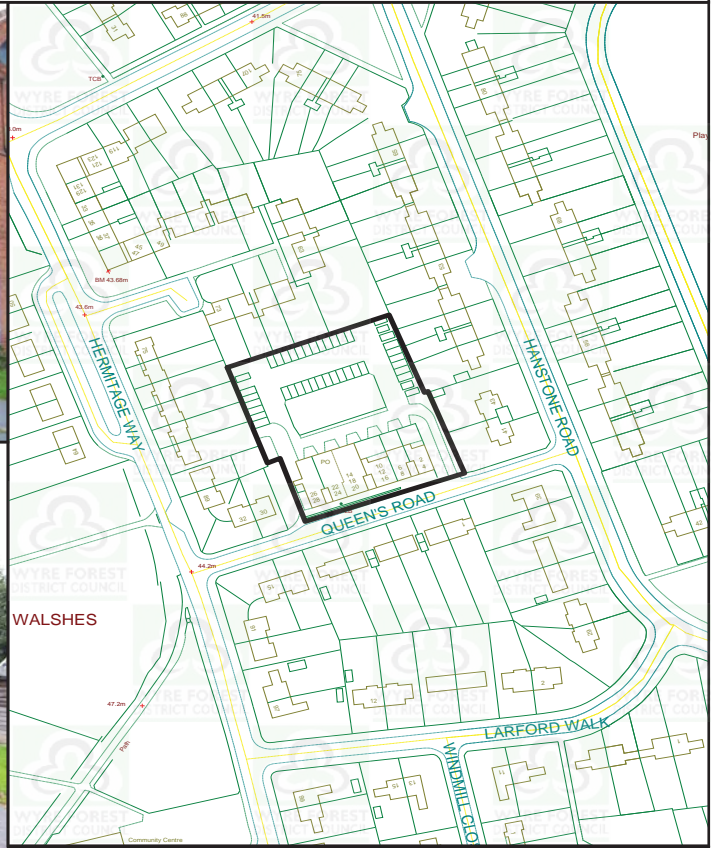


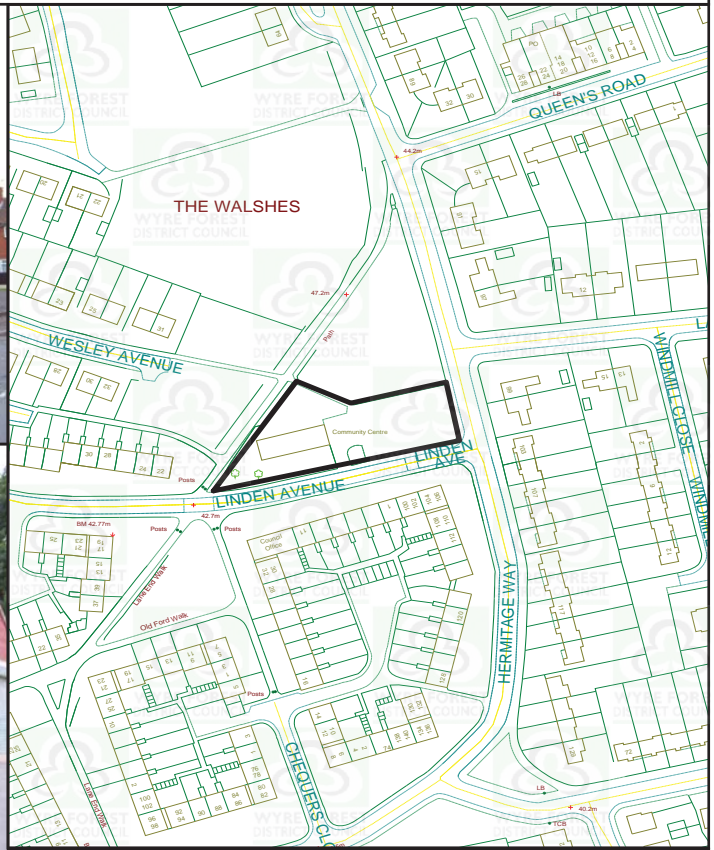
**SITE REF: S013 QUEENS ROAD, ARELEY KINGS**


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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S013	<b>Grid ref:</b> 380666 270189	<b>Site Area:</b> 0.358 Ha
<b>Site Address:</b> Queens Road, Areley Kings, Stourport-on-Severn		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Areley Kings		<b>Greenfield/Brownfield brownfield</b>	
<b>Current or previous use:</b> shops with flats over and rear garage blocks			
<b>Site Description:</b> mixed retail and residential uses – large area of lock-up garages to rear of site –surrounded by housing			
<b>Ownership:</b> Wyre Forest Community Housing			
<b>Planning History:</b> none of relevance – WFCH keen to see site redeveloped with housing and some retail			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	reasonable – road is rather narrow	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	unlikely	
	<b>Topography</b>	flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact	
	<b>Natural heritage</b>	No adverse impact	
	<b>Built heritage</b>	No adverse impact	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – redevelopment would include element of retail	
<b>Public transport accessibility</b>		Good – bus stop on Hanstone Road – high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing – 15 units	
<b>Potential timescale for delivery</b>		2011-16	
<b>Constraints to delivery</b>		Some flats over shops sold under Right to Buy; funding	



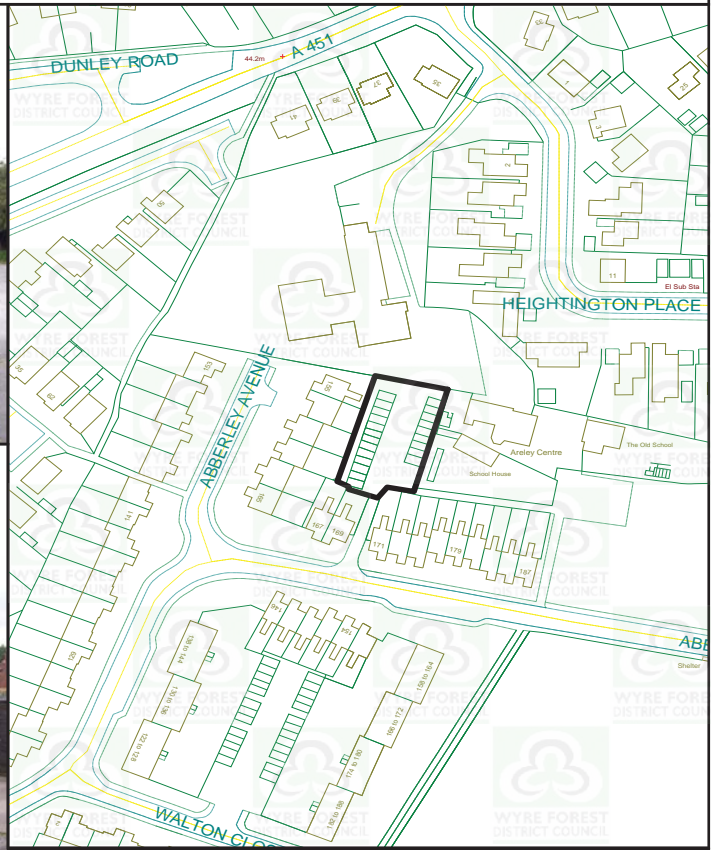
SITE REF: S035 WALSHES COMMUNITY CENTRE, LINDEN AVENUE



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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S035	<b>Grid ref:</b> 380609 269982	<b>Site Area:</b> 0.166 Ha
<b>Site Address:</b> Walshes Community Centre, Linden Avenue, Stourport-on-Severn		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Areley Kings		<b>Greenfield/Brownfield brownfield</b>	
<b>Current or previous use:</b> community centre and car park with recycling facility		<b>Greenfield/Brownfield brownfield</b>	
<b>Site Description:</b> community centre adjacent housing and playground with public open space			
<b>Ownership:</b> Wyre Forest Community Housing			
<b>Planning History:</b> none of relevance			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact	
	<b>Natural heritage</b>	Potential impact on adjoining public open space	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	Loss of community facility	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – shops within 5 minutes walk	
<b>Public transport accessibility</b>		Good – bus stop within 5 minutes walk – on high frequency route	
<b>Panel's view of suitability for housing, potential capacity</b>		Suitable for housing – 15 units	
<b>Potential timescale for delivery</b>		2011-16	
<b>Constraints to development</b>		Subject to funding; replacement meeting facility needed	

