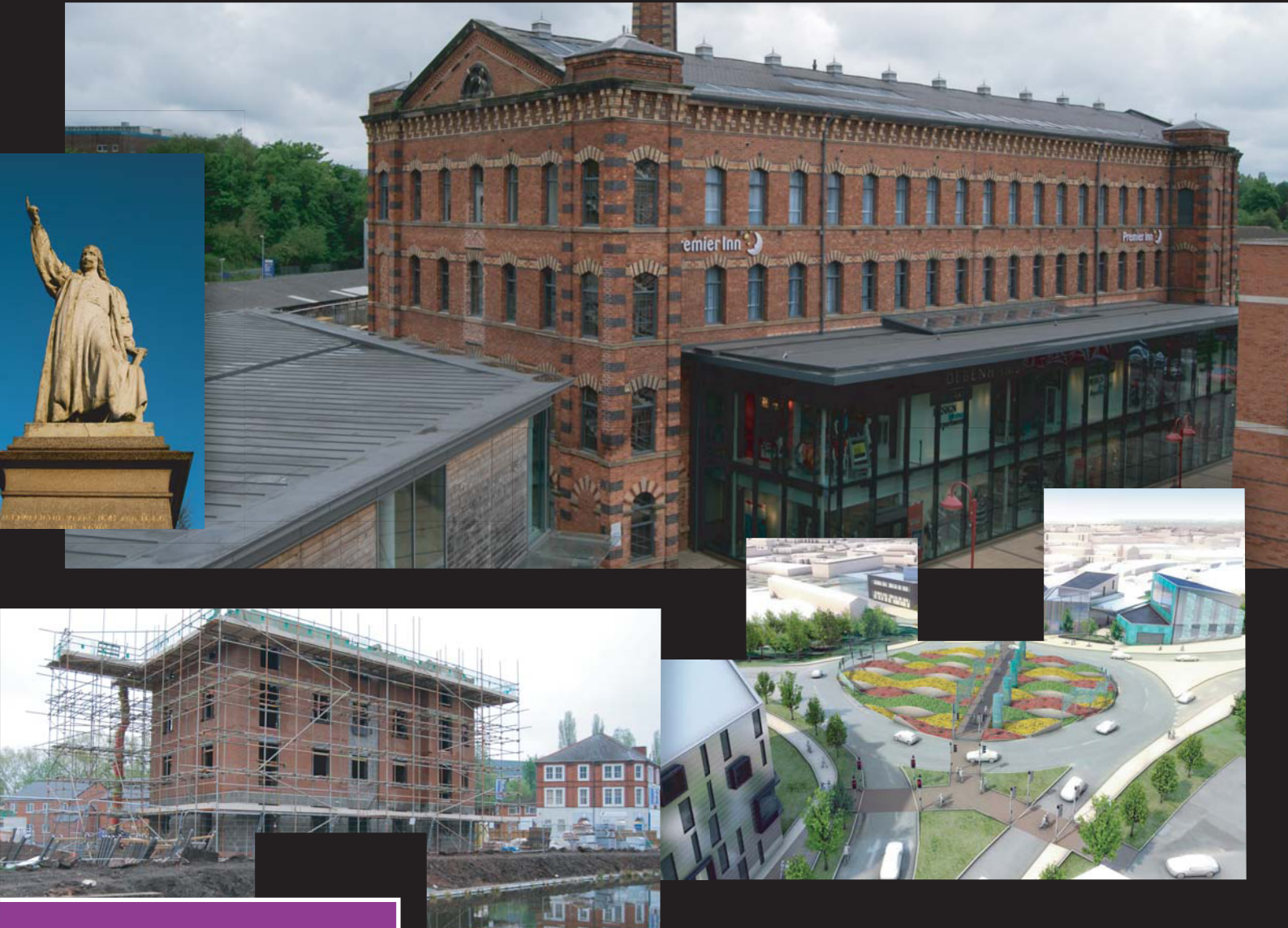


Wyre Forest District Council

KIDDERMINSTER CENTRAL AREA PLAN

SUSTAINABILITY APPRAISAL UPDATE

FEBRUARY 2013



Wyre Forest District Council

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Wyre Forest District Council



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1 Introduction

1.1 As part of the Examination in Public process, the District Council has asked the Inspector to consider a number of main modifications to the Kidderminster Central Area Local Plan in response to representations raised at the Publication stage. These main modifications have been developed through Statements of Common Ground and through the hearing sessions held in January/February 2013. The full table of main modifications can be viewed using the links to the Examination Library on the District Council's web-site.

