

**Flood Risk Sequential Test
Assessment of
Proposed Development Sites**



**Wyre Forest District
Development Plan Preparation – Update January 2013**

Development and Flood Risk Sequential Test

January 2013 Update:

This sequential test has been updated to reflect the fact that new information on flood zones has been provided to the Council from the Environment Agency (November 2012 release). This has had a significant affect on a number of the sites proposed for allocation within the Council's Development Plan. This update also picks up on comments received from the Environment Agency on the earlier version of the document from September 2012.

1.0 Introduction

This document considers the extent to which potential development sites within Wyre Forest District are at risk of flooding and helps to inform the process of allocating suitable sites through the Development Plan preparation process.

The sites considered through this report are taken from a number of sources, most notably the District Council's Strategic Flood Risk Assessments (Level 1 and Level 2), Water Cycle Strategy, Strategic Housing Land Availability Assessment and Employment Land Review.

It is important that this document is read in conjunction with the Council's Adopted Core Strategy as this provides the context for the future development strategy that the District Council is proposing and therefore will influence potential development choices within Wyre Forest.

2.0 Policy Background

National planning policy requires local planning authorities to assess the sustainability and deliverability of potential development sites. In addition to this requirement strategic planning is required to specifically address the issue of flood risk concerning potential development areas.

The main national driver for consideration of flood risk is the National Planning Policy Framework and associated Technical Guidance which is considered further below.

2.1 National Policy

The new National Planning Policy Framework continues to stress the importance of ensuring Local Plans take full account of the risk of flooding. The NPPF identifies that:

“Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.¹⁹ Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other

relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by

- applying the Sequential Test;
- if necessary, applying the Exception Test;
- safeguarding land from development that is required for current and future flood management;
- using opportunities offered by new development to reduce the causes and impacts of flooding; and
- where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the test will have to be passed for development to be allocated or permitted”.

The NPPF provides the strategic framework for considering proposals at a local level. One of the key elements of ensuring flood risk is considered appropriately within the Local Plans is the production of a Strategic Flood Risk Assessment, which is considered in further detail below.

2.2 Strategic Flood Risk Assessment

A key requirement of assessing flood risk within the District is provided through the Strategic Flood Risk Assessment (SFRA). Due to the importance and potential impact of flood risk within the District a Level 1 and subsequent Level 2 Strategic Flood Risk Assessment have been undertaken by consultants Royal Haskoning. These studies provide information on the vulnerability of flooding for the proposed development sites within the District. The results of the SFRA provide the basis for undertaking the sequential and exception test to inform the allocation of development sites.

For more information on the Level 1 and Level 2 SFRA's please visit the Council's website (www.wyreforestdc.gov.uk)

2.3 The Sequential Approach

The National Planning Policy Framework provides guidance for the requirement to ensure a sequential approach to site selection is followed. The following extract from the NPPF provides the relevant information in considering flood risk:

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.¹⁹ Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- *applying the Sequential Test;*
- *if necessary, applying the Exception Test;*
- *safeguarding land from development that is required for current and future flood management;*
- *using opportunities offered by new development to reduce the causes and impacts of flooding; and*
- *where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.*

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding. 102. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and*
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

Both elements of the test will have to be passed for development to be allocated or permitted.

The following exercise therefore carries out the flood risk sequential test on the District's potential development sites and makes recommendations regarding their suitability for development in line with the sequential test, as identified above.

Judgements will also need to be made in line with other, sometimes competing, national planning policy guidance, and in line with the development strategy that is provided within the Core Strategy. A balanced approach to planning policy requirements is therefore proposed for the future development of the District.

3.0 Methodology

This section outlines the approach taken in carrying out the sequential test of the potential development sites within Wyre Forest District that are being considered for future allocations within the Development Plan Documents.

In order to meet the development requirements for Wyre Forest District as set out in the Core Strategy the Council will need to identify sites to accommodate 4,000 dwellings from 2006 – 2026 to accommodate its housing requirement and 44 hectares of employment land over the same time frame. However, it is important to note that the time frame of the plan runs from 2006 and therefore completions and current commitments since that time need to be factored in to the decision making process, as this reduces the number of allocations that need to be made.

The main body of the sequential test is in the form of a number of schedules for each of the District's main towns and the rural areas. The breakdown is therefore as follows:

- Kidderminster
- Stourport-on-Severn
- Bewdley
- Rural East
- Rural West

Within the schedules the following information on each of the sites is provided:

1. Site reference number
2. Address / Location
3. Site Size and existing use
4. Flood Zone 1?
5. Flood Zone 2?
6. Flood Zone 3a?
7. Flood Zone 3b?
8. Comments
9. Preferred location for development?
10. Development Capacity

The Assessment has been carried out using a number of evidence base studies but has primarily focussed on the Council's level 2 Strategic Flood Risk Assessment and the Water Cycle Strategy, as these provide clear guidance in terms of potential development sites and any flood risk associated with these sites.

4.0 Wyre Forest Development - Context

Prior to undertaking the sequential test it is important to understand the development context that provides the framework for considering site allocations. The Core Strategy identifies the following quantum of development that Wyre Forest District Council needs to plan for from 2006 – 2026:

- Residential: 4,000 dwellings
- Employment Land: 44ha
- Retail Space: 25,000 sqm
- Office Space: 40,000 sqm

These figures drive the need for sufficient sites to be allocated through the site specific Development Plan Documents. As well as meeting this numerical target, it is also important that the site selection is in conformity with the Core Strategy's Development Strategy. Furthermore, as the plan period runs from 2006 it is important that completions and commitments since that date are factored in to the decision making process, in order to avoid over-provision. This is discussed in more detail under each of the below headings.

4.1 Residential

The residential requirement of 4,000 dwellings from 2006 – 2026 equates to an annual build rate of 200 per annum. However, as mentioned previously, completions since 2006 and current commitments are factored in so the 'real' amount of land required for development can be identified and allocated through the LDF process.

The following extract from the District Council's Residential Land Availability Report April 2012 provides the most up-to-date picture of the residential availability within the District. Crucially, it identifies completions since 2006 and current permissions. These numbers can therefore be taken off the requirement of 4,000 to identify the residual requirement, which will need to be planned for.

Table 1: Residential Land Availability April 2012

a Proposed net housing provision 2006 – 2026 (a)	b Number of dwellings completed (net) Apr 2006 – Mar.2012 (b)	c Net number of dwellings to be completed Apr.2012 – Mar. 2026	d Net number of dwellings available on identified sites at Apr.2012 (c)	e Annual build rate required to meet Core Strategy requirements	f Net number of dwellings on deliverable sites to meet the 5-year land supply (d)	g Number of years supply at 1 st Apr. 2012
4,000	1,254	2,746	1,381	196	1,281	6.5

- a. Core Strategy requirements
- b. Completions are net of demolitions
- c. This figure is net of the 16 demolitions still required on redevelopment sites
- d. Two of the Adopted Local Plan sites at Rock Works (Site 1865) and Timber Yard (Site 1866) on Park Lane in Kidderminster are not immediately available for development. Therefore, 100 dwellings have been deducted from the 1,381 shown at column d.

Taking into account the figures in the above table it can be seen that a total of 1,254 dwellings have been completed since April 2006. Additionally, there are 1,281 dwellings considered currently available to meet the 5-year supply. This gives a cumulative total of 2,535. Therefore, the total number of new dwellings that will need to be provided for through the allocations within the District up to 2026 is 1,465.

4.2 Employment Land

The employment land requirement for the District, as identified through the Core Strategy is 44 hectares. Since 2006, there have been completions in the order of 10.62 hectares. This therefore leaves a residual total of approximately 33 hectares of land to be provided through the site allocations process. A number of sites are also under construction or have planning permission, or have recently lapsed consents, which again reduces the requirement to approx 17 hectares that will need to be allocated to meet the need.

4.3 Retail Floorspace

The comparison retail requirement for the District is focussed entirely in Kidderminster. The 25,000 sqm (gross) is required to be provided within Kidderminster and it is likely that the majority of this would be towards the end of the plan period. Completions and commitments since 2006, are as follows:

Completions: 7,356 sqm
Commitments 2,142 sqm

Therefore the total of completions and commitments is 9,498 sqm of comparison floorspace. This leaves a residual total of 15,502sqm to be allocated through the Local Plan process

4.4 Office Floorspace

There have been limited office floorspace completions within Kidderminster since 2006. Therefore, allocations will need to be made for nearly the full amount of floorspace as identified within the Core Strategy.

4.5 Implementation

The above figures help to identify what the residual target for allocations of sites is but it also identifies the sites that are currently under construction and have the benefit of planning permission. This provides certainty for the next six + years of the development plan as sites are considered to be available and deliverable. This certainty is important to ensure that the plan is sound and achievable.

The schedule of all potential development sites considered is included at Annex A to this report. However, the sites selected for allocation through the Council's Development Plan Documents are considered in the following section.

6.0 Site Allocations and Policies Publication Paper – Identified Sites for Development

The sites included within the Site Allocations and Policies DPD were selected using the various evidence base documents. These sites are identified below and are split by the flood zone that they fall into. An indicative capacity is also identified, although this will be subject to further refinement through the Development Process and should only be viewed as an indication of what sites might potentially deliver.