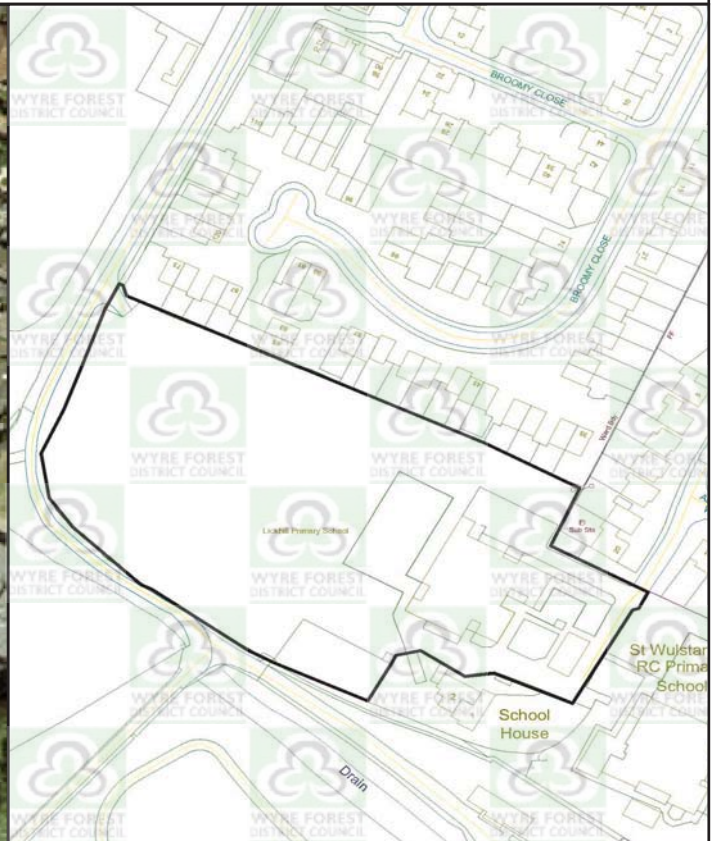


**SITE REF: S069 GARAGE BLOCK, ABBERLEY AVENUE**


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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S069	<b>Grid ref:</b> 380015 270331	<b>Site Area:</b> 0.084 Ha
<b>Site Address:</b> Garage block, Abberley Avenue, Stourport-on-Severn		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Areley Kings		<b>Greenfield/Brownfield:</b> brownfield	
<b>Current or previous use:</b> small group of lock-up garages			
<b>Site Description:</b> lock-up garages adjacent locally listed buildings of Areley Old School in residential area			
<b>Ownership:</b> Wyre Forest Community Housing			
<b>Planning History:</b> none of relevance			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	reasonable	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Not known	
	<b>Topography</b>	flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact	
	<b>Natural heritage</b>	No adverse impact	
	<b>Built heritage</b>	Locally listed buildings adjacent plus historic village green	
	<b>Other</b>	n/a	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – village shops within walking distance	
<b>Public transport accessibility</b>		Good – bus stop within 5 minutes walk on high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		May be suitable for housing, but very low capacity	
<b>Potential timescale for delivery</b>		N/A	
<b>Constraints to delivery</b>		Funding; site dimensions	

SITE REF: S019 LICKHILL LODGE PRIMARY SCHOOL, ALMOND WAY



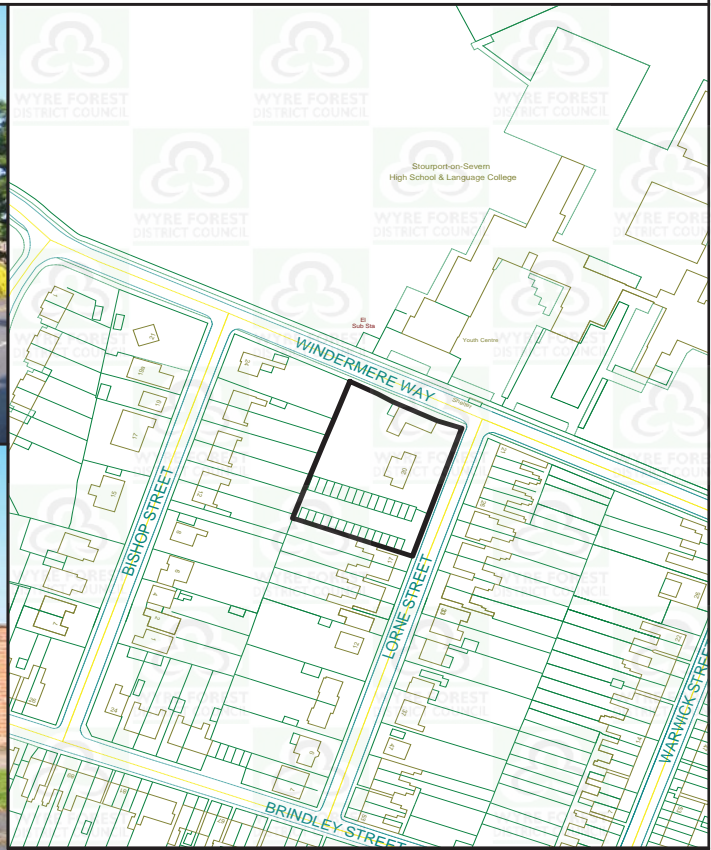
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Settlement: Stourport-on-Severn	Site Ref: S019	Grid ref: 379766 272016	Site Area: 1.375 Ha
Site Address: Lickhill Lodge Primary School, Almond Way, Stourport-on-Severn Ward: Lickhill			Within or adjoining settlement: Yes
Current or previous use: primary school and playing fields			Greenfield/Brownfield brownfield
Site Description: primary school in residential area			
Ownership: Worcestershire County Council			
Planning History: none of relevance			
Physical Characteristics	Vehicular access	Reasonable	
	Flood risk	Zone 2 affects playing fields	
	Contamination	No	
	Topography	Gently sloping	
Environmental impact	Character/visual impact	No adverse impact	
	Natural heritage	No adverse impact	
	Built heritage	No adverse impact	
	Other	Potential loss of playing fields	
Infrastructure capacity		suitable	
Access to local facilities		Good – local centre within walking distance	
Public transport accessibility		Good – hourly bus route within short walk	
Panel's views on suitability for housing, potential capacity		No longer surplus to educational requirements – to remain as school	
Potential timescale for delivery		N/A	
Constraints to delivery		N/A	



SITE REF: S079 20 LORNE STREET, STOURPORT-ON-SEVERN

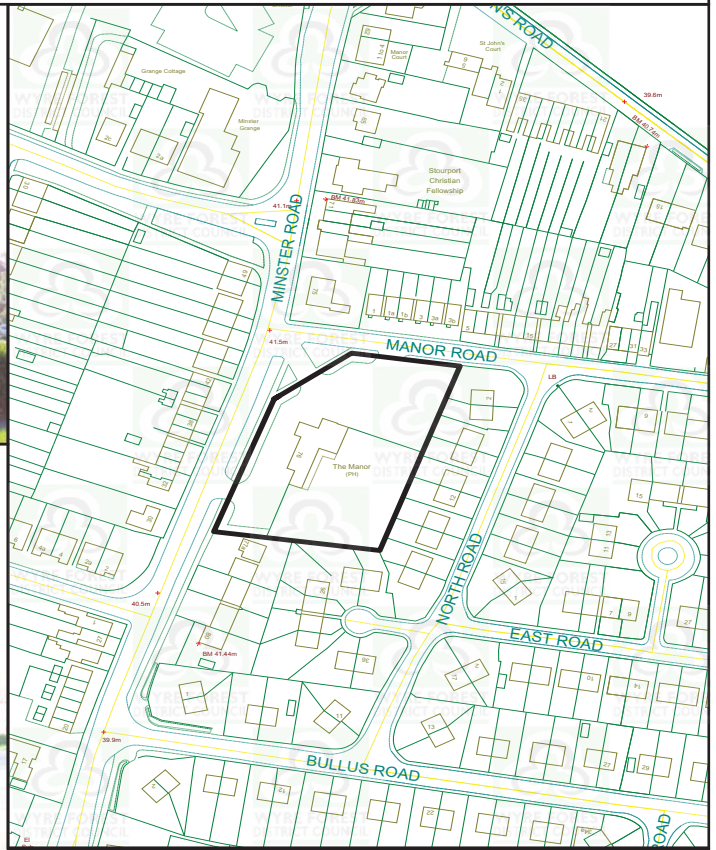


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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S079	<b>Grid ref:</b> 381150 272328	<b>Site Area:</b> 0.213 Ha
<b>Site Address:</b> 20 Lorne Street, Stourport-on-Severn <b>Ward:</b> Lickhill		<b>Within or adjoining settlement:</b> Yes	
<b>Current or previous use:</b> house and workshop and lock-up garages		<b>Greenfield/Brownfield brownfield</b>	
<b>Site Description:</b> detached house with adjacent lock-up garages and car workshop on junction with Windermere Way			
<b>Planning History:</b> none of relevance – however, suggested as potential housing site at Local Plan Review – lock-up garages could be redeveloped (0.073 Ha)			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	unlikely	
	<b>Topography</b>	flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact if garage block is redeveloped	
	<b>Natural heritage</b>	No potential adverse impact	
	<b>Built heritage</b>	20 Lorne Street is locally listed	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – local shops within 5 minutes walk	
<b>Public transport accessibility</b>		Good – bus stop within 5 minutes Walk – high frequency route	
<b>Suitability for housing, potential capacity</b>		Suitable for housing on garage site - could continue terrace – only a few dwellings likely. Likely to fall below SHLAA threshold	
<b>Potential timescale for delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	



**SITE REF: S085 MANOR PUBLIC HOUSE, MINSTER ROAD**



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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S085	<b>Grid ref:</b> 381403 272095	<b>Site Area:</b> 0.36 Ha
<b>Site Address:</b> Manor Public House, Minster Road, Stourport-on-Severn		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Lickhill		<b>Greenfield/Brownfield brownfield</b>	
<b>Current or previous use:</b> public house with large car park		<b>Site Description:</b> public house on edge of housing estate with main road frontage	
<b>Ownership:</b> Punch Taverns			
<b>Planning History:</b> outline application withdrawn			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact - although pub is on local list	
	<b>Natural heritage</b>	No potential adverse impact - line of trees divides site	
	<b>Built heritage</b>	Pub is locally listed	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		Suitable	
<b>Access to local facilities</b>		Good – local shop within walking distance	
<b>Public transport accessibility</b>		Good – bus stop nearby – on high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing – 14 dwellings	
<b>Potential timescale for delivery</b>		2016-21	
<b>Constraints to delivery</b>		Existing business	