1.2 The main modifications cover a number of issues. Some of the main modifications are considered to be significant enough to require additional Sustainability Appraisal (SA) work to be undertaken. These are modifications which introduce new land uses to sites or which significantly change the meaning of an existing policy or introduce a new policy. Where multiple changes have been made to a policy the complete policy will be reconsidered as a whole incorporating all amendments.

1.3 In addition to the main modifications, a number of minor amendments have been proposed by the District Council. These minor amendments focus on improving the clarity of the document and correcting typographical errors and it is not therefore necessary to undertake any further SA work as a result of these changes.

1.4 This report tests the main modifications which require SA against the SA framework and sets out the results of this testing and the implications for the wider SA of the Kidderminster Central Area Plan. This report draws on the methodology from the July 2012 Final Sustainability Appraisal Report and these reports should be read alongside each other.

1.5 The District Council undertook a Habitats Regulation Assessment (HRA) screening exercise to ascertain whether a full HRA was needed for the Kidderminster Central Area Local Plan. This exercise concluded that further work was not necessary. The proposed main modifications are not considered to be significant enough to necessitate any further work in relation to HRA.

2 Sustainability Appraisal of Main Modifications

2.1 This section presents an overview of the performance of the main modifications against the SA framework. All of the modifications tested were found to either have no additional sustainability impact or would provide additional positive benefits when tested. The paragraphs below detail the main changes and consequences. The full results of the testing can be found at Appendix A to this report. The changes are set out in bold italic text.

2.2 A change to retail policy has been put forward as a main modification which increases the definition of small-scale retail from 250sqm to 280sqm. This change affects retail policies KCA.GPB1 Retail Development and KCA.GPB4 Edge-of-Centre and Out-of-Centre Retailing as well as a number of site specific policies. However, this change, when tested against the SA framework, was not judged to have any additional sustainability impact. In addition an alteration to policy KCA.GPB7 Leisure Development was made, that removed the stipulation that small-scale leisure development would be acceptable within the Primary Shopping Area, to allow for varying scales of leisure uses. This modification was also judged to have no additional sustainability impact.

2.3 A new policy 'Water Management' is being put forward as a main modification which provides additional guidance on flood risk. Guidance on flood risk was previously provided through the policies within the Core Strategy and the Site Allocations and Policies Local Plan. However, it was felt that acute issues around flood risk for certain areas of the town and the presence of the Flood Alleviation Scheme meant that a specific water management policy was required. When tested against the SA framework the policy leads to additional positive benefits in regard to protection against flood risk. Furthermore an alteration to Plan Objective 9 regarding flood risk, which expands on the requirement to manage and reduce flood risk, also scores positively through the SA framework.

2.4 In regard to policies KCA.Ch7 Crossley Park, KCA.CW1 Castle Wharf and KCA.HP4 Bus Depot, the main modifications put forward additional requirements in the policies recognising their sensitive hydrological setting. The modifications require new development to take account of contamination and drainage issues in order to protect groundwater and the water environment. When tested against the SA framework this leads to additional positive benefits in regard to protecting and enhancing water quality.

2.5 Three policies relating to the Eastern Gateway area of the town centre, KCA.EG5 Bromsgrove Street Area, KCA.EG6 Worcester Street Development, KCA.EG7 Lion Street, are also subject to modifications. These changes relate to issues of delivery and the need to take a comprehensive view of the wider Eastern Gateway plus other points of clarification. The main thrust of these policies has not changed and therefore there are no additional sustainability considerations when tested against the SA framework.

3 Conclusion

3.1 The changes set out as part of the Proposed Main Modifications do not lead to any adverse sustainability effects. The changes either have no effect on the outcome of the Sustainability Appraisal or they have a positive effect. The changes proposed do not require any further HRA work to be undertaken.