6.1 Flood Zone 1:

Site Ref	Address	Town	Size (ha)	Proposed Land Use	Indicative Capacity	Vulnerability Classification
D21 (Policy 32)	Former British Sugar Site, Stourport Road	Kidderminster	27.59	Mixed use development	320 dwellings 12ha of employment land	N/a as within FZ1 – all uses appropriate
K101/K102 (Policy 33)	Oasis Arts & Crafts and Reilloc Chain	Kidderminster	2.7	Mixed use development	100 dwellings	N/a as within FZ1 – all uses appropriate
Policy 34	Former Romwire Site, Stourport Road,	Kidderminster	5	Employment / Economic Development	5 hectares	N/a as within FZ1 – all uses appropriate
K074 (Policy 36)	Blakebrook School and County Buildings	Kidderminster	1.32	Residential and community uses	50 dwellings	N/a as within FZ1 – all uses appropriate
Policy 37	Kidderminster Hospital Site, Bewdley Road	Kidderminster	4.6	Medical use	N/a	N/a as within FZ1 – all uses appropriate
K077 (Policy 38)	Northumberland Avenue	Kidderminster	0.14	Residential use	10 dwellings	N/a as within FZ1 – all uses appropriate
K030 (Policy 38)	Chester Road South Service Station	Kidderminster	0.41	Residential use	20 dwellings	N/a as within FZ1 – all uses appropriate
K043 (Policy 38)	Broadwaters Community Centre, Upton Road	Kidderminster	0.49	Residential use	10 dwellings	N/a as within FZ1 – all uses appropriate
K041 / K134 (Policy 38)	Rifle Range Shops and Musketeer PH	Kidderminster	0.59	Residential and retail use	23	N/a as within FZ1 – all uses appropriate

Site Ref	Address	Town	Size (ha)	Proposed Land Use	Indicative Capacity	Vulnerability Classification
D35/ SH8/ S021 (Policy 39)	Bridge Street Basins Link	Stourport-on-Severn	0.38	More vulnerable, less vulnerable and Essential Infrastructure	40	N/a as within FZ1 – all uses appropriate
S005/ S078/ S082 (Policy 40)	Tan Lane and County Buildings	Stourport-on-Severn	1.68	Residential and community uses	40	N/a as within FZ1 – all uses appropriate
(Policy 41)	Civic Centre	Stourport-on-Severn	0.58	Community uses	20	N/a as within FZ1 – all uses appropriate
(Policy 42)	Swan Hotel and Working Men's Club	Stourport-on-Severn	1.52		20	N/a as within FZ1 – all uses appropriate
D18/S044 (Policy 46)	Parsons Chain	Stourport-on-Severn	6.03	Residential and commercial plus new road link	150	N/a as within FZ1 – all uses appropriate
D42/ SH28/ S086 (Policy 47)	Worcester Road Car Garages	Stourport-on-Severn	0.83	Residential and commercial	30	N/a as within FZ1 – all uses appropriate
(Policy 49)	MIP, Bewdley Road	Stourport-on-Severn	3.28	Mixed use – residential and business	100	N/a as within FZ1 – all uses appropriate
(Policy 50)	Lucy Baldwin Unit	Stourport-on-Severn	1.14	Residential use	40	N/a as within FZ1 – all uses appropriate
S013 (Policy 51)	Queens Road Shops and Garages	Stourport-on-Severn	0.36	Residential use	15	N/a as within FZ1 – all uses appropriate
S107 (Policy 51)	Robbins Depot, Manor Road	Stourport-on-Severn	0.19	Residential use	12	N/a as within FZ1 – all uses appropriate
(Policy 53)	Former Workhouse, High Street	Bewdley	0.08	Residential use	56	N/a as within FZ1 – all uses appropriate

Site Ref	Address	Town	Size (ha)	Proposed Land Use	Indicative Capacity	Vulnerability Classification
(Policy 54)	Blakedown Nurseries, Belbroughton Road	Rural	1.4	Residential use (affordable)	42	N/a as within FZ1 – all uses appropriate
(Policy 55)	The Terrace, Clows Top	Rural	1.45	Residential use (affordable)	30	N/a as within FZ1 – all uses appropriate
Policy 56	Rushock Trading Estate	Rural	14.5	Employment / Economic Development	2 ha	N/a as within FZ1 – all uses appropriate
D51 / SH107 R092 (Policy 56)	Lea Castle Hospital Site, Cookley	Rural	104	Potential for mixed use development	Currently unknown	N/a as within FZ1 – all uses appropriate
Policy 56	West Midlands Safari and Leisure Park	Rural	92	Leisure Development	N/a	N/a as within FZ1 – all uses appropriate
Total					867 dwellings 17ha emp land	

As can be seen by the above table, the majority of potential development sites are located within Flood Zone 1

It is anticipated that a total of approximately 1,128 dwellings can be located on sites within Flood Zone 1

It is anticipated that a total of 17ha of employment/economic development can be located on sites within Flood Zone 1

6.2 Flood Zone 2 and Flood Zone 3a/b

Site Ref	Address	Town	Size (ha)	Area in FZ 3a/b	Area in FZ2	Area in FZ1	Proposed Land Use	Potential Capacity	Vulnerability Classification
D13 / SH7 (Policy 44)	Carpets of Worth	Stourport-on-Severn	6.06	0.29	-	5.77	Residential and commercial	159 dwellings New retail supermarket	More vulnerable and less vulnerable – which are appropriate in this zone, as only a part of it lies in Flood Zone 3a. Site already has planning permission
D34 / SH27 (Policy 48)	Baldwin Road	Stourport-on-Severn	2.03	0.91	-	1.12	Residential	50 dwellings	More vulnerable – uses should be targeted across the site accordingly
D14 / SH3 (Policy 45)	Cheapside	Stourport-on-Severn	2.2	0.42	0.67	0.81	Residential and commercial	60 dwellings	More vulnerable and less vulnerable – are appropriate in this location, if restricted to the Flood Zone 2 area.
D6 / SH01 / B001 (Policy 53)	Load Street Redevelopment, Bewdley Medical Centre	Bewdley	0.66	0.44	0.03	0.19	Community, retail, residential mix	15 dwellings New community uses Small retail offer	More vulnerable and less vulnerable – which would be an intensification of the current use on site
Policy 53	Lax Lane Craft Centre	Bewdley	0.26	0.26	-	-		10 dwellings	More vulnerable

6.3.1 Carpets of Worth

This site is allocated as a mixed use development. It is considered to be appropriate as the entire site already benefits from planning approval, albeit in two distinct parcels. The designation has been carried across to the Site Allocations and Policies as the development has not yet been completed, and in some areas has not yet started. However, given the fact that the entire site has valid planning permissions (which have taken into account flood risk in their determination) it is considered that the allocation of the site is suitable. Furthermore, parts of the permission have begun to be implemented, most notably the new infrastructure provisions, including a new bridge crossing.

The Flood Risk Assessments for this site identify the following main conclusions in relation to flood risk:

Supermarket Site:

- Hydraulic modelling of the River Stour has demonstrated that the site lies outside of the 1 in 100 year floodplain. Within the context of the sequential characterisation of flood risk discussed in Paragraph 30 and Table 1 of PPG25, the site is categorised as Flood Zone 2 – low to medium risk.
- The hydraulic model has been used to inform the design of the proposed highway crossing (structure soffit levels and flood relief culvert configuration) and associated mitigation works. In accordance with criteria agreed with the Environment Agency, the proposed crossing design has been tested to ensure that it will not result in increased flood levels on the River Stour.
- Both proposed river crossings will give rise to additional earthworks footprint within the 1 in 100 year floodplain of the River Stour. The impact upon available flood storage will be mitigated through the implementation of a level for level, volume for volume, flood storage compensation scheme.
- Redevelopment will give rise to a reduction in the area of hardstanding on site and an increase in green (landscaped) areas. This will result in a reduction in site runoff. It is currently envisaged that the surface water drainage strategy will incorporate Sustainable Drainage Systems (SuDS).
- Development design should reflect the nature of residual risk to the site and funders and insurers should be consulted regarding development design criteria.



Housing Site:

- Hydraulic modelling of the River Stour has demonstrated that the vast majority of the site lies outside the 1 in 100 year floodplain of the River Stour, with only a very localised area along the south-eastern fringe of the site affected by flooding.
- On the basis of the above and within the context of PPS25 Annex D, Table D.1, a localised area of the site immediately adjacent to the River Stour is shown to lie within Flood Zone 3a – high probability. However, due to the relatively steeply rising topography of the site, the vast majority of the site is classified as Flood Zone 1 – low probability.
- Redevelopment of the site will not give rise to any loss of floodplain storage or interrupt flood routing. On this basis, no mitigation measures are required.
- The site is currently almost entirely impermeable and is served by a piped drainage system. Redevelopment will give rise to a reduction in areas of hardstanding and an increase in permeable (i.e. landscaped) areas.
- To allow for uncertainty and to guard against rarer events, it is recommended that floor levels are set a minimum of 300mm above the 1 in 100 year plus climate change flood level (20.5mAOD at model section Stour 14).
- Development design should reflect the nature of residual risk to the site and funders and insurers should be consulted regarding development design criteria.