SITE REF: S088 MIDLAND INDUSTRIAL PLASTICS, BEWDLEY ROAD

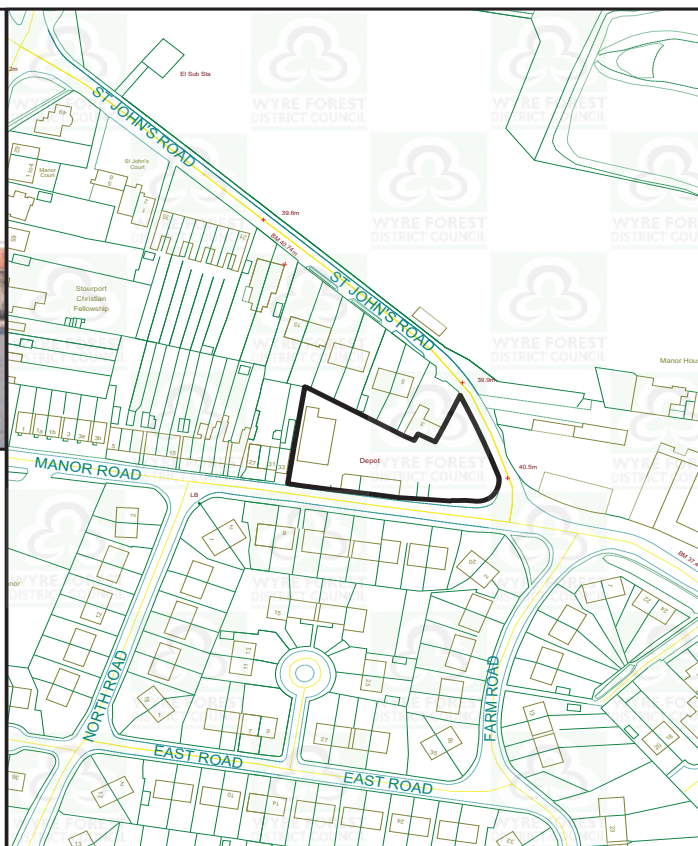


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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S088	<b>Grid ref:</b> 380113 272387	<b>Site Area:</b> 3.159 Ha
<b>Site Address:</b> Midland Industrial Plastics, Bewdley Road, Stourport-on-Severn <b>Ward:</b> Lickhill		<b>Within or adjoining settlement:</b> Yes	
<b>Current or previous use:</b> industrial units		<b>Greenfield/Brownfield</b> brownfield	
<b>Site Description:</b> industrial units adjacent housing estate			
<b>Ownership:</b> private			
<b>Planning History:</b> outline application for care home to front of site withdrawn. Scheme submitted for SHLAA shows housing to front of site and care home to rear overlooking Lickhill Road. Zoned for employment uses – Employment Land Review recommended site be assessed for alternative uses			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	potentially	
	<b>Topography</b>	flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact - adjoining site(S065) has residential permission	
	<b>Natural heritage</b>	No potential adverse impact	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – shop adjacent site; town centre within walking distance	
<b>Public transport accessibility</b>		Good – bus stop within 5 minutes walk – hourly service	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for mixed uses including housing – up to 83 dwellings	
<b>Potential timescale for delivery</b>		2011-16	
<b>Constraints to delivery</b>		N/A	

SITE REF: S107 ROBBINS DEPOT, MANOR ROAD



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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S107	<b>Grid ref:</b> 381563 272201	<b>Site Area:</b> 0.19 Ha
<b>Site Address:</b> Robbins Depot, Manor Road, Stourport-on-Severn		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Lickhill		<b>Greenfield/Brownfield</b> brownfield	
<b>Current or previous use:</b> small lorry depot			
<b>Site Description:</b> small depot in residential area – terraced housing adjoining			
<b>Ownership:</b> private			
<b>Planning History:</b> none of relevance – family may be looking to relocate following death of owner			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unknown	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Potential to improve street scene	
	<b>Natural heritage</b>	No potential adverse impact	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – shop within 5 minutes walk	
<b>Public transport accessibility</b>		good – bus stop within 5 minutes walk on high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing - up to 12 terraced dwellings	
<b>Potential timescale for delivery</b>		2011-16	
<b>Constraints to delivery</b>		Existing business	



SITE REF: K128 CERAMASPEED, ZORTECH AVENUE



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<b>Settlement:</b> Kidderminster	<b>Site Ref:</b> K128	<b>Grid ref:</b> 381222 273769	<b>Site Area:</b> 3.202 Ha
<b>Site Address:</b> Ceramaspeed, Zortech Avenue, Kidderminster <b>Ward:</b> Lickhill			<b>Within or adjoining settlement:</b> Yes
<b>Current or previous use:</b> modern industrial premises			<b>Greenfield/Brownfield</b> brownfield
<b>Site Description:</b> industrial unit adjacent golf course, housing estate and employment sites			
<b>Ownership:</b> Revelan Group			
<b>Planning History:</b> none of relevance – zoned for employment uses – Employment Land Review recommended site should be retained for employment uses			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unknown	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No potential adverse impact	
	<b>Natural heritage</b>	Potential adverse impact – nature reserve opposite	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		Suitable	
<b>Access to local facilities</b>		Good – local shops within 10 minutes walk	
<b>Public transport accessibility</b>		Good – bus stop within 5 minutes walk – high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Not considered suitable for housing – part of Stourport Road Employment Corridor	
<b>Potential timescale for delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	

SITE REF: S129 BOURNEWOOD NURSERIES, LICKHILL ROAD NORTH

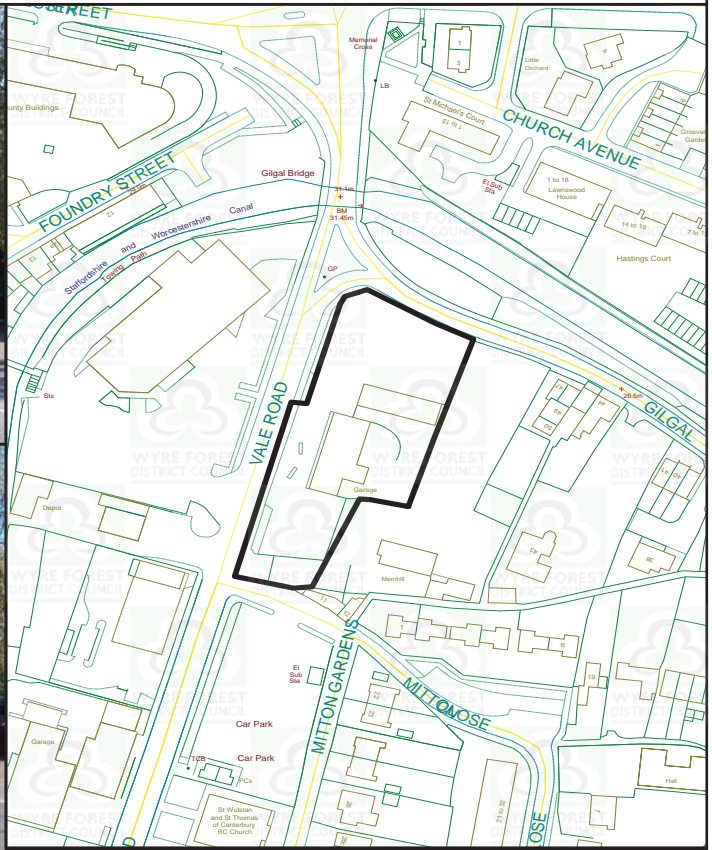


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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S129	<b>Grid ref:</b> 379851 272803	<b>Site Area:</b> 3.559 Ha
<b>Site Address:</b> Bournewood Nurseries, Lickhill Road North, Stourport-on-Severn <b>Ward:</b> Lickhill		<b>Within or adjoining settlement:</b> Yes	
<b>Current or previous use:</b> small nursery and adjoining paddock		<b>Greenfield/Brownfield greenfield</b>	
<b>Site Description:</b> small plant nursery and paddock adjacent residential home with housing estate opposite			
<b>Ownership:</b> private			
<b>Planning History:</b> none of relevance – in Green Belt			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unknown	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Potential adverse impact - loss of open views	
	<b>Natural heritage</b>	Potential adverse impact – loss of Greenfield site	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		Unknown	
<b>Access to local facilities</b>		Good – local shop within 5 minutes walk	
<b>Public transport accessibility</b>		Reasonable – bus stop adjacent – on hourly service	
<b>Panel’s view on suitability for housing, potential capacity</b>		No requirement for urban extensions; contrary to emerging policy	
<b>Potential timescale for delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	

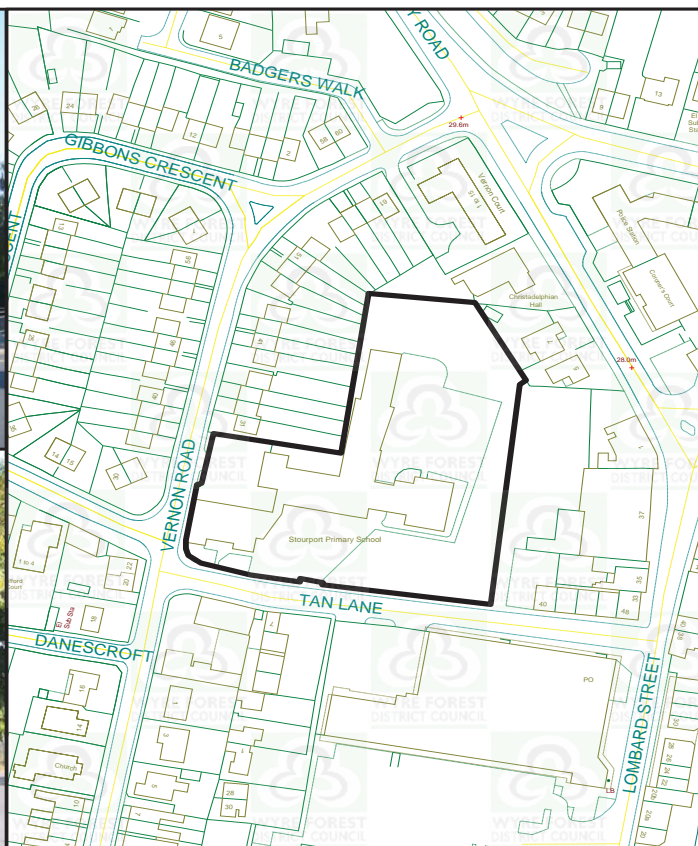


**SITE REF: S004 CHICHESTER CARAVANS, VALE ROAD**


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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S004	<b>Grid ref:</b> 381290 271588	<b>Site Area:</b> 0.38 Ha
<b>Site Address:</b> Chichester Caravans, Vale Road, Stourport-on-Severn <b>Ward:</b> Mitton		<b>Within or adjoining settlement:</b> Yes	
<b>Current or previous use:</b> caravan sales		<b>Greenfield/Brownfield</b> brownfield	
<b>Site Description:</b> potential redevelopment site currently in commercial use but zoned for residential use on main road and surrounded by housing and car parking; former petrol station on southern part of site (Roger's Rescue)			
<b>Ownership:</b> private			
<b>Planning History:</b> outline application WF:633/2005 for 14 flats on southern part of site refused. LPA would wish to see whole site redeveloped – is key gateway to town; zoned residential in Local Plan			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	likely	
	<b>Topography</b>	flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Key gateway site	
	<b>Natural heritage</b>	Impact unlikely	
	<b>Built heritage</b>	No adverse impact	
	<b>Other</b>	Within BW consultation zone	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – adjacent town centre	
<b>Public transport accessibility</b>		Good – bus stop adjacent – high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing – up to 40 units	
<b>Potential timescale for delivery</b>		2016-21	
<b>Constraints to delivery</b>		Existing business needs to relocate; viable commercial use	