A Policy Testing Tables

Table A.0.1

SA Objective	Objective 9: Improve the resilience of Kidderminster by reducing and managing flood risk and taking account of the impacts of climate change by ensuring good water management. KCAPMA01	KCA.GPB1 Retail Development KCAMA03	KCA.GPB4 Edge-of-Centre and Out-of-Centre Retailing KCAMA04	KCA.GPB7 Leisure Development KCAMA06
1	0 No likely impact.	N/A	N/A	+ Supports the provision of new health care facilities. Long-term impact on accessibility.
2	0 No likely impact	++ Encourage the provision of retail facilities. Short- and long-term impact on service provision.	+ Encourages the provision of retail facilities within the town centre. Short- and long-term impact on service provision.	N/A
3	0 No likely impact.	N/A	N/A	N/A
4	0 No likely impact	N/A	N/A	+ Contribute to the provision of more job opportunities. Long-term impact on employment and the economy.
5	0 No likely impact.	N/A	N/A	N/A
6	0 No likely impact	N/A	N/A	N/A
7	0 No likely impact.	0 No likely impact.	0 No likely impact.	0 No likely impact.

SA Objective	Objective 9: Improve the resilience of Kidderminster by reducing and managing flood risk and taking account of the impacts of climate change by ensuring good water management. KCAPMA01	KCA.GPB1 Retail Development KCAMA03	KCA.GPB4 Edge-of-Centre and Out-of-Centre Retailing KCAMA04	KCA.GPB7 Leisure Development KCAMA06
8	0 No likely impact	++ Encouraging concentration of retail uses within the town centre which is well served by public transport. Long-term impact on transport choice.	++ Encouraging concentration of retail uses within the town centre which is well served by public transport. Long-term impact on transport choice.	++ Promoting employment uses within the town centre which is well served by public transport. Long-term impact on transport choice.
9	+ Potential to improve water quality. Long-term impact on environmental quality.	N/A	N/A	N/A
10	++ Mitigate against the flood risk in new developments. Long-term impact on flood risk.	0 No likely impact.	0 No likely impact.	0 No likely impact.
11	0 No likely impact.	+ Well designed developments can raise the quality of the landscape and townscape. Short- and long-term impact on the townscape.	N/A	+ Well designed developments can raise the quality of the landscape and townscape. Short- and long-term impact on the townscape.
12	+ No likely impact	+ New development can provide the opportunity enhance biodiversity. Long-term impact on biodiversity.	N/A	+ New development can provide the opportunity enhance biodiversity. Long-term impact on biodiversity in the town.
13	0 No likely impact.	+ New developments can raise the quality of the landscape and townscape and preserve the historic environment. Short- and long-term impact on the townscape.	N/A	+ New developments can raise the quality of the landscape and townscape and preserve the historic environment. Short- and long-term impact on the townscape.

SA Objective	Objective 9: Improve the resilience of Kidderminster by reducing and managing flood risk and taking account of the impacts of climate change by ensuring good water management. KCAPMA01	KCA.GPB1 Retail Development KCAMA03	KCA.GPB4 Edge-of-Centre and Out-of-Centre Retailing KCAMA04	KCA.GPB7 Leisure Development KCAMA06
14	0 No likely impact	++ Supports development on brownfield land.	+	++ Supports development on brownfield land.
15	0 No likely impact.	++ Promotes Kidderminster as the retail centre of the District. Long-term impact on the regeneration of the town.	++ Promotes concentration of retail in town centre as its vibrancy and vitality. Short- and long-term impact on the regeneration of the town.	++ Promotes the diversification of the town's economy as well as its vibrancy and vitality. Long-term economic impact.
16	+	0 No likely impact.	0 No likely impact.	0 No likely impact.
17	0 No likely impact.	0 No likely impact.	0 No likely impact.	0 No likely impact.
18	0 No likely impact	N/A	N/A	+
19	0 No likely impact.	N/A	N/A	N/A
20	0 No likely impact	+	+	++
21	0 No likely impact.	N/A	N/A	++