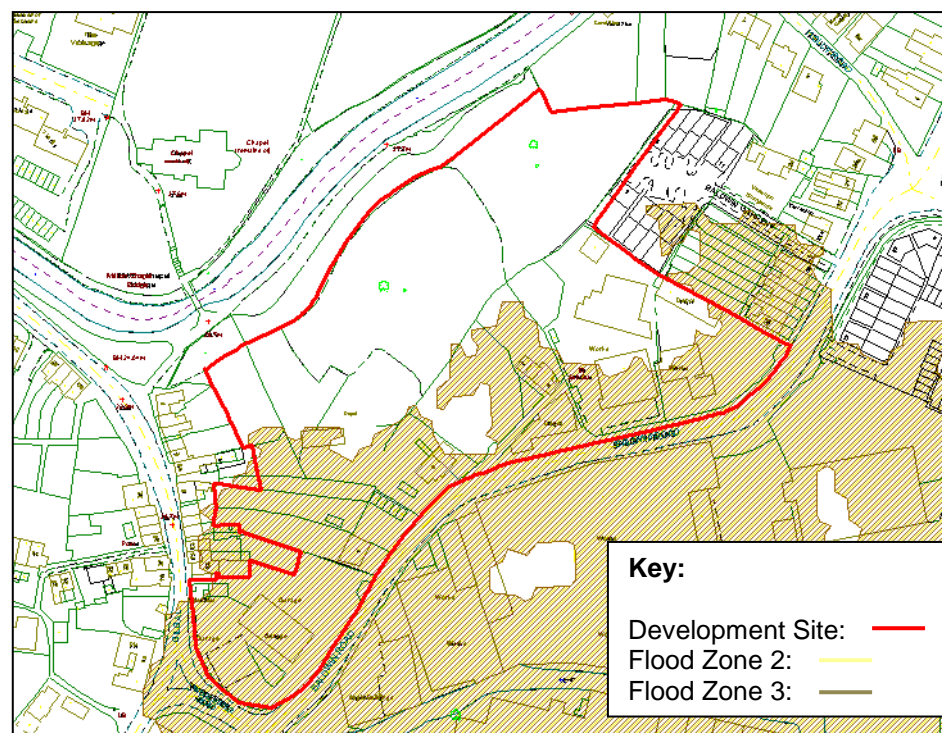


Therefore, any development of this site will need to take into account the conclusions of the Flood Risk Assessments in implementation.

6.3.2 Baldwin Road

Approximately half of this site is affected by Flood Zone 3. However, this is the area where there is already currently development, which is unlikely to change as a result of this policy, which seeks to provide development to the other undeveloped elements. Therefore it is considered that uses will need to be positioned across the site to ensure that this element of the area is not developed. The majority of the site proposed for development lies in Flood Zone 1 and therefore it is considered to be suitable for allocation for primarily residential use. The policy safeguards should ensure that this flood risk will be taken into account when considering the redevelopment of this site. The sequential test will therefore be passed subject to the small area of land subject to Flood Zone 3 not being developed.

Baldwin Road Flood Zones:

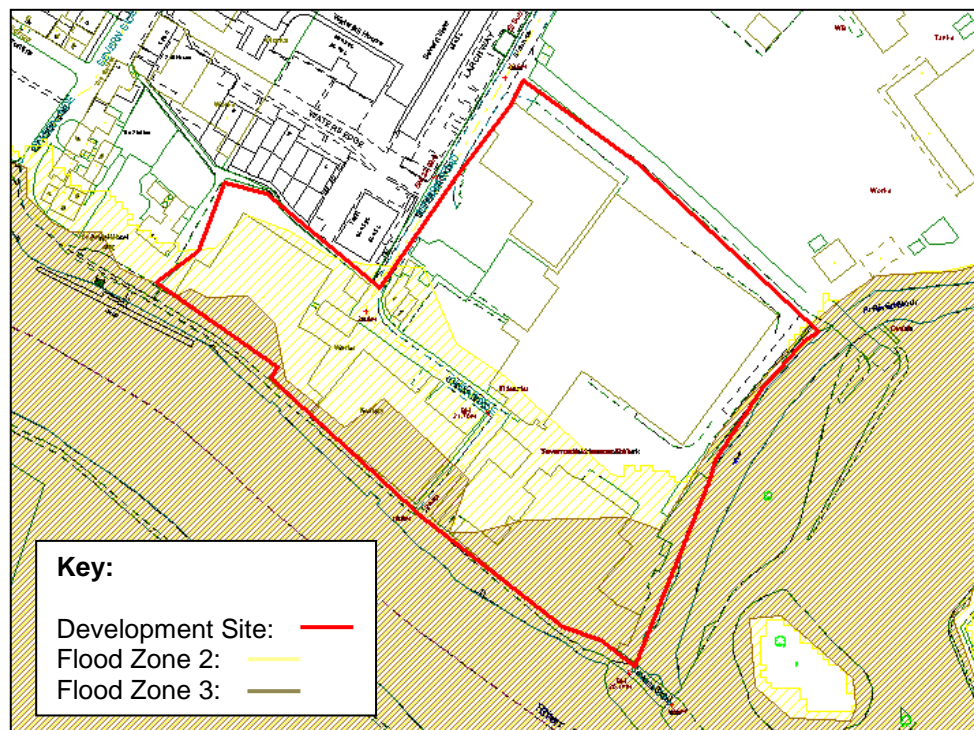


6.3.3 Cheapside

This is a site that was allocated for redevelopment through the Adopted Local Plan of 2004. The site has undergone a period of change since its allocation with a number of businesses vacating the area. The redevelopment of this site would help to continue the regeneration focus of Stourport, which has heralded a number of successful projects over the past few years, in close proximity to this parcel of land.

The site is affected by all flood risk zones and any proposed residential uses should be targeted towards the lower flood risk areas of the site. As part of this development, there should be a presumption that there will be some floodplain retreat and an improvement of flood risk in this location.

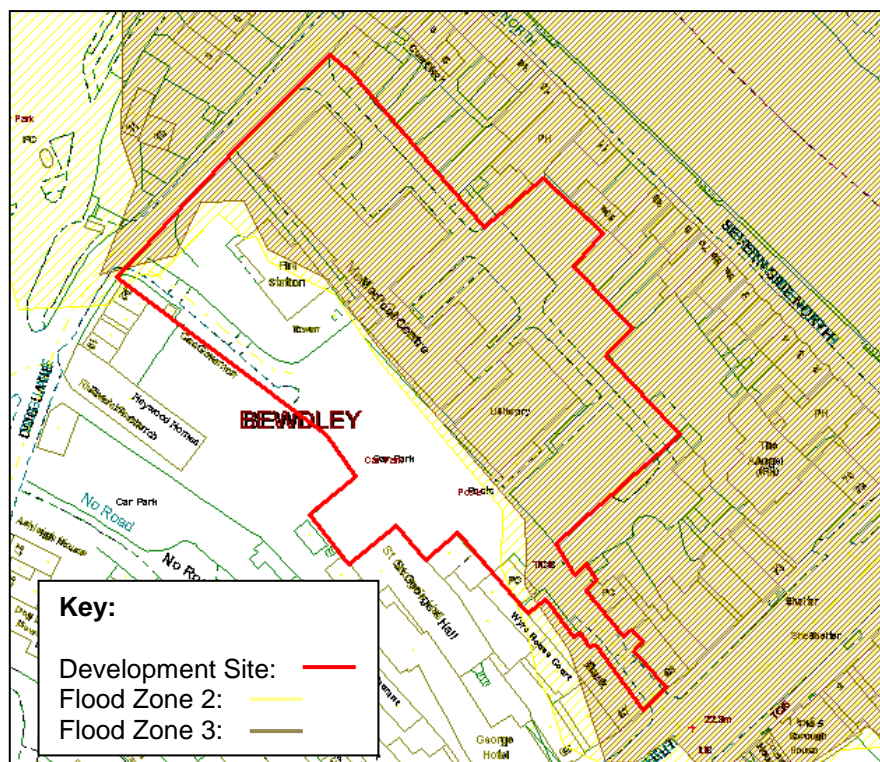
Cheapside Flood Zones



6.3.4 Load Street Redevelopment – Bewdley Medical Centre

There are plans for a redeveloped medical centre to be implemented within Bewdley. The original plans were for a redevelopment of the current site, although this has recently been withdrawn due to issues concerning planning constraints. The practice is now looking at other options for the development in other areas of the town and therefore the site location may change. If it does come forward in this location however, then flood risk will need to be fully taken into account. However, if the site were to come forward then the residential element should be targeted to the Flood Zone 2 parts of the site to ensure that the more vulnerable uses are not included in Flood Zone 3.