SITE REF: S005 STOURPORT PRIMARY SCHOOL, TAN LANE



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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S005	<b>Grid ref:</b> 381055 271661	<b>Site Area:</b> 0.68 Ha
<b>Site Address:</b> Stourport Primary School, Tan Lane, Stourport-on-Severn			<b>Within or adjoining settlement:</b> Yes
<b>Current or previous use:</b> primary school			<b>Greenfield/Brownfield brownfield</b>
<b>Site Description:</b> primary school adjacent town centre – due to become surplus to requirements when replacement facility is built on site of Lickhill Middle School – adjacent retail and housing			
<b>Ownership:</b> Worcestershire County Council			
<b>Planning History:</b> no relevant history			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact	
	<b>Natural heritage</b>	Impact unlikely – little greenspace on site – potential to increase provision	
	<b>Built heritage</b>	Locally listed building on site – look to convert this	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – adjacent town centre	
<b>Public transport accessibility</b>		Good – bus stop within 5 minutes walk – high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Would be suitable for housing. However, County / PCT are currently looking at scheme to relocate library and health facilities to site	
<b>Potential timescale for delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	



SITE REF: S006 TP TOYS, CHEAPSIDE, SEVERN ROAD



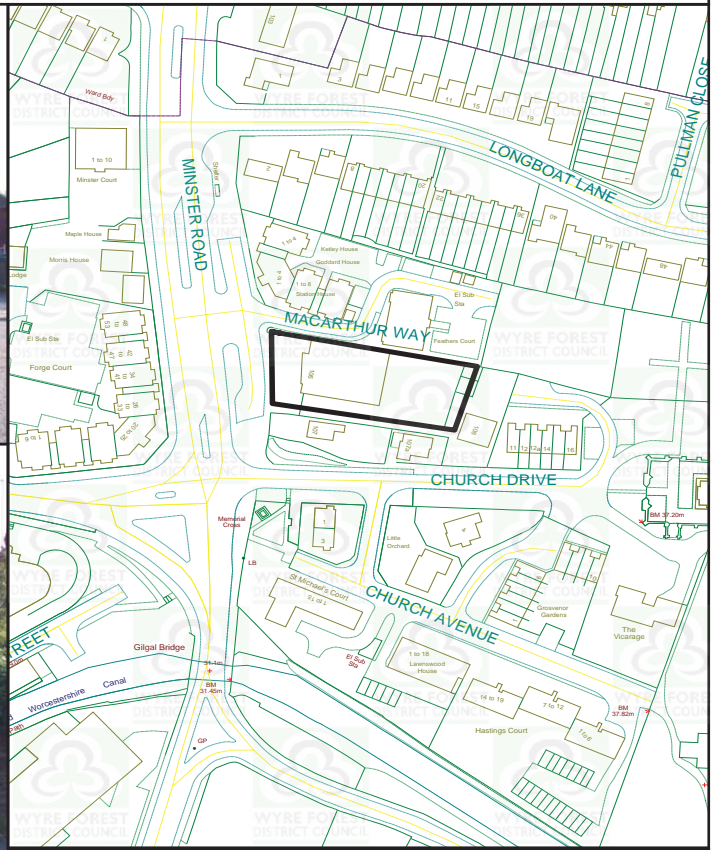
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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S006	<b>Grid ref:</b> 381139 270842	<b>Site Area:</b> 2.203 Ha
<b>Site Address:</b> TP Toys, Cheapside, Severn Road, Stourport-on-Severn <b>Ward:</b> Mitton			<b>Within or adjoining settlement:</b> Yes
<b>Current or previous use:</b> manufacture of outdoor play equipment			<b>Greenfield/Brownfield</b> brownfield
<b>Site Description:</b> manufacturing site adjacent River Sever, Lichfield Basin housing site and former Vinegar Works (small-scale business units)			
<b>Ownership:</b> private			
<b>Planning History:</b> Allocated as STC.3 – mixed use redevelopment site			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	Zone 3 affects 20% of site	
	<b>Contamination</b>	likely	
	<b>Topography</b>	flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Within Conservation Area	
	<b>Natural heritage</b>	Impact possible – adjacent Rivers Severn and Stour	
	<b>Built heritage</b>	Listed and locally listed buildings within site	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – within walking distance of town centre	
<b>Public transport accessibility</b>		Good – within 5 minutes walk of bus stop	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing – up to 80 units as part of mixed use scheme	
<b>Potential timescale for delivery</b>		2016-21	
<b>Constraints to delivery</b>		Existing businesses needs to relocate	



**SITE REF: S009 A-Z WEDDING SERVICES, MINSTER ROAD**

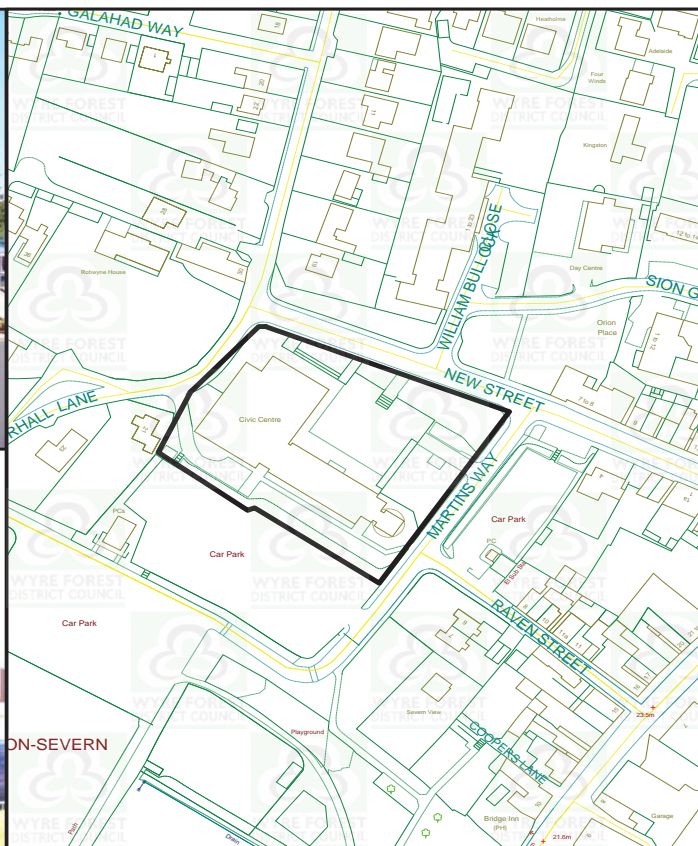


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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S009	<b>Grid ref:</b> 381382 271789	<b>Site Area:</b> 0.154 Ha
<b>Site Address:</b> A-Z Wedding Services, Minister Road, Stourport-on-Severn		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Mitton		<b>Greenfield/Brownfield brownfield</b>	
<b>Current or previous use:</b> retail			
<b>Site Description:</b> group of retail units now surrounded by residential developments			
<b>Ownership:</b> private			
<b>Planning History:</b> none of relevance – zoned residential			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	unlikely	
	<b>Topography</b>	flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact	
	<b>Natural heritage</b>	No adverse impact	
	<b>Built heritage</b>	No adverse impact	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – within walking distance of town centre	
<b>Public transport accessibility</b>		Good – bus stop adjacent – on high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing – up to 10 units	
<b>Potential timescale for delivery</b>		2016-21	
<b>Constraints to delivery</b>		Existing businesses need to relocate	