Table A.0.2

SA Objective	Water Management Policy KCAPMA07	KCA.UP5 Staffordshire & Worcestershire Canal KCAPMA09	KCA.UP6 River Stour KCAPMA10	KCA.Ch2 Phase 1 - Grasmere Close KCAPMA13
1	0 No likely impact.	+ Improved access to the canal can improve quality of life. Short- and long-term impact on quality of life.	+ Improved access to the river can improve quality of life. Short- and long-term impact on quality of life.	+ Seeks redevelopment of a poor residential environment. Short-term impact on environmental quality.
2	0 No likely impact	+ Promotes improved access to the canal. Long-term impact on transport choice and accessibility	+ Promotes improved access to the river. Long-term impact on transport choice and accessibility	+ Close to the town centre. Retention of community uses within site.
3	+ Providing well designed residential environments that are safe. Long-term for sustainability.	+ Improve the quality of residential environments. Short- and long-term impact on quality of life.	+ Riverside areas can be part of a high quality residential development. Short- and long-term impact on the townscape.	++ 100% affordable housing site. Short-term impact.
4	0 No likely impact	+ Improve quality and access to greenspace. Short- and long-term impact on quality of life.	+ Improved access to the river can improve quality of life. Short- and long-term impact on quality of life.	+ Seeks redevelopment of a poor residential environment. Short- and long-term impact on quality of the environment.
5	0 No likely impact.	+ Promotes development that fronts the canal to provide natural surveillance. Long-term impact on community safety.	+ Promotes development that has a positive relationship with the river - improving natural surveillance. Long-term impact on community safety.	+ Promotes active frontages onto streets and spaces. Positive short- and long-term impact on community safety

SA Objective	Water Management Policy KCAPMA07	Staffordshire & Worcestershire Canal KCA.UP5 KCAPMA09	KCA.UP6 River Stour KCAPMA10	KCA.Ch2 Phase 1 - Grasmere Close KCAPMA13
6	0 No likely impact	N/A	N/A	+
7	0 No likely impact.	N/A	N/A	+
8	0 No likely impact	+	N/A	+
9	+	+	++	0
10	++	N/A	++	++
11	0 No likely impact.	++	++	+
12	+	++	++	0

SA Objective	Water Management Policy KCAPMA07	Staffordshire & Worcestershire Canal KCA.UP5 KCAPMA09	KCA.UP6 River Stour KCAPMA10	KCA.Ch2 Phase 1 - Grasmere Close KCAPMA13
13	0 <i>No likely impact.</i>	++ Policy requires new development to respect the canal conservation area. Short- and long-term impact on the townscape.	0 No likely impact.	N/A
14	0 <i>No likely impact</i>	N/A	N/A	++ Promotes development on a brownfield site.
15	0 <i>No likely impact.</i>	N/A	N/A	++ The redevelopment of this site will contribute towards the regeneration of Kidderminster. Short and long-term positive impact for the town.
16	+ <i>Help to mitigate against the impacts of climate change. Long-term impact on sustainability</i>	0 No likely impact.	0 No likely impact.	+ Development will be expected to achieve the requirements of the Core Strategy as a minimum. Long-term impact on sustainability.
17	0 <i>No likely impact.</i>	X Development on the canalside could increase noise and light pollution. Mitigation measures could be taken to lessen the impact upon the canal side and implement measures to improve wildlife habitats. Long-term impact on biodiversity habitat.	X Development on the riverside could increase noise and light pollution. Mitigation measures could be taken to lessen the impact upon the canal side and implement measures to improve wildlife habitats. Long-term impact on biodiversity habitat.	0 No likely impact.
18	0 <i>No likely impact</i>	N/A	N/A	N/A
19	0 <i>No likely impact.</i>	N/A	N/A	N/A

SA Objective	Water Management Policy KCAPMA07	Staffordshire & Worcestershire Canal KCAPMA09	KCA.UP5 River Stour KCAPMA10	KCA.Ch2 Phase 1 - Grasmere Close KCAPMA13
20	0 No likely impact	+ Improving the canal can increase the amount of boating tourism. Long-term impact on visitor numbers and the economy.	+ Improving and opening riverside areas can make the town more attractive to tourists. Long-term impact on visitor numbers and the economy.	0 No likely impact.
21	0 No likely impact.	N/A	N/A	0 No likely impact.

Table A.0.3

SA Objective	KCA.Ch7 Phase 4 - Crossley Park KCAPMA15	KCA.Ch8 Horsefair KCAPMA16	KCA.CW1 Castle Wharf KCAPMA26	KCA.HP4 Bus Depot KCAPMA30
1	0 No likely impact.	0 No likely impact.	+ Within walking distance of town centre medical facilities. Long-term impact on quality of life.	0 No likely impact.
2	+ Provide new employment opportunities. Long-term impact.	+ Provide new employment and retail opportunities. Short- and long-term impacts.	++ Site is within the town centre. Long-term impact on quality of life.	+ Close to the town centre. Long-term impact on quality of life.
3	0 No likely impact.	0 No likely impact.	++ The site would be expected to provide affordable housing in accordance with the policy set out within the Core Strategy. Medium/long-term impact.	+ Site could include a mixture of housing. Affordable housing would be provided in accordance with the policy set out within the Core Strategy. Long-term impact.
4	+ Provide new employment opportunities. Long-term impact.	+ Provide new employment and retail opportunities. Short- and long-term impacts.	+ Parks and play areas within easy walking distance. Short- and long-term on quality of life.	+ Provide new employment opportunities. Long-term impact on economic growth.