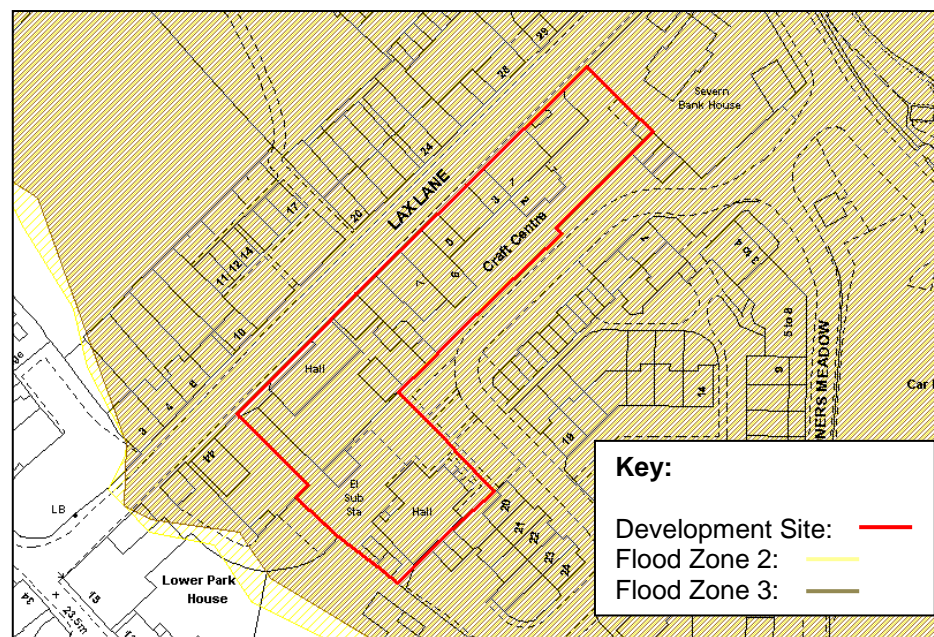
Load Street Flood Zones:



6.3.5 Lax Lane

Lax Lane in Bewdley is located entirely in Flood Zone 3. The site does benefit from the protection of a Flood Alleviation Scheme that exists along Severn Side South, which has helped to alleviate flood risk to this site since its development. The site has been considered within the document due to the lack of other available sites within Bewdley. The Adopted Core Strategy only allows for small scale development within Bewdley on previously developed land. Therefore the potential development sites are restricted to the built up area of the town. As can be seen by the proposed sites within Bewdley this only allows for a handful of potential development options, with only one of those lying in flood zone 1. Therefore, as the availability of sites within Bewdley is extremely limited, sites within more flood prone areas have had to be considered; Lax Lane is one such site. The site would allow for some limited development, in keeping with the surrounding uses, which is considered to be consistent with wider sustainability benefits to the community, as outlined by the NPPF. Any development would need to ensure that a Flood Risk Assessment was provided to ensure that safe development could be provided and that it didn't increase flood risk within the area.

Lax Lane Flood Zone



6.4 Conclusion for site selection in the Site Allocations and Policies DPD

It is considered that the sites selected for potential allocation provide a balance between competing planning policies and seek to direct the majority of development to Flood Zone 1. There are still some sites which are proposed to be allocated in areas of higher flood risk but it is considered that these sites meet the development strategy of the Core Strategy and provide important regeneration opportunities for the area. A number of these sites are already subject to adopted planning policy, or have recently been given planning permission and therefore the continued designation is considered to be appropriate for the Site Allocations and Policies DPD. For sites where there are more concerns about flood risk, site specific policies within the document will need to ensure that flood risk is considered from the outset through appropriate management criteria. It is considered that the sites proposed pass the sequential test for the purposes of allocation within the Development Plan.

In numbers, the following levels of development are targeted to each zone:

Residential (Indicative Capacity)

Flood Zone	Total number of sites to be allocated	Indicative Capacity (cumulative)
Flood Zone 1	22	1,128
Flood Zones 2 and 3a/3b	5	304 (of which 159 already have planning permission and have taken into account the risk of flooding)

New Employment Land

Flood Zone	Total number of sites to be allocated	Indicative Capacity (cumulative)
Flood Zone 1	3	17ha (minimum)
Flood Zone 2	-	-
Flood Zone 3a/3b	-	-

Total amount of land proposed to be allocated:

Flood Zone	Total amount of land proposed for allocation (ha)*	Overall Percentage
Flood Zone 1	61.76 + 7.89 = 69.65ha	95.8%
Flood Zone 2	0.7ha	1%
Flood Zone 3a/3b	2.32ha	3.2%

*Please note that the sites identified for allocation within the Green Belt have not been included in the calculations as they would artificially skew the results. These sites are large and are not necessarily to be built on in their entirety; however, all of these sites are located in Flood Zone 1.

It is clear to see therefore that the Council has, where possible, directed development to areas at least risk of flooding. Sites that are located in higher flood risk zones are all previously developed sites where it is considered that they provide real regeneration potential. Furthermore, a number of these sites already benefit from planning permission which has ensured that flood risk has been fully considered.

7.0 Kidderminster Central Area Action Plan DPD – Identified Sites for Development

The sites included within the Kidderminster Central Area Action Plan DPD were selected using the various evidence base documents. These sites are identified below and are split by the flood zone that they fall into. An indicative capacity is also identified although this will be subject to further refinement through the Development Process and should only be viewed as an indication of what sites might potentially deliver.

7.1 Flood Zone 1:

Site Ref	Address	Town	Size (ha)	Proposed Land Use	Indicative Capacity	Vulnerability Classification
K042 Policy KCA.Ch1	Grasmere Close – Hurcott Road Maisonettes	Kidderminster	2.27	Residential redevelopment	Net gain of 31 dwellings	N/a as within FZ1 – all uses appropriate
Policy KCA.Ch4	Former Sladen School	Kidderminster	2.59	Residential (C2/C3)	20 dwellings	N/a as within FZ1 – all uses appropriate
D5 / SH82/ K053 (Policy KCA.CH5)	Churchfields Business Park	Kidderminster	7.09	Mixed use development, primarily residential led	200 dwellings Small scale retail and office development	N/a as within FZ1 – all uses appropriate
D8 / SH24 (Policy KCA. Ch6)	Lime Kiln Bridge	Kidderminster	1.16	Residential	120 dwellings	N/a as within FZ1 – all uses appropriate
Policy KCA.Ch8	Horsefair	Kidderminster	0.66	Mixed use development, primarily retail led	Retail intensification and safeguarding	N/a as within FZ1 – all uses appropriate
Policy KCA.EG1	Comberton Hill Area	Kidderminster	10.09	Mixed use development, primarily retail led	Retail intensification and safeguarding	N/a as within FZ1 – all uses appropriate
Policy	Kidderminster Railway	Kidderminster	1.17	Transport	N/A	N/a as within FZ1 – all uses appropriate

Site Ref	Address	Town	Size (ha)	Proposed Land Use	Indicative Capacity	Vulnerability Classification
KCA.EG2	Station			infrastructure		appropriate
D47-48 / SH81 (Policy KCA.EG3)	Comberton Place	Kidderminster	0.83	Mixed use development	Primarily retail led; 25 dwellings	N/a as within FZ1 – all uses appropriate
Policy KCA.EG4	Comberton Hill Island	Kidderminster	N/a	Transport infrastructure	N/A	N/a as within FZ1 – all uses appropriate
D29 / SH60 (Policy KCA.EG5)	Bromsgrove Street Area	Kidderminster	3.60	Retail led mixed use development (residential / office / community uses)	New A1 retail development, 30 dwellings	N/a as within FZ1 – all uses appropriate
D54 (Policy KCA.EG6)	Worcester Street	Kidderminster	1.15	Retail led mixed use development	Retail led redevelopment, potential for approx 10 dwellings	N/a as within FZ1 – all uses appropriate
Policy KCA.EG7	Lion Street	Kidderminster	0.76	Retail focussed, potential to consider some residential	Retail led redevelopment, potential for approx 10 dwellings	N/a as within FZ1 – all uses appropriate
D46 / K145 (Policy KCA.EG8)	Cheshires Printers / Waterloo Street Area	Kidderminster	1.10	Mixed use development	Retail / Office development Potential for approx 55 dwellings	N/a as within FZ1 – all uses appropriate

Site Ref	Address	Town	Size (ha)	Proposed Land Use	Indicative Capacity	Vulnerability Classification
D12 / D52 / SH61 / SH76 (Policy KCA.WG1)	Park Street Industrial Estate and Rock Works	Kidderminster	2.17	Mixed use development	Potentially 70 dwellings	N/a as within FZ1 – all uses appropriate

As can be seen by the above table, the majority of potential development sites for the Kidderminster Central Area are located within Flood Zone 1

It is anticipated that a total of approximately 571 dwellings can be located on sites within Flood Zone 1

UPDATED INFORMATION

The following information has been updated following the release of new Flood Zone information within the Central Area of Kidderminster. This has been provided by the Environment Agency following the development of a new model for the River Stour (November 2012 release). In some areas this has significantly altered the flood risk zones and this has been reflected in the tables.

7.2 Sites in Flood Zone 2

Site Ref	Address	Town	Size (ha)	Area in FZ2	Area in FZ1	Proposed Land Use	Potential Capacity	Vulnerability Classification
D7 / K054 / SH18 (Policy KCA.Ch3)	Former Georgian Carpet Factories Site	Kidderminster	5.39	0.21	5.18	Residential	223 dwellings	More vulnerable – which are appropriate in this zone. Site has planning permission which is being implemented
D4 / SH56 / K083 (Policy KCA.HP3)	Council Depot, Green Street	Kidderminster	1.26	1.04	0.22	Mixed use redevelopment	Office / Leisure	More vulnerable and less vulnerable – which are appropriate in this zone
Policy KCA.HP4	Bus Depot, Worcester Road	Kidderminster	2	0.63	1.27	Mixed use redevelopment	Office / Leisure	More vulnerable and less vulnerable – which are appropriate in this zone

As can be seen by the above table, approximately 223 dwellings are proposed for this Flood Zone area. However, these dwellings have been sited in Flood Zone 1 and are therefore sequentially preferable.

7.2.1 Former Georgian Carpet Factories Site

This site is located in the Churchfields Masterplan area and has been recognised as having regeneration potential for a number of years. The site has recently been given planning permission and the first phase has begun to be implemented. Therefore, development within this area is considered to be acceptable. A map of this site has not been included as the development is already under construction.