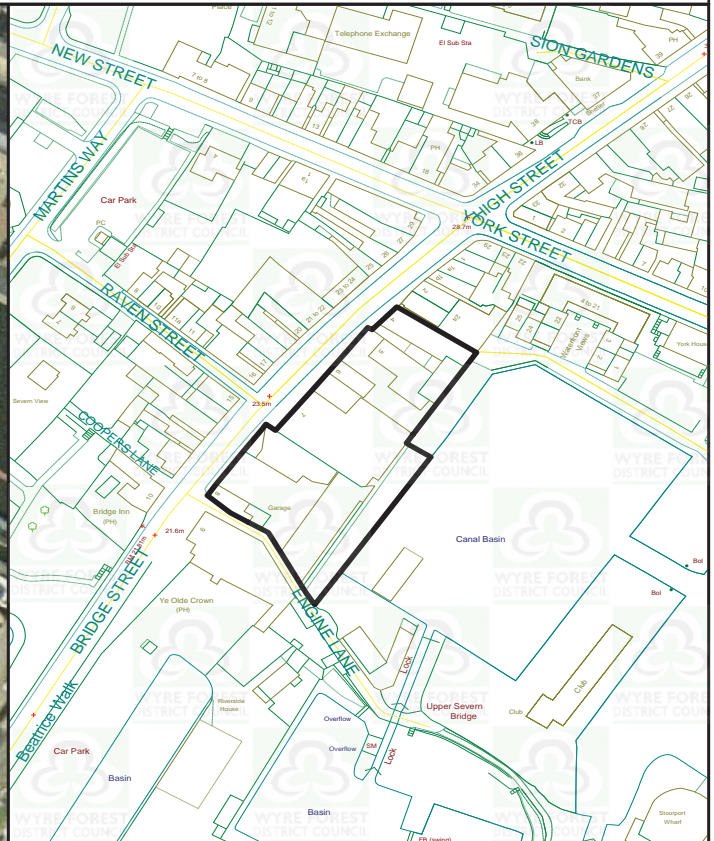


SITE REF: S016 CIVIC CENTRE/CIVIC HALL, NEW STREET



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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S016	<b>Grid ref:</b> 380787 271329	<b>Site Area:</b> 0.585 Ha
<b>Site Address:</b> Civic Centre/Civic Hall, New Street, Stourport-on-Severn			<b>Within or adjoining settlement:</b> Yes
<b>Ward:</b> Mitton			<b>Greenfield/Brownfield</b> brownfield
<b>Current or previous use:</b> Council Offices and Civic Hall			
<b>Site Description:</b> offices and community facility adjacent large car park and housing			
<b>Ownership:</b> Wyre Forest District Council			
<b>Planning History:</b> none of relevance – council looking to relocate offices			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	unknown	
	<b>Topography</b>	Sloping	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact	
	<b>Natural heritage</b>	No adverse impact	
	<b>Built heritage</b>	No adverse impact	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – adjacent town centre	
<b>Public transport accessibility</b>		Good – bus stop within 5 minutes walk on high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Not thought to be suitable for residential uses – overlooks large expanse of car parks – more suited to community uses	
<b>Potential timescale for delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	

**SITE REF: S021 STC.4 BRIDGE STREET**


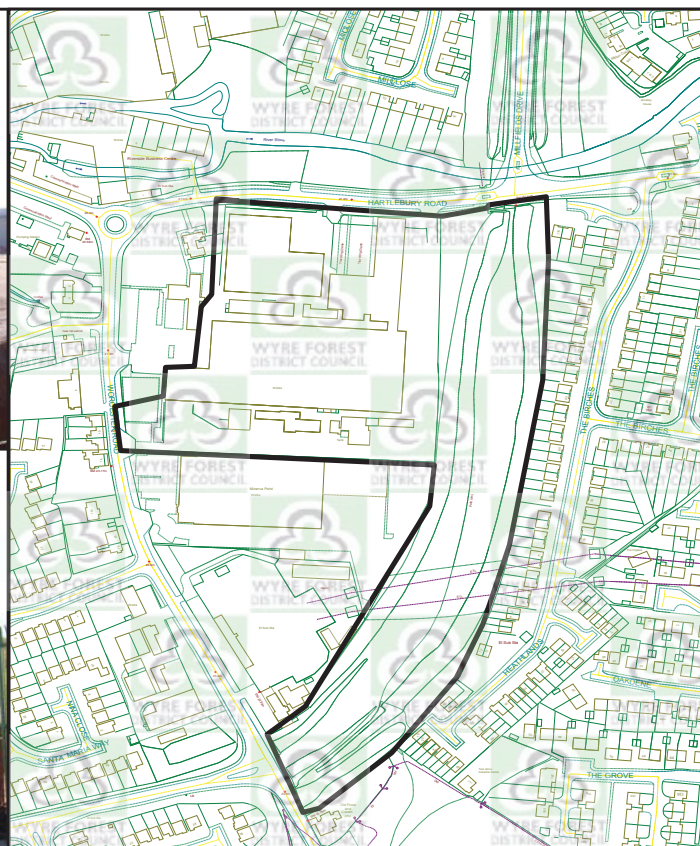
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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S021	<b>Grid ref:</b> 380867 271164	<b>Site Area:</b> 0.384 Ha
<b>Site Address:</b> STC.4, Bridge Street, Stourport-on-Severn		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Mitton		<b>Greenfield/Brownfield brownfield</b>	
<b>Current or previous use:</b> retail uses and repair garage		<b>Site Description:</b> shops and repair garage fronting main street and backing onto canal basins	
<b>Ownership:</b> private			
<b>Planning History:</b> Bridge Street SPD adopted. Mixed use scheme drawn up - will open up access to canal basins			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	Zone 2 affects half of site	
	<b>Contamination</b>	unknown	
	<b>Topography</b>	flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact	
	<b>Natural heritage</b>	No adverse impact	
	<b>Built heritage</b>	No adverse impact – redevelopment should benefit conservation area	
	<b>Other</b>	n/a	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – on main shopping street	
<b>Public transport accessibility</b>		Good – bus stop nearby – high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing – up to 37 units	
<b>Potential timescale for delivery</b>		2011-16	
<b>Constraints to delivery</b>		Land acquisition and assembly; funding	



SITE REF: S044 PARSONS CHAIN SITE, HARTLEBURY ROAD

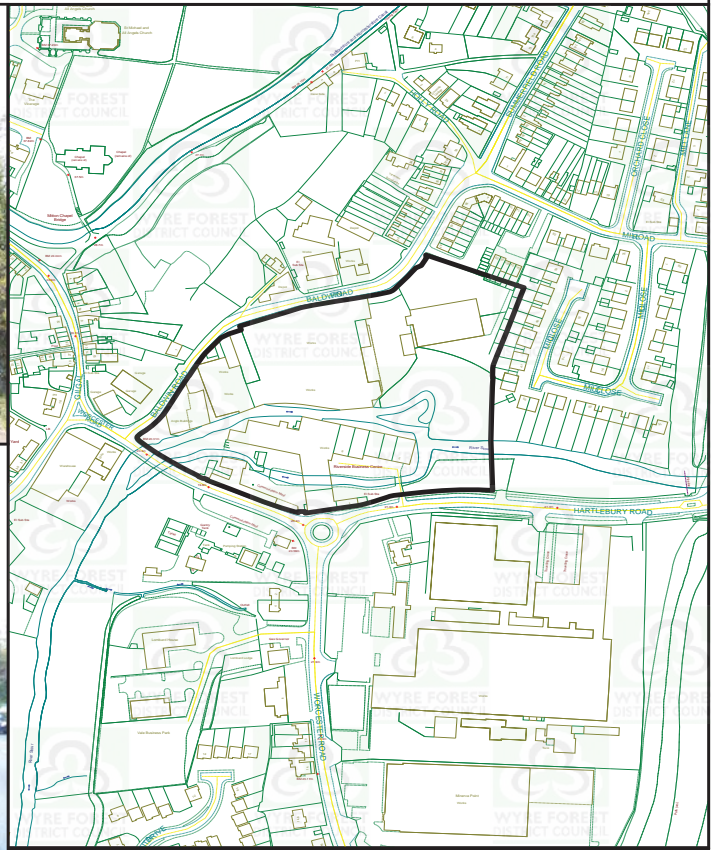


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Settlement: Stourport-on-Severn	Site Ref: S044	Grid ref: 381878 271217	Site Area: 3.714 Ha (excludes railway embankment)
Site Address: Parsons Chain site, Hartlebury Road, Stourport-on-Severn	Ward: Mitton	Current or previous use: previously in industrial use – now cleared	Within or adjoining settlement: Yes
Site Description: cleared former industrial site with former railway embankment forming eastern boundary and employment uses to west and south	Ownership: private	Planning History: none of relevance – potential for large-scale mixed use scheme	Greenfield/Brownfield brownfield
Physical Characteristics	Vehicular access	Good	
	Flood risk	No – but part of embankment is in zone 2	
	Contamination	Likely	
	Topography	Flat	
Environmental impact	Character/visual impact	Large cleared site - with railway embankment forming boundary	
	Natural heritage	Potential impact on wildlife corridor	
	Built heritage	Listed building adjacent	
	Other	Line of Stourport of relief road follows embankment	
Infrastructure capacity		suitable	
Access to local facilities		Good – town centre within walking distance	
Public transport accessibility		Good – 10 minutes walk to bus stop on high frequency route	
Panel's view on suitability for housing, potential capacity		Suitable for housing – up to 150 units	
Potential timescale for delivery		2021-26	
Constraints to development		Highways issues	