SA Objective	KCA.Ch7 Phase 4 - Crossley Park KCAPMA15	KCA.Ch8 Horsefair KCAPMA16	KCA.CW1 Castle Wharf KCAPMA26	KCA.HP4 Bus Depot KCAPMA30
5	+ New development will increase activity and natural surveillance. Positive short- and long-term impact on community safety	+ Promotes active ground floor frontages. Positive short- and long-term impact on community safety	+ New development will increase activity and natural surveillance. Positive short- and long-term impact on community safety	+ New development will increase activity and natural surveillance. Positive short- and long-term impact on community safety
6	+ Any development of the site will need to include waste minimisation measures in accordance with the Core Strategy.	+ Any development of the site will need to include waste minimisation measures in accordance with the Core Strategy.	+ Any development of the site will need to include waste minimisation measures in accordance with the Core Strategy.	+ Any development of the site will need to include waste minimisation measures in accordance with the Core Strategy.
7	+ Any development of the site will need to implement the 'Delivering Sustainable Development' core policy set out within the Core Strategy. Long-term impact on sustainability.	+ Any development of the site will need to implement the 'Delivering Sustainable Development' core policy set out within the Core Strategy. Long-term impact on sustainability.	+ Any development of the site will need to implement the 'Delivering Sustainable Development' core policy set out within the Core Strategy. Long-term impact on sustainability.	+ Any development of the site will need to implement the 'Delivering Sustainable Development' core policy set out within the Core Strategy. Long-term impact on sustainability.
8	x Not good access by public transport. Could be mitigated through improved public transport. Long-term impact.	+ Good access to services and facilities by foot and public transport. Short-term impact.	+ Good access to services and facilities by foot and public transport. Short- and long-term impact on accessibility	+ Improve transport infrastructure and pedestrian and cycle links. Short- and long-term impact on pedestrian movement into town centre.
9	+ Policy requires appropriate remediation and contamination protection.	0 No likely impact.	+ Policy requires protection against contamination of Groundwater Source Protection Area. Long-term impact on water quality.	+ Policy requires protection against contamination of Groundwater Source Protection Area. Long-term impact on water quality.
10	XX Site within flood zones 2 & 3. Mitigation would be required in the form of a suitable SUDS scheme. Vulnerable uses not to be located on lower levels. Long-term impact on flood risk.	++ Site not in flood risk zone.	XX Partially within flood zone 3, remainder of site within flood zone 2. Mitigation would be required in the form of a suitable SUDS scheme. Residential uses not to be located on lower levels. Long-term impact on flood risk.	++ Site not in flood risk zone.