7.2.2 Council Depot and Bus Depot

These two areas identified for redevelopment have similar characteristics. They are both currently in use as depots but have been identified as areas that could come forward for redevelopment during the plan period. Both sites have elements of land within Flood Zone 2 but also have areas in flood zone 1, where development should be targeted in the first instance. However, as evidence by the work undertaken in the Level 2 SFRA, the current council depot site is at residual risk should a breach of the flood alleviation scheme occur or the dam by overtopped. The Level 2 SFRA identifies the following for the potential risk to the Council depot site:

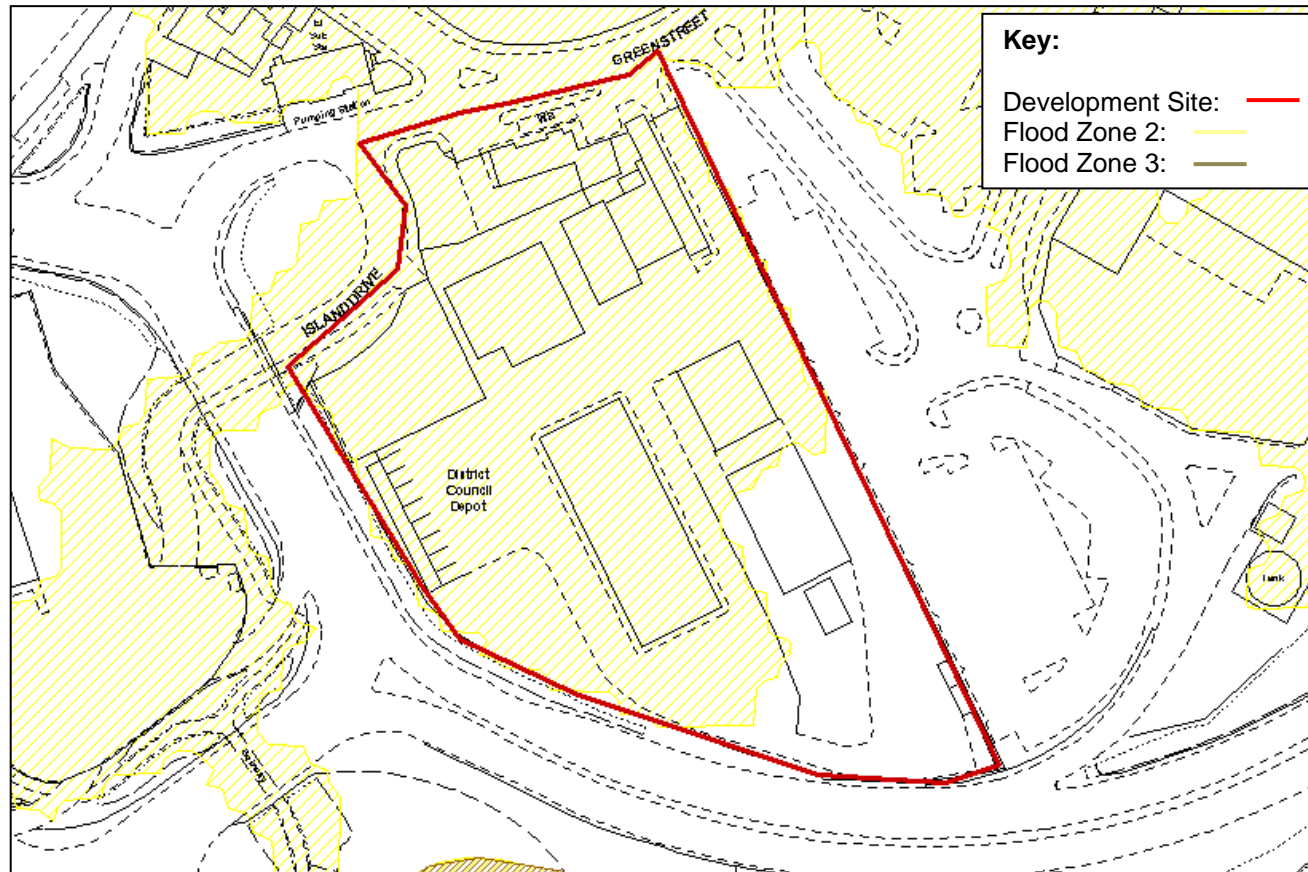
Key:

	No access/egress routes available
	Only 1 access/egress route available
	2+ access/egress routes available

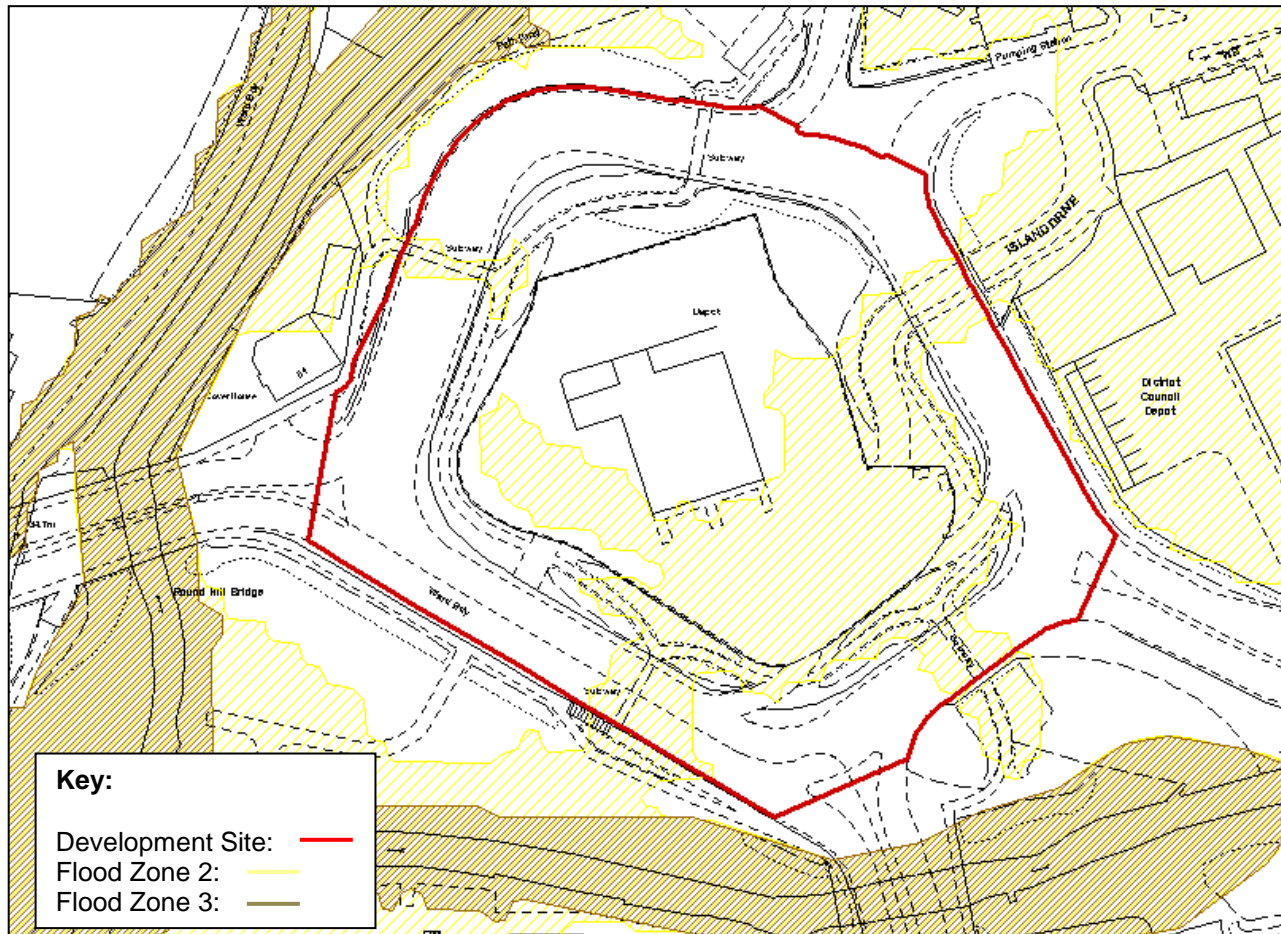
Site	Breaches 1 -5	Dam Breach	Dam Overtopping
Depot			

The table above outlines that the residual risk of flooding within this location will need to be taken into account when considering development. However, the Level 2 SFRA does indicate that access/egress routes are available should the situation of a breach or overtopping occur. Therefore, it is considered that the development could be made safe in times of flood. Furthermore, the analysis in the Level 2 SFRA only considered access to existing routes and did not take into account potential routes that could be made available via development. The sites are previously developed in nature and would help to bring forward sustainable development in line with the regeneration focus of the plan, subject to the full residual risk of flooding being understood and appropriately mitigated against.