**SITE REF: S045 RIVERSIDE BUSINESS CENTRE, BALDWIN ROAD**

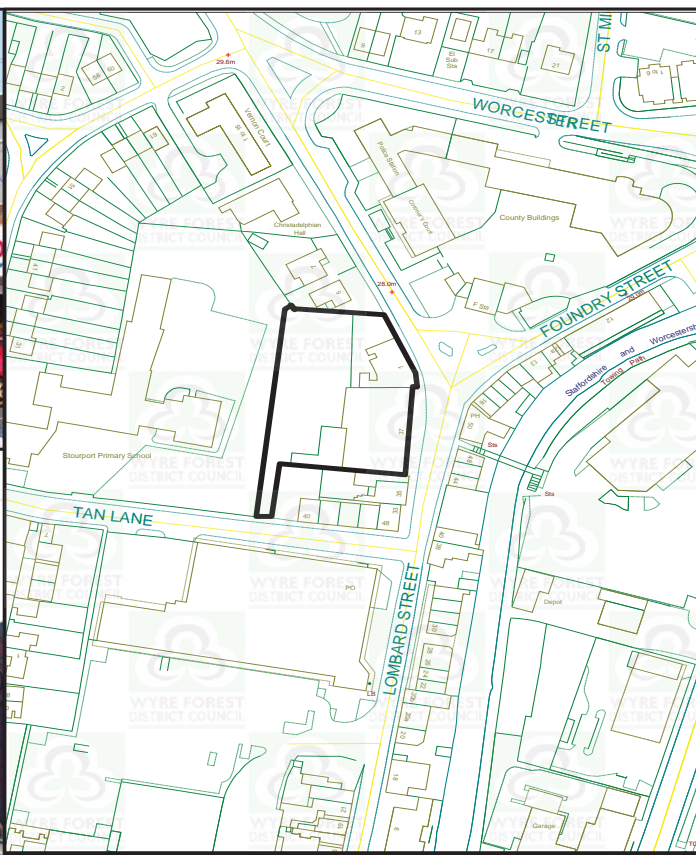


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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S045	<b>Grid ref:</b> 381714 271469	<b>Site Area:</b> 3.092 Ha
<b>Site Address:</b> Riverside Business Centre and adjoining employment area, Baldwin Road, Stourport-on-Severn			<b>Within or adjoining settlement:</b> Yes
<b>Ward:</b> Mitton			<b>Greenfield/Brownfield</b> brownfield
<b>Current or previous use:</b> industrial uses			
<b>Site Description:</b> various units straddling River Stour – some locally listed			
<b>Ownership:</b> private			
<b>Planning History:</b> none of relevance			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	Zone 3 affects most of site	
	<b>Contamination</b>	Very likely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact	
	<b>Natural heritage</b>	No adverse impact – potential to improve wildlife corridor	
	<b>Built heritage</b>	Some of buildings are locally listed	
	<b>Other</b>	Majority of site is in flood zone so redevelopment is unlikely	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – town centre within walking distance	
<b>Public transport accessibility</b>		Good – bus stop within 5 minutes walk on high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Not suitable for housing due to flooding issues	
<b>Potential timescale for delivery</b>		N/A	
<b>Constraints to development</b>		Flooding	



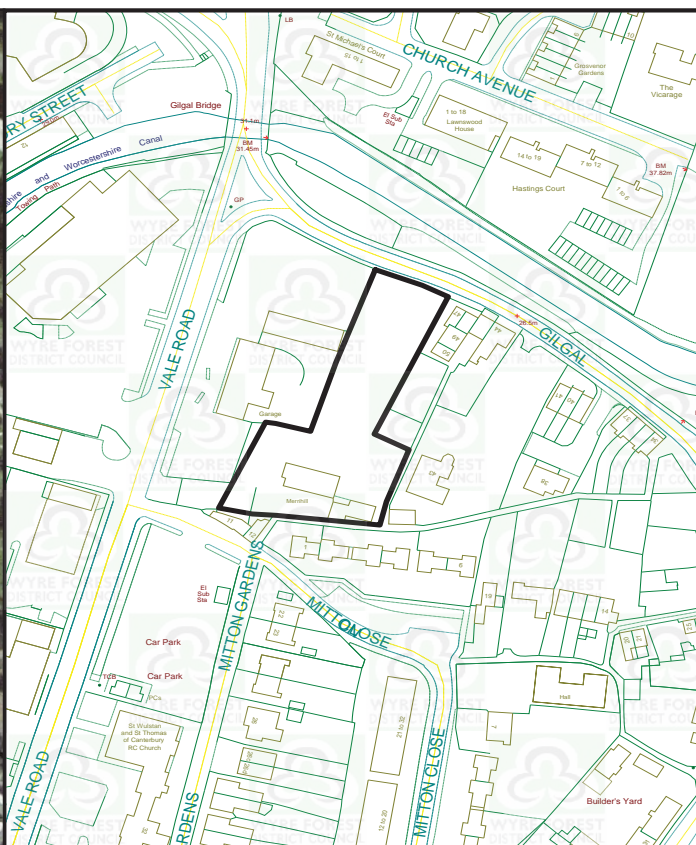
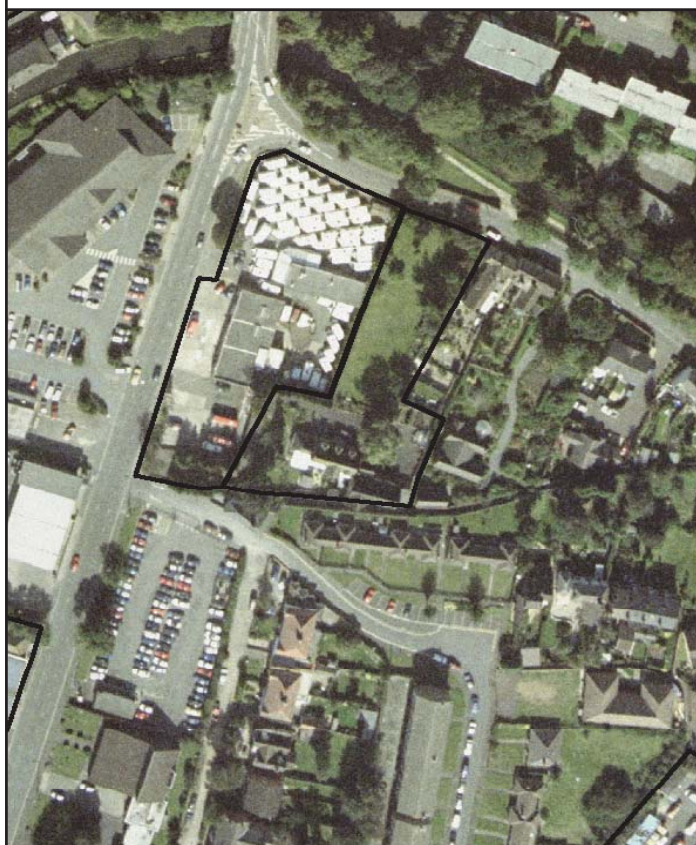
SITE REF: S078 TESCO AND BEDLAND STORES, LOMBARD STREET



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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S078	<b>Grid ref:</b> 381151 271596	<b>Site Area:</b> 0.246 Ha
<b>Site Address:</b> Tesco and Bedland Stores, Lombard Street, Stourport-on-Severn		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Mitton		<b>Greenfield/Brownfield</b> brownfield	
<b>Current or previous use:</b> retail			
<b>Site Description:</b> small supermarket, empty retail unit and small car park			
<b>Ownership:</b> private			
<b>Planning History:</b> none of relevance – however, Tesco have submitted application for new superstore on Carpets of Worth site, therefore site likely to come forward for redevelopment			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact – potential to improve street scene	
	<b>Natural heritage</b>	No potential adverse	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – within town centre	
<b>Public transport accessibility</b>		Good – bus stop within 5 minutes walk on high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Not considered suitable for housing due to being part of main shopping area	
<b>Potential timescale for delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	

SITE REF: S080 MERRIHILL, MITTON GARDENS

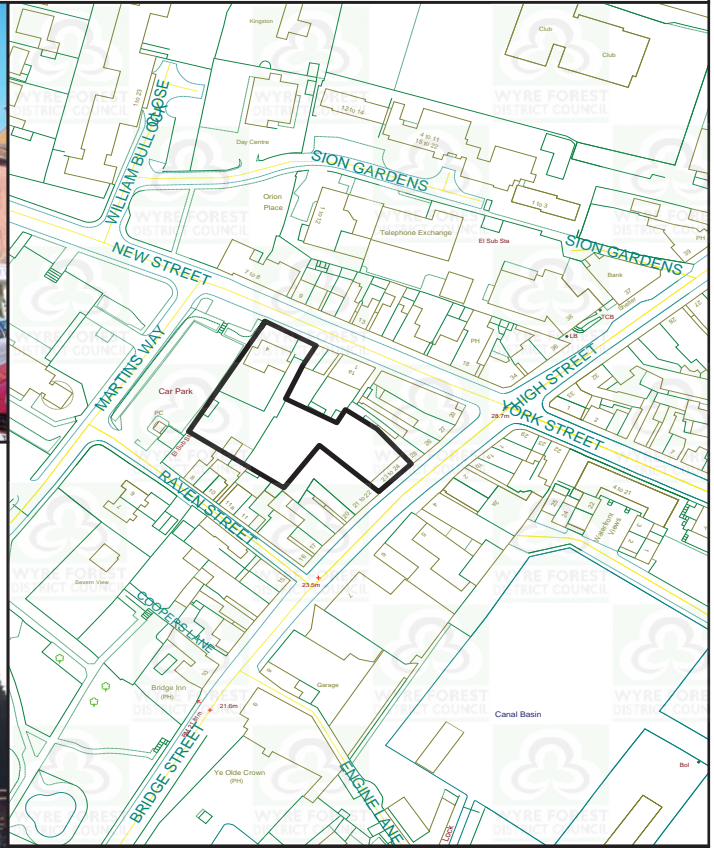


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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S080	<b>Grid ref:</b> 381356 271576	<b>Site Area:</b> 0.285 Ha
<b>Site Address:</b> Merrihill, Mitton Gardens, Stourport-on-Severn		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Mitton		<b>Greenfield/Brownfield brownfield</b>	
<b>Current or previous use:</b> house and grounds		<b>Greenfield/Brownfield brownfield</b>	
<b>Site Description:</b> house and large garden adjacent site S004 Chichester Caravans			
<b>Ownership:</b> private			
<b>Planning History:</b> none of relevance			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Reasonable – from Mitton Close - but would look to access from Vale Road if developed in tandem with adjacent site	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact	
	<b>Natural heritage</b>	No potential adverse impact	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – town centre adjacent	
<b>Public transport accessibility</b>		Good – bus stop on high frequency route within 5 minutes walk	
<b>Panel's view on suitability for housing, potential capacity</b>		May be suitable for redevelopment if adjacent site S004 comes forward	
<b>Potential timescale for delivery</b>		2016-21	
<b>Constraints to delivery</b>		N/A	