SA Objective	KCA.Ch7 Phase 4 - Crossley Park KCAPMA15	KCA.Ch8 Horsefair KCAPMA16	KCA.CW1 Castle Wharf KCAPMA26	KCA.HP4 Bus Depot KCAPMA30
11	<p>+</p> <p>Potential to improve aspect onto the canal. Short- and long-term impact on quality of the environment.</p>	<p>++</p> <p>Aims to repair and improve historic street frontage. Short- and long-term impact on quality of the environment.</p>	<p>++</p> <p>Development required to protect and enhance the proposed conservation area and listed buildings. Short- and long-term impact on quality of the environment.</p>	<p>++</p> <p>Seeks to extend heritage processional route and improve relationship to ring road. Short- and long-term impact on quality of the environment.</p>
12	<p>0</p> <p>No likely impact.</p>	<p>0</p> <p>No likely impact.</p>	<p>+</p> <p>Opportunity to enhance Special Wildlife Sites alongside River Stour and Staffordshire and Worcestershire Canal. Long-term impact on natural habitat.</p>	<p>0</p> <p>No likely impact</p>
13	<p>N/A</p>	<p>++</p> <p>Aims to repair and improve historic street frontage. Short- and long-term impact on quality of the environment.</p>	<p>++</p> <p>Development required to protect and enhance the proposed conservation area and listed buildings. Short- and long-term impact on quality of the environment.</p>	<p>0</p> <p>No likely impact</p>
14	<p>xx</p> <p>Development on a greenfield site. Mitigation would be required in the form of on-site green infrastructure provision. Medium/long-term impact.</p>	<p>++</p> <p>Promotes development on a brownfield site.</p>	<p>++</p> <p>Promotes development on a brownfield site.</p>	<p>++</p> <p>Promotes development on a brownfield site</p>
15	<p>++</p> <p>The redevelopment of this site will contribute towards the regeneration of Kidderminster. Short and long-term positive impact for the town.</p>	<p>++</p> <p>The redevelopment of this site will contribute towards the regeneration of Kidderminster. Short and long-term positive impact for the town.</p>	<p>++</p> <p>The redevelopment of this site will contribute towards the regeneration of Kidderminster. Short and long-term positive impact for the town.</p>	<p>++</p> <p>The redevelopment of this site will contribute towards the regeneration of Kidderminster. Short and long-term positive impact for the town.</p>
16	<p>+</p> <p>Development will be expected to achieve the requirements of the Core Strategy as a minimum. Long-term impact on sustainability.</p>	<p>+</p> <p>Development will be expected to achieve the requirements of the Core Strategy as a minimum. Long-term impact on sustainability.</p>	<p>+</p> <p>Development will be expected to achieve the requirements of the Core Strategy as a minimum. Long-term impact on sustainability.</p>	<p>+</p> <p>Development will be expected to achieve the requirements of the Core Strategy as a minimum. Long-term impact on sustainability.</p>

SA Objective	KCA.Ch7 Phase 4 - Crossley Park KCAPMA15	KCA.Ch8 Horsefair KCAPMA16	KCA.CW1 Castle Wharf KCAPMA26	KCA.HP4 Bus Depot KCAPMA30
17	X Potential to increase noise and light pollution to the canal. Mitigation would be required to provide minimal impact upon river wildlife corridor and improve habitats. Long-term impact on biodiversity.	0 No likely impact.	X Potential to increase noise and light pollution to the canal and river. Mitigation would be required to provide minimal impact upon river wildlife corridor and improve habitats. Long-term impact on natural habitat.	0 No likely impact
18	+ Supports the development of additional employment provision. Long-term impact on skill levels.	+ Supports the development of additional employment provision. Long-term impact on skill levels.	+ Support the development of additional employment provision. Long-term impact on skill levels.	+ Supports the development of additional employment provision. Long-term impact on skill levels.
19	N/A	N/A	N/A	N/A
20	0 No likely impact.	++ Supports additional retail and office development. Long-term impact on economic growth.	+ Support the development of additional employment provision. Long-term impact on economic growth.	+ Supports the development of additional employment provision. Long-term impact on economic growth.
21	0 No likely impact.	0 No likely impact.	0 No likely impact.	N/A

Table A.0.4

SA Objective	KCA.EG5 Phase 1 - Bromsgrove Street Area KCAPMA20	KCA.EG6 Phase 2 - Worcester Street Development KCAPMA22	KCA.EG7 Phase 3 - Lion Street KCAPMA24
1	+ Redevelopment could include health and community facilities. Long-term impact on quality of life.	+ Within walking distance of town centre medical facilities. Long-term impact on quality of life.	+ Within walking distance of town centre medical facilities. Long-term impact on quality of life.
2	++ Site is within the town centre and could include additional community facilities. Long-term impact.	+ Provide new employment and retail opportunities. Long-term impact on economic growth.	+ Provide new employment and retail opportunities. Long-term impact on economic growth.