Council Depot Flood Zones



Bus Depot Flood Zones



7.3 Sites in Flood Zone 3a/b

Site Ref	Address	Town	Size (ha)	Area in FZ 3a/b	Area in FZ2	Area in FZ1	Proposed Land Use	Potential Capacity	Vulnerability Classification
D1 (Policy KCA.Ch7)	Crossley Park	Kidderminster	2.78	1.88	0.90	-	Office development / Infrastructure route	Office development or potential infrastructure location	Less Vulnerable
D9/SH10 D52 / D53 Policy KCA.WG2	Park Lane Canal side	Kidderminster	3.47	0.86	1.00	1.61	Mixed use development to including residential, retail and leisure.	Retail and Leisure focussed. 30 dwellings	Less Vulnerable and More Vulnerable. (More Vulnerable uses need to pass exception test if located in FZ3)
Policy KCA.WG3	Weavers Wharf	Kidderminster	4.36	0.49	1.00	1.86	Intensification of uses that already exist – Retail / Office / Leisure / Residential	Proposed intensification of uses	Less Vulnerable and More Vulnerable.
Policy KCA.CW1	MCF Complex	Kidderminster	0.80	0.02	0.40	0.38	Residential and Office	Office and commercial development. Potential for approx 50 dwellings across all three sites	Less Vulnerable and More Vulnerable.
Policy KCA.CW1	Tram Street	Kidderminster	0.77	0.33	0.38	0.06	Residential and Office		Less Vulnerable and More Vulnerable.
Policy KCA.CW1	New Road Retail Warehouse	Kidderminster	0.68	0.03	0.13	0.52	Residential and Office		Less Vulnerable and More Vulnerable.

Site Ref	Address	Town	Size (ha)	Area in FZ 3a/b	Area in FZ2	Area in FZ1	Proposed Land Use	Potential Capacity	Vulnerability Classification
KCA.MS1	Mill Street Mixed Use Area	Kidderminster	2.60	0.92	0.58	1.10	Offices / Residential / Leisure – intensification of existing uses.	Site could provide for approx 30 new dwellings	Less Vulnerable and More Vulnerable.
KCA.TTC1	Civic Spaces	Kidderminster	0.34	0.34	-	-	Public open space, which is considered to be appropriate as a Water Compatible development	N/A	Water compatible development
KCA.HP2	Frank Stone	Kidderminster	0.32	0.08	0.24	-	Residential / Office / Light Industrial / Non-residential	Potential capacity of 25 dwellings	Less Vulnerable and More Vulnerable.

Further site specific information

7.3.1 Crossley

This proposed allocation is located adjacent to the Kidderminster Flood Alleviation Scheme (FAS). The majority of the site is located within Flood Zone 3a/b although almost 1ha of the site is in Flood Zone 2. Any development within this location will need to have regard to the significant flood risk that is apparent here and any proposed development will need to be targeted to the Flood Zone 2 area. Furthermore, given the sites proximity to the FAS there is a considerable residual risk of flooding, should the dam overtop or be breached. The residual risk within this location is high and any development will need to provide for safe access/egress via the development. This is because the Level 2 SFRA indicated that currently there are no available safe routes should a problem with the FAS occur, as outlined below:

Key:

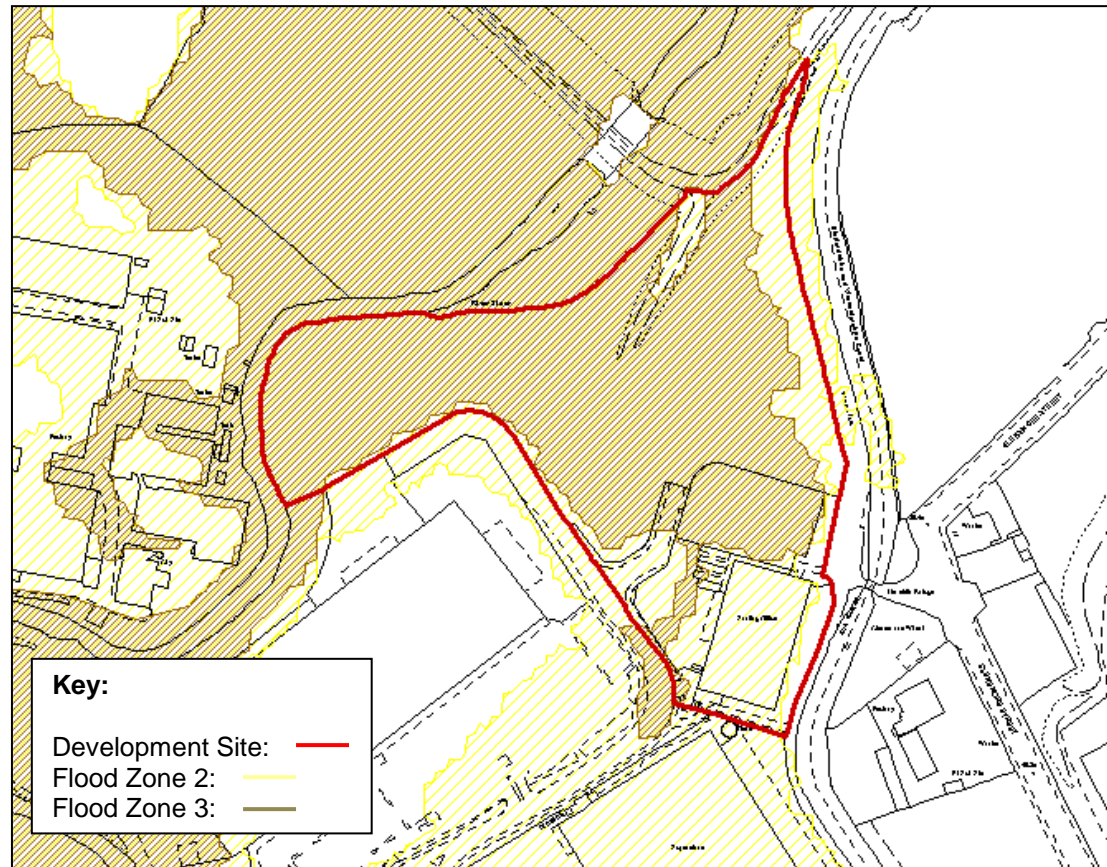
	No access/egress routes available
	Only 1 access/egress route available
	2+ access/egress routes available

Site	Breaches 1 -5	Dam Breach	Dam Overtopping
Crossley			

Should offices be considered in this location then they would need to be located within the Flood Zone 2 area. In terms of any infrastructure developments in this location, then these would be classified as essential infrastructure. Given that the options for links between Crossley and Churchfields are minimal, this area provides the only real potential for infrastructure improvements and therefore it is considered that this provides a key reason for allocation of the site.

It should be noted that the size of this site differs slightly from the area covered in the Level 2 SFRA. The area has been extended to better reflect land ownerships.

Crossley Flood Zones



7.3.2 Park Lane Canalside

Although a proportion of this site is located within FZ3 this mainly covers the areas nearest to the canal edge and a significant majority of the site is in Flood Zone 2 and Flood Zone 1. The site is being proposed for a mix of uses and therefore the less vulnerable uses such as retail and leisure should be sought on the ground floor in locations next to the canal, within the more vulnerable flood risk areas, which will also help to encourage activity and make the most of the waterside location. This would enable any residential element of the site to be located away from the flood zones reducing the threat of flooding to more vulnerable users.

This site has been widened to include the adjacent Matalan store site. Therefore, although there is no identified residual risk in relation to the wider Park Lane site there is concern about residual risk for the Matalan store site, with the Level 2 SFRA identifying that there are currently no access or egress routes available should there be a problem with the FAS, as follows:

Key:

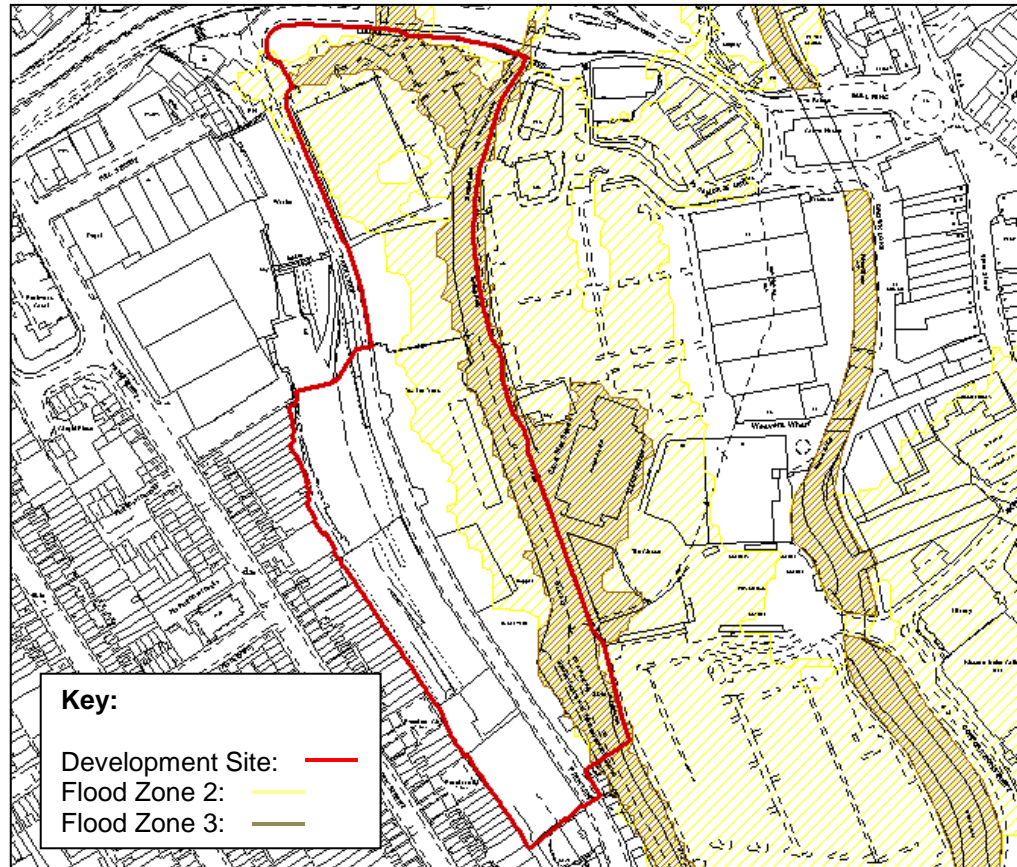
	No access/egress routes available
	Only 1 access/egress route available
	2+ access/egress routes available

Site	Breaches 1 -5	Dam Breach	Dam Overtopping
Matalan			

Therefore, any redevelopment including the Matalan site will need to ensure that safe access/egress is provided through the development.