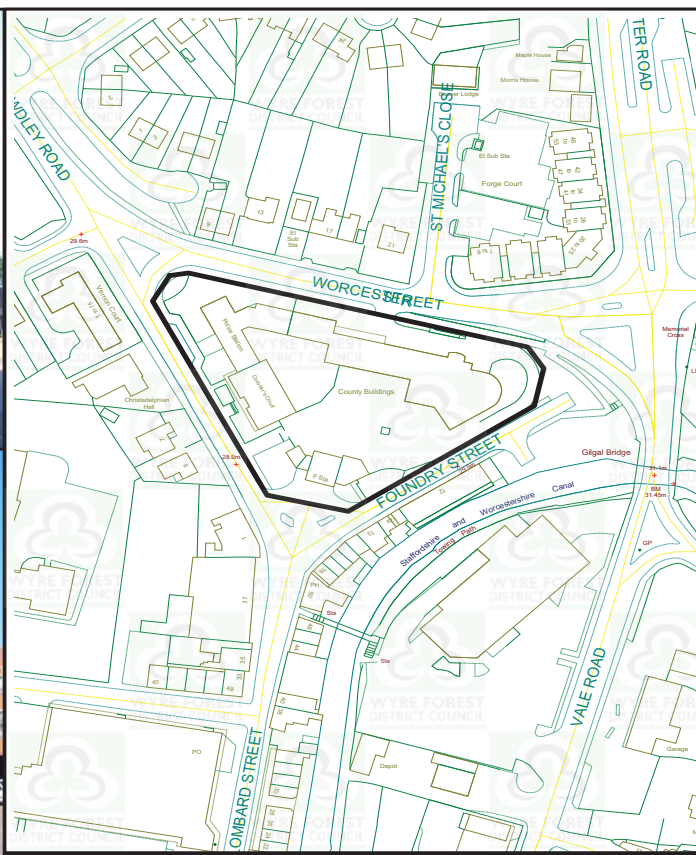


**SITE REF: S081 BUFTON'S MALL, BRIDGE STREET**


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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S081	<b>Grid ref:</b> 380903 271277	<b>Site Area:</b> 0.196 Ha
<b>Site Address:</b> Bufton's Mall, Bridge Street, Stourport-on-Severn		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Mitton		<b>Greenfield/Brownfield brownfield</b>	
<b>Current or previous use:</b> vacant shops with space over and land to the rear		<b>Greenfield/Brownfield brownfield</b>	
<b>Site Description:</b> vacant former shopping mall on main street with public car park to rear			
<b>Ownership:</b> private			
<b>Planning History:</b> none of relevance – buildings to rear demolished by current owner – shop units being refurbished			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Poor – would be required from Raven Street through car park	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	unlikely	
	<b>Topography</b>	Gently sloping	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact - would retain Bridge Street frontage and develop rear of site	
	<b>Natural heritage</b>	No potential adverse impact	
	<b>Built heritage</b>	Adjacent listed buildings	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – on main shopping street	
<b>Public transport accessibility</b>		Good – bus stop within 5 minutes walk on high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		May be suitable for housing at upper floors – potentially complex	
<b>Potential timescale for delivery</b>		N/A	
<b>Constraints to delivery</b>		Land assembly; ownership	

SITE REF: S082 COUNTY BUILDINGS, WORCESTER STREET

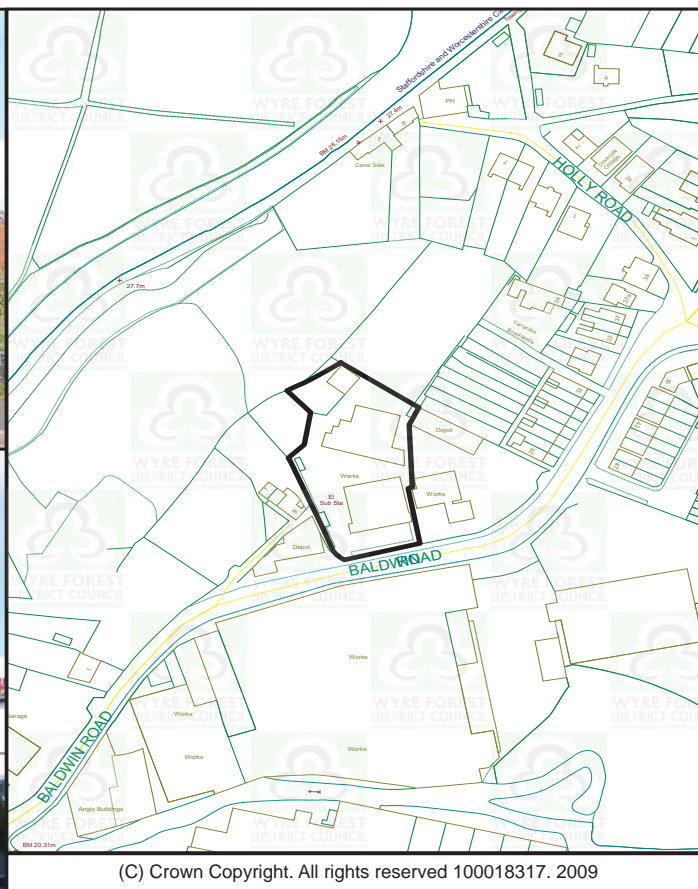


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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S082	<b>Grid ref:</b> 381181 271736	<b>Site Area:</b> 0.673 Ha
<b>Site Address:</b> County Buildings, Worcester Street, Stourport-on-Severn <b>Ward:</b> Mitton		<b>Within or adjoining settlement:</b> Yes	
<b>Current or previous use:</b> library, health centre, police station, coroners court and fire station		<b>Greenfield/Brownfield brownfield</b>	
<b>Site Description:</b> triangular shaped site containing various public buildings with residential uses adjoining situated on edge of town centre			
<b>Ownership:</b> Worcestershire County Council			
<b>Planning History:</b> none of relevance – site may be redeveloped if sites can be found for facilities elsewhere in town centre			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Steep – major drop in level from Worcester Street	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact - potential to design flagship building	
	<b>Natural heritage</b>	No potential adverse impact	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	Problems with difference in road levels	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Good – adjacent main shopping area	
<b>Public transport accessibility</b>		Good – bus stops within 5 minutes walk - on high frequency routes	
<b>Panel's view on suitability for housing, potential capacity</b>		May be suitable for mixed uses if economically viable to redevelop – development brief required	
<b>Potential timescale for delivery</b>		N/A	
<b>Constraints to delivery</b>		Redevelopment may not be viable	



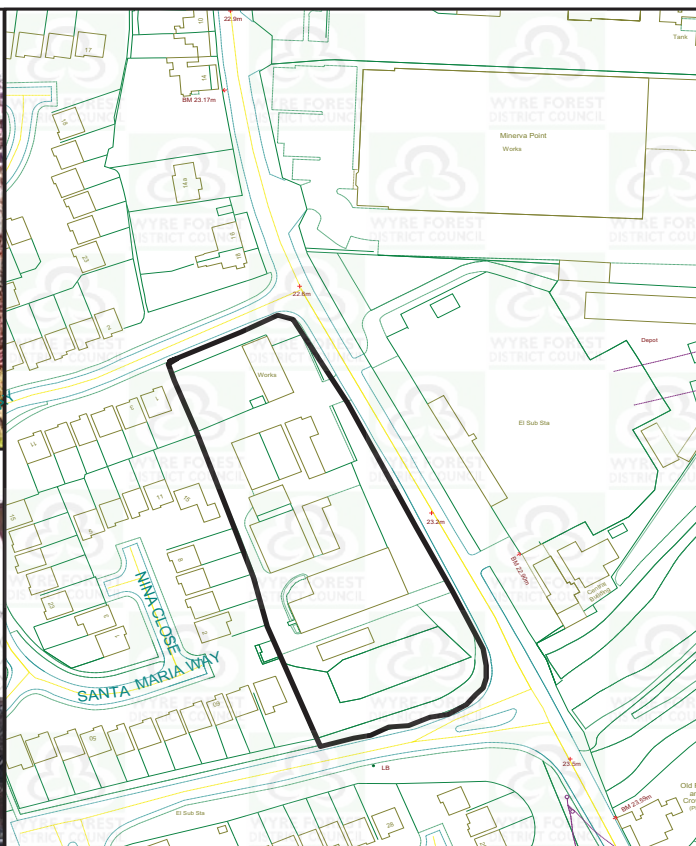
SITE REF: S084 UNITS 3 & 4 BALDWIN ROAD



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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S084	<b>Grid ref:</b> 381647 271572	<b>Site Area:</b> 0.227 Ha
<b>Site Address:</b> units 3 & 4 Baldwin Road, Stourport-on-Severn <b>Ward:</b> Mitton		<b>Within or adjoining settlement:</b> Yes	
<b>Current or previous use:</b> industrial units – now cleared – adjacent site S106		<b>Greenfield/Brownfield brownfield</b>	
<b>Site Description:</b> cleared site in mixed use area with employment uses opposite and small motor repair business adjacent and residential uses			
<b>Ownership:</b> private			
<b>Planning History:</b> application for 5 offices and 14 flats refused – considered to be overdevelopment			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	Zone 3 - affects road frontage only	
	<b>Contamination</b>	Unknown	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact - potential for improvement to street scene	
	<b>Natural heritage</b>	Potential adverse impact on adjoining open space	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		Suitable	
<b>Access to local facilities</b>		Good – town centre within walking distance	
<b>Public transport accessibility</b>		Good – bus stop within 10 minutes Walk – high frequency route	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing – 11 units	
<b>Potential timescale for delivery</b>		2011-16	
<b>Constraints to delivery</b>		N/A	