SA Objective	KCA.EG5 Phase 1 - Bromsgrove Street Area KCAPMA20	KCA.EG6 Phase 2 - Worcester Street Development KCAPMA22	KCA.EG7 Phase 3 - Lion Street KCAPMA24
3	+ Site could include a mixture of housing. Affordable housing would be provided in accordance with the policy set out within the Core Strategy. Long-term impact.	+ Site could include a mixture of housing. Affordable housing would be provided in accordance with the policy set out within the Core Strategy. Long-term impact.	+ Site could include a mixture of housing. Affordable housing would be provided in accordance with the policy set out within the Core Strategy. Long-term impact on housing provision.
4	++ Site is within the town centre and could include additional community facilities. Long-term impact.	+ Close to retail, employment, community, and health facilities.	+ Provide new employment and retail opportunities. Long-term impact on economic growth.
5	+ New development will increase activity and natural surveillance. Positive short- and long-term impact on community safety	+ New development will increase activity and natural surveillance. Positive short- and long-term impact on community safety	+ New development will increase activity and natural surveillance. Positive short- and long-term impact on community safety
6	+ Any development of the site will need to include waste minimisation measures in accordance with the Core Strategy.	+ Any development of the site will need to include waste minimisation measures in accordance with the Core Strategy.	+ Any development of the site will need to include waste minimisation measures in accordance with the Core Strategy.
7	+ Any development of the site will need to implement the 'Delivering Sustainable Development' core policy set out within the Core Strategy. Long-term impact on sustainability.	+ Any development of the site will need to implement the 'Delivering Sustainable Development' core policy set out within the Core Strategy. Long-term impact on sustainability.	+ Any development of the site will need to implement the 'Delivering Sustainable Development' core policy set out within the Core Strategy. Long-term impact on sustainability.
8	+ Good access to services and facilities by foot and public transport. Short- and long-term impact on accessibility.	+ Good access to services and facilities by foot and public transport. Short- and long-term impact on accessibility.	++ Good access to services and facilities by foot and public transport. Short- and long-term impact on accessibility
9	0 No likely impact	0 No likely impact.	0 No likely impact.
10	++ Site not in flood risk zone.	++ Site not in flood risk zone.	++ Site not in flood risk. Zone.

SA Objective	KCA.EG5 Phase 1 - Bromsgrove Street Area KCAPMA20	KCA.EG6 Phase 2 - Worcester Street Development KCAPMA22	KCA.EG7 Phase 3 - Lion Street KCAPMA24
11	<p>++</p> <p>Redevelopment could have a significant improvement on the townscape. Short- and long-term impact on quality of the environment.</p>	<p>++</p> <p>Redevelopment could have a significant improvement on the townscape. Short- and long-term impact on quality of the environment.</p>	<p>++</p> <p>Development could have a significant improvement on the townscape. Short- and long-term impact on quality of the environment.</p>
12	<p>0</p> <p>No likely impact.</p>	<p>0</p> <p>No likely impact.</p>	<p>0</p> <p>No likely impact.</p>
13	<p>0</p> <p>No likely impact.</p>	<p>0</p> <p>No likely impact.</p>	<p>0</p> <p>No likely impact.</p>
14	<p>++</p> <p>Promotes development on a brownfield site.</p>	<p>++</p> <p>Promotes development on a brownfield site.</p>	<p>++</p> <p>Promotes development on a brownfield site.</p>
15	<p>++</p> <p>The redevelopment of this site will contribute towards the regeneration of Kidderminster. Short and long-term positive impact for the town.</p>	<p>++</p> <p>The redevelopment of this site will contribute towards the regeneration of Kidderminster. Short and long-term positive impact for the town.</p>	<p>++</p> <p>The redevelopment of this site will contribute towards the regeneration of Kidderminster. Short and long-term positive impact for the town.</p>
16	<p>+</p> <p>Development will be expected to achieve the requirements of the Core Strategy as a minimum. Long-term impact on sustainability.</p>	<p>+</p> <p>Development will be expected to achieve the requirements of the Core Strategy as a minimum. Long-term impact on sustainability.</p>	<p>+</p> <p>Development will be expected to achieve the requirements of the Core Strategy as a minimum. Long-term impact on sustainability.</p>
17	<p>0</p> <p>No likely impact.</p>	<p>0</p> <p>No likely impact.</p>	<p>0</p> <p>No likely impact.</p>
18	<p>++</p> <p>Support the development of additional employment provision. Long-term impact on skill levels.</p>	<p>++</p> <p>Support the development of additional employment provision. Long-term impact on skill levels.</p>	<p>+</p> <p>Support the development of additional employment provision. Long-term impact on skill levels.</p>
19	N/A	N/A	N/A
20	<p>++</p> <p>Supports additional retail and office development. Long-term impact on economic growth.</p>	<p>++</p> <p>Supports additional retail and office development. Long-term impact on economic growth.</p>	<p>+</p> <p>Supports additional retail and office development. Long-term impact on economic growth.</p>
21	<p>0</p> <p>No likely impact.</p>	<p>0</p> <p>No likely impact.</p>	<p>0</p> <p>No likely impact.</p>