This site is a major regeneration opportunity and provides the prospect of improving the canal, both aesthetically and in terms of its vibrancy, which is a key aim of the KCAAP. Furthermore, the potential exists to ensure that development is located accordingly across the site to ensure that more vulnerable uses are targeted to flood zone 1.

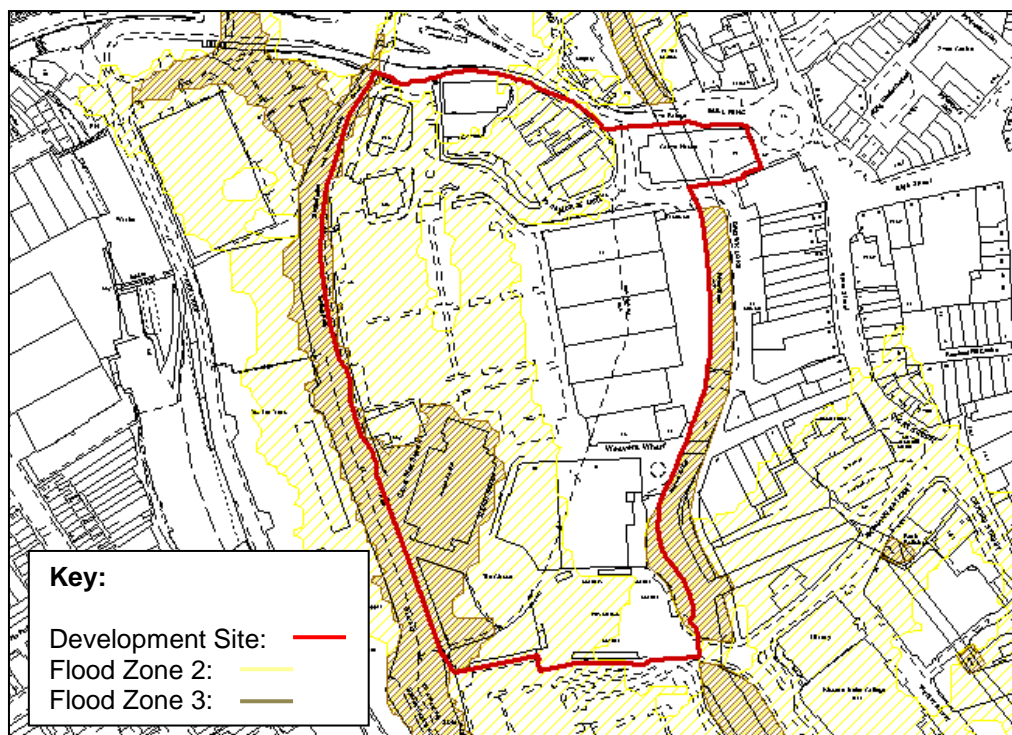
Park Lane Canalside Flood Zones



7.3.3 Weavers Wharf

The proposals for this site seek to strengthen the retail offer of Weavers Wharf and to help deliver the required retail floorspace set out in the Core Strategy, as well as enhancing its leisure offer; essentially intensifying the existing uses on this site. There is also the potential to consider residential uses within this location. The site is primarily in Flood Zone 1.86 ha, and therefore any residential proposals should be targeted to this area in the first instance. The area surrounding the canal is primarily the parts of the site which are affected by Flood Zone 3 and these areas. These areas should therefore be kept open where possible and development phased towards the other parts of this site.

Weavers Wharf Flood Zones



7.3.4 MCF Complex

This site is identified for residential, office/workshop, and some limited A1 retail uses – with residential development forming a significant element. The development of the site is important in improving the relationship to New Road on one side and the River Stour on the other, improving the riverside environment and developing the green infrastructure link. There is a significant area of the site that is outside FZ3 that could accommodate more vulnerable uses such as residential, in fact only 0.02ha of the site is affected by Flood Zone 3 and this area of the site should be avoided in terms of built development. In terms of residual risk to this site, the Level 2 SFRA identifies the following:

Key:

	No access/egress routes available
	Only 1 access/egress route available
	2+ access/egress routes available

Site	Breaches 1 -5	Dam Breach	Dam Overtopping
MCF Complex			

This identifies that there are there are available routes in times of flood following a FAS failure, even before development occurs in this location. However, it is considered that residual risk will need to be considered through any redevelopment of this site to take account of the residual risk posed from a failure of the FAS.

7.3.5 Tram Street

The development site is expected to be residential-led but there is flood risk present on either side of the site posed by the Staffordshire & Worcestershire Canal and the River Stour. However on the canal side this only affects the waterside edge of the site. There are significant areas of the site outside FZ3 in which residential development could occur with much lower risk and this is where the development should be targeted. The development of this site will be important in improving the riverside and canalside environments and creative positive frontages on to them. The Round Hill Wharf residential development on the other side of the canal was built partially in FZ3 also and sets a good precedent of mitigating the flood risk. In terms of residual risk to this site the Level 2 SFRA identified the following:

Key:

	No access/egress routes available
	Only 1 access/egress route available
	2+ access/egress routes available

Site	Breaches 1 -5	Dam Breach	Dam Overtopping
Tram Street			

In terms of Tram Street redevelopment, it will be vital to ensure that there are available routes to deal with the residual risk posed by any potential failure of the FAS. This will need to be factored into the development within this location. However, in terms of development, 0.49ha of the site is in flood zone 2 and this is where the residential development should be focussed. This is considered to be a suitable approach as this site is previously developed and would provide real regeneration potential for this area of Kidderminster.

7.3.6 New Road Retail Warehouse

This site is identified for residential, office/workshop, and some limited A1 retail uses – with residential development forming a significant element. The development of the site is important in improving the relationship to New Road on one side and the River Stour on the other, improving the riverside environment and developing the green infrastructure link. FZ3 only affects a very small part of the area, namely the edge along the boundary of the river, with some of the site in Flood Zone 2 and the majority of the site in Flood Zone 1. More vulnerable uses on this site should be positioned away from the higher flood risk areas.

In terms of residual risk to this site the Level 2 SFRA identified the following:

Key:

	No access/egress routes available
	Only 1 access/egress route available
	2+ access/egress routes available

Site	Breaches 1 -5	Dam Breach	Dam Overtopping
New Road			

In terms of the New Road redevelopment, it will be vital to ensure that there are available routes to deal with the residual risk posed by any potential failure of the FAS. This will need to be factored into the development within this location. However, in terms of development, 0.58ha of the site is in flood zone 2 and this is where the more vulnerable development should be focussed. This is considered to be a suitable approach as this site is previously developed and would provide real regeneration potential for this area of Kidderminster.

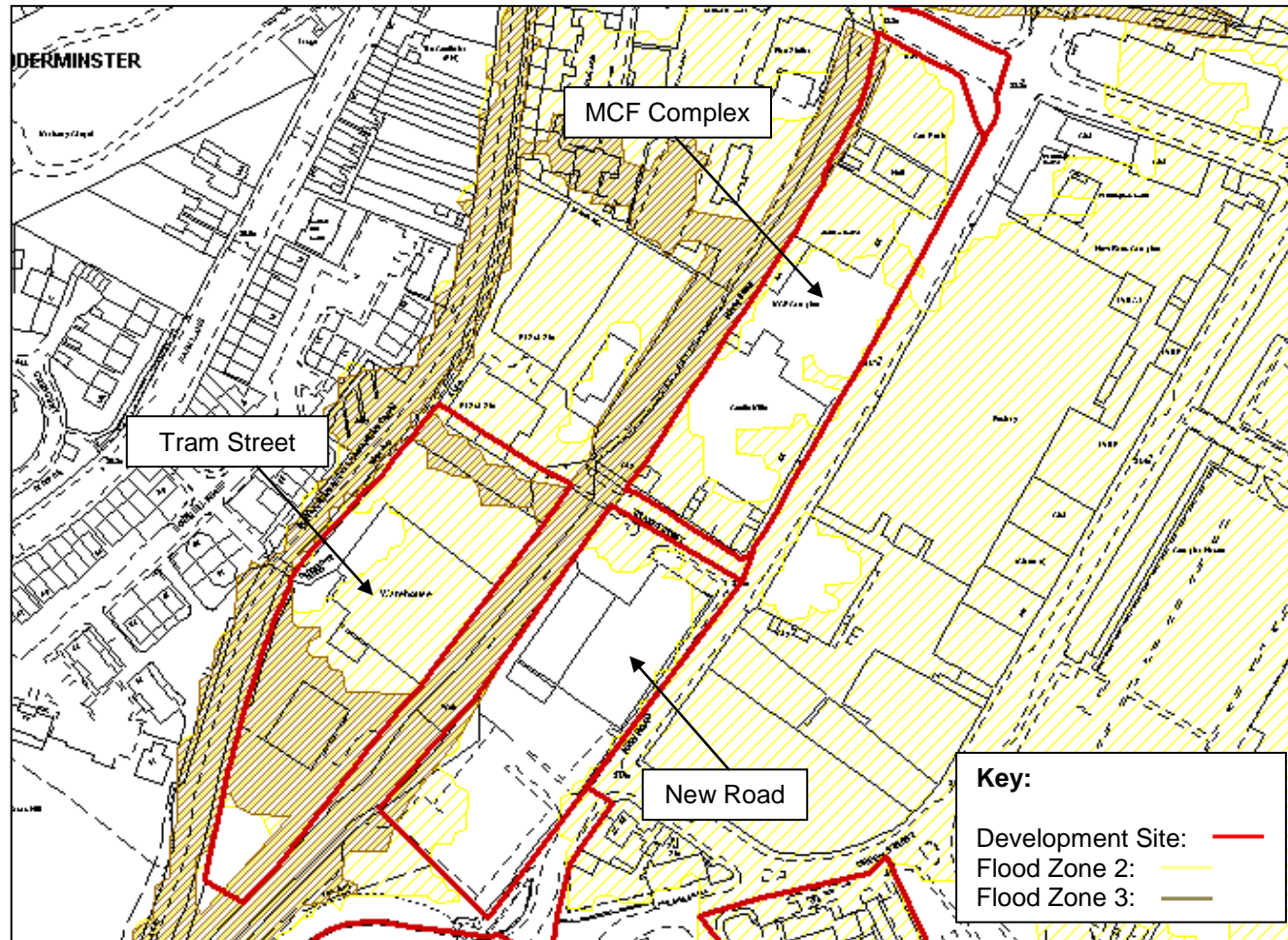
Development within the ‘Castle Wharf’ area (Combination of MCF Complex, Tram Street and New Road Retail Warehouse)