SITE REF: S086 CAR SALES, WORCESTER ROAD



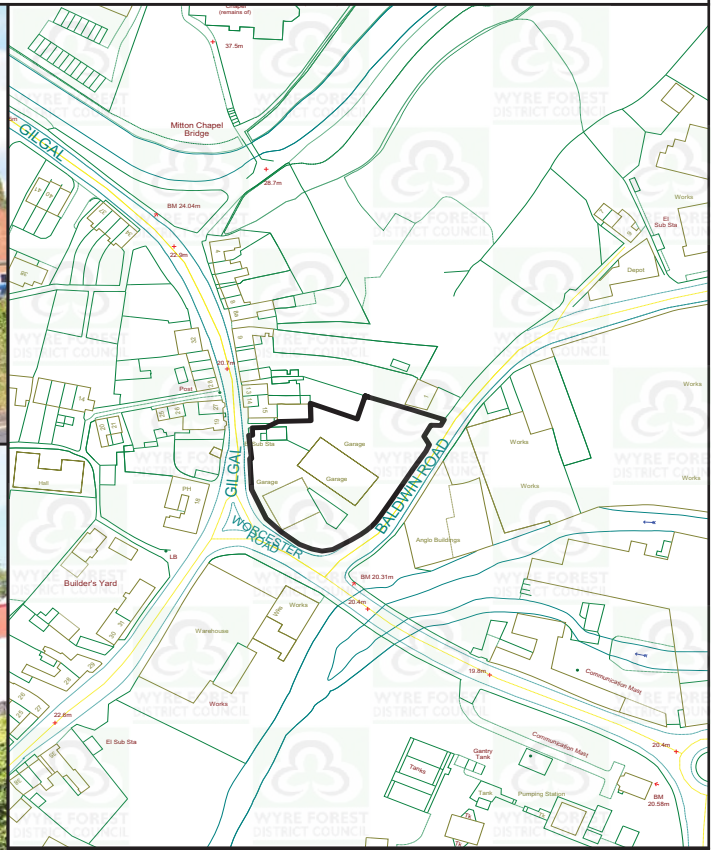
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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S086	<b>Grid ref:</b> 381635 270962	<b>Site Area:</b> 0.833 Ha
<b>Site Address:</b> Car sales, Worcester Road, Stourport-on-Severn		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Mitton		<b>Greenfield/Brownfield brownfield</b>	
<b>Current or previous use:</b> car sales and repair			
<b>Site Description:</b> series of small industrial buildings, some once part of power station complex now surrounded by residential uses			
<b>Ownership:</b> private			
<b>Planning History:</b> none of relevance – adjacent site is now residential – allocated for employment uses – ELR recommended site be considered for alternative uses			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	good	
	<b>Flood risk</b>	Zone 2 affects entire site	
	<b>Contamination</b>	Likely	
	<b>Topography</b>	flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact - potential improvement to street scene	
	<b>Natural heritage</b>	No potential adverse impact	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		suitable	
<b>Access to local facilities</b>		Reasonable – town centre within walking distance	
<b>Public transport accessibility</b>		Reasonable – bus stop within 5 minutes Walk – low frequency	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing - up to 25 units	
<b>Potential timescale for delivery</b>		2011-16	
<b>Constraints to delivery</b>		N/A	





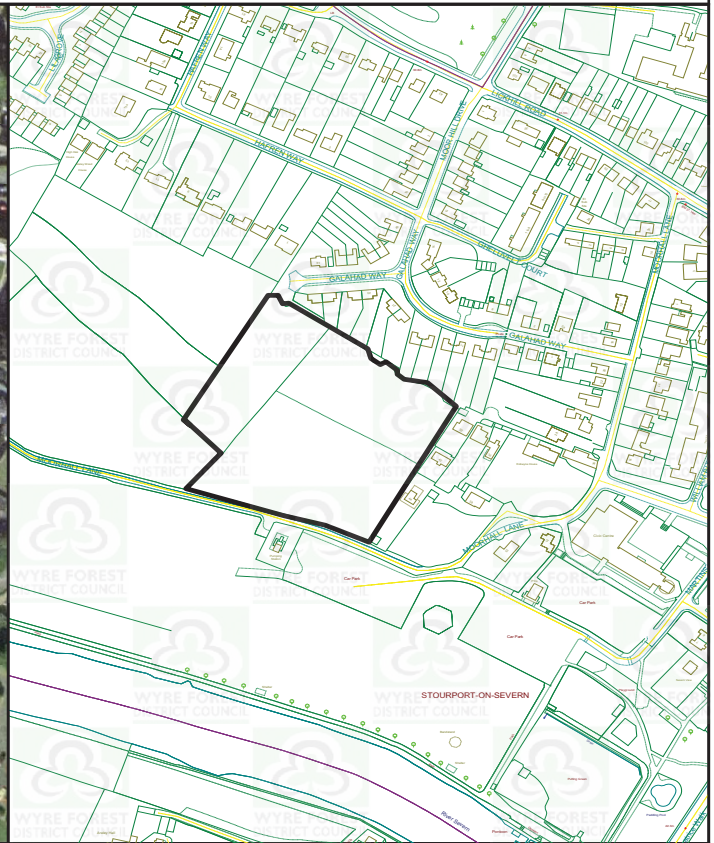
SITE REF: S110 PETROL STATION CORNER OF BALDWIN ROAD AND GILGAL



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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S110	<b>Grid ref:</b> 381446 271486	<b>Site Area:</b> 0.234 Ha
<b>Site Address:</b> Petrol Station corner of Baldwin Road and Gilgal, Stourport-on-Severn <b>Ward:</b> Mitton		<b>Within or adjoining settlement:</b> Yes	
<b>Current or previous use:</b> petrol station with repair garage to rear		<b>Greenfield/Brownfield brownfield</b>	
<b>Site Description:</b> petrol station and car repair workshop with electricity sub-station on corner site with adjacent housing and employment uses opposite			
<b>Ownership:</b> private			
<b>Planning History:</b> none of relevance – currently zoned for mixed uses			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Good	
	<b>Flood risk</b>	Zone 3 affects 1/5 of site	
	<b>Contamination</b>	Likely	
	<b>Topography</b>	Flat	
<b>Environmental impact</b>	<b>Character/visual impact</b>	No adverse impact; design to address corner issues Comprehensive scheme required	
	<b>Natural heritage</b>	No potential adverse impact	
	<b>Built heritage</b>	PH opposite is Grade II listed; Anglo House opposite is locally listed	
	<b>Other</b>	Loss of petrol station	
<b>Infrastructure capacity</b>		Suitable	
<b>Access to local facilities</b>		Good – town centre within walking distance	
<b>Public transport accessibility</b>		Good – bus stop on high frequency route within 5 minutes walk	
<b>Panel's view on suitability for housing, potential capacity</b>		Suitable for housing - maximum of 20 dwellings	
<b>Potential timescale for delivery</b>		2021-26	
<b>Constraints to delivery</b>		Existing businesses	

SITE REF: S130 LAND AT MOORHALL LANE, STOURPORT-ON-SEVERN



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<b>Settlement:</b> Stourport-on-Severn	<b>Site Ref:</b> S130	<b>Grid ref:</b> 380485 271432	<b>Site Area:</b> 1.966 Ha
<b>Site Address:</b> land at Moorhall Lane, Stourport-on-Severn		<b>Within or adjoining settlement:</b> Yes	
<b>Ward:</b> Mitton		<b>Greenfield/Brownfield greenfield</b>	
<b>Current or previous use:</b> woodland & scrub		<b>Greenfield/Brownfield greenfield</b>	
<b>Site Description:</b> area of scrub woodland adjacent wetland local nature reserve and housing			
<b>Ownership:</b> private			
<b>Planning History:</b> none of relevance – Green Belt			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Reasonable – off Moorhall Lane	
	<b>Flood risk</b>	Zone 3 affects 60% of site	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Gently sloping	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Potential adverse impact – loss of tree cover – TPO on site	
	<b>Natural heritage</b>	Potential adverse impact – wetland nature reserve adjacent	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		Unknown	
<b>Access to local facilities</b>		Good – town centre within 5 minutes walk	
<b>Public transport accessibility</b>		Good – bus stop on high frequency route within 5 minute walk	
<b>Panel's view on suitability for housing, potential capacity</b>		Not considered suitable – due to flooding issues; impact on wetland; loss of woodland	
<b>Potential timescale for delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	



**SITE REF: S142 LAND REAR OF 92 WILDEN LANE**


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<b>Settlement:</b> Wilden	<b>Site Ref:</b> S142	<b>Grid ref:</b> 382461 271933	<b>Site Area:</b> 0.427 Ha
<b>Site Address:</b> land rear of 92, Wilden Lane, Wilden, Stourport-on-Severn			<b>Within or adjoining settlement:</b> Yes
<b>Ward:</b> Mitton			<b>Greenfield/Brownfield</b> greenfield
<b>Current or previous use:</b> scrubland			
<b>Site Description:</b> scrubland to rear of dwellings			
<b>Ownership:</b> private			
<b>Planning History:</b> none of relevance – Green Belt			
<b>Physical Characteristics</b>	<b>Vehicular access</b>	Poor	
	<b>Flood risk</b>	No	
	<b>Contamination</b>	Unlikely	
	<b>Topography</b>	Undulating	
<b>Environmental impact</b>	<b>Character/visual impact</b>	Backland development	
	<b>Natural heritage</b>	Potential adverse impact – loss of habitat	
	<b>Built heritage</b>	N/A	
	<b>Other</b>	N/A	
<b>Infrastructure capacity</b>		Available	
<b>Access to local facilities</b>		Reasonable – 10 minutes walk to local shop	
<b>Public transport accessibility</b>		Reasonable – bus stop nearby – hourly service	
<b>Panel's view on suitability for housing, potential capacity</b>		Not considered suitable for housing due to Greenfield Green Belt location and backland issues	
<b>Potential timescale for delivery</b>		N/A	
<b>Constraints to delivery</b>		N/A	