There is an opportunity to consider this area in a holistic manner, and this is recognised within the Area Action Plan through a single policy covering the Castle Wharf area. Development in this area should be positioned within the lowed flood risk areas, most notably any residential offer. There is approximately 0.96ha of land within Flood Zone 1, which is sequentially preferable, and this should be targeted for the more vulnerable uses (residential). Furthermore, another 0.91ha of land in this area is within Flood Zone 2 and would also be considered acceptable for more vulnerable uses given the wider regeneration aims of the KCAAP and the fact that other sites have been allocated in lesser risk areas with the result being no other suitable sites for the proposal. The quantum of residential development within this location is approximately 50 dwellings, which could easily be catered for within the lower flood risk areas and could in fact be increased if a higher density were to be proposed. There is approximately 0.38ha of land affected by Flood Zone 3 and this area should be avoided for development in the first instance and a sequential approach to targeting development within the site taken.

The Level 2 SFRA identifies that there is a residual risk to development should the Kidderminster FAS be overtopped or breached. This will need to be taken into account when considering development within this area.

However, the sites being proposed for allocation are all previously developed and offer an opportunity to enhance the river and canal corridor, whilst also securing sustainable development in a central location. It is considered that these sites should be allocated for development, subject to Flood Risk being considered and mitigated at every stage of development.

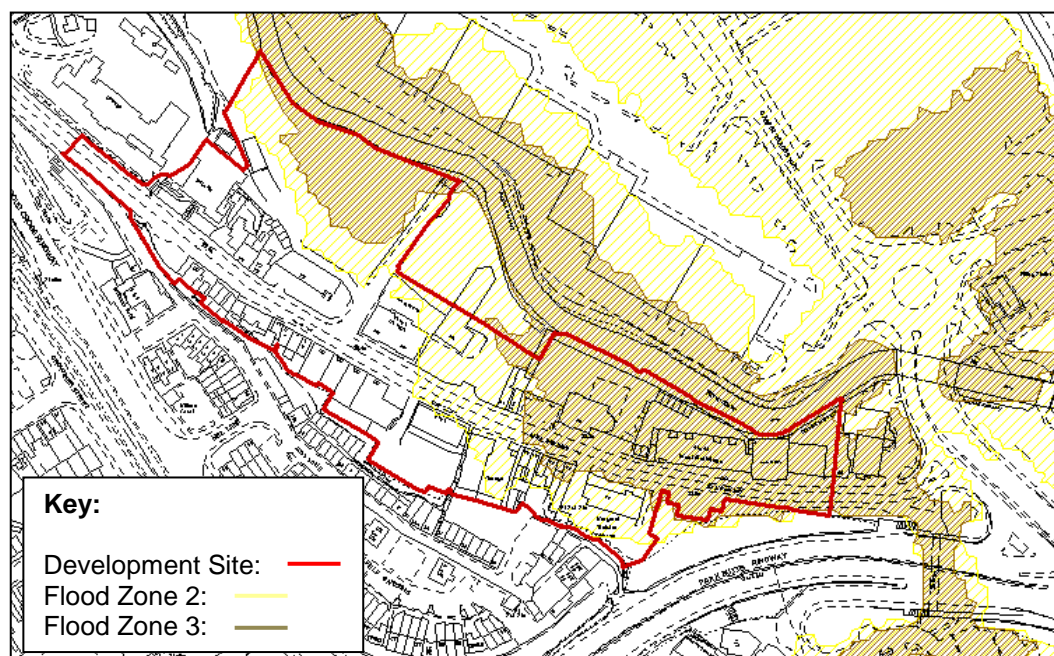
Castle Wharf Flood Zones



7.3.7 Mill Street Mixed Use Area

The Mill Street area is an existing centre that already contains a cluster of retail, office, leisure and residential uses and the policy looks to enhance its mixed use function and maintain it as a service centre. The FZ3 mainly covers the eastern side of Mill Street towards the junction with Carpet trades Way; the rest of the area is within Flood Zone 2 and 1. The area contained within FZ3 is already quite well developed with buildings containing a variety of uses and it is unlikely any further development would occur in this location. Any proposed development of the more vulnerable uses should be targeted towards the flood zone 1 areas of the area, where possible. The policy seeks to safeguard the existing uses that already exist within this location and is considered to be appropriate and consistent with the current approach to development in this area of the KCAAP.

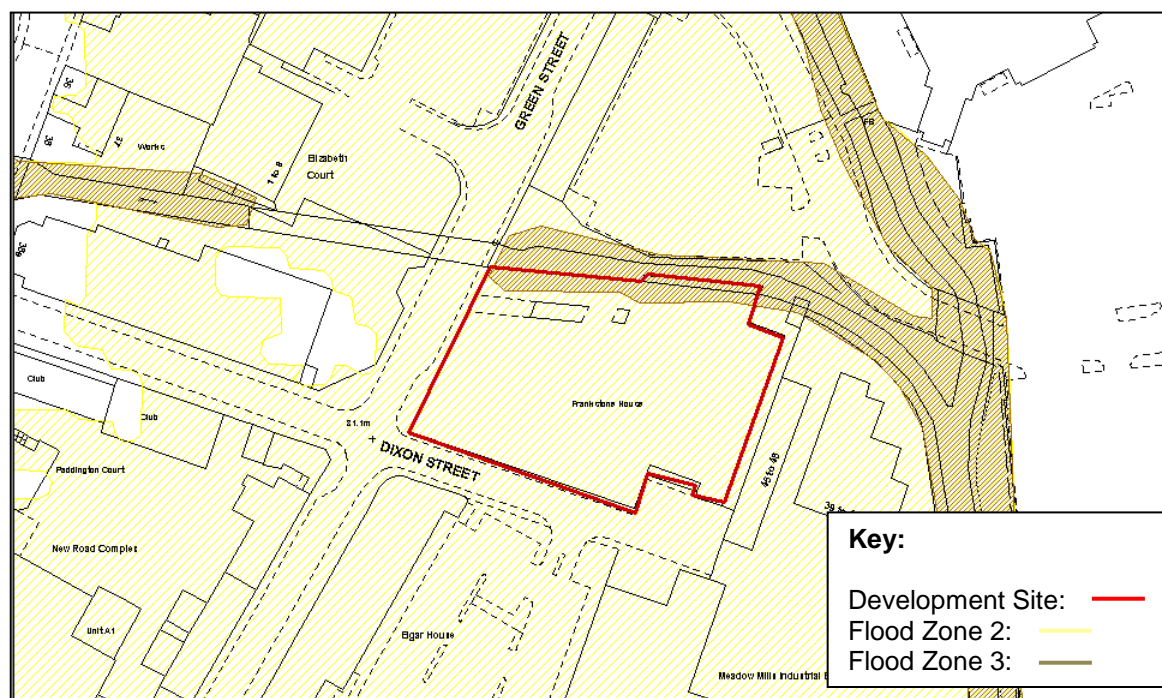
Mill Street Flood Zones



7.3.8 Frank Stone

The site is proposed for a mix of uses including residential, office, industrial and non-residential institutions. The site is on previously developed land and is a key site in terms of improving the quality of the Green Street Conservation Area. This development site also provides the opportunity to improve the riverside environment and green infrastructure links. There is currently a large 'overhang' of development that affects the River Stour and any redevelopment of this site will need to remove this to open up the river corridor. Only 0.08ha of the site is located in Flood Zone 3, and this correlates generally with the development that overhangs the river Stour. Development in this location can be targeted to Flood Zone 2, and given the benefits of redevelopment in opening up the river corridor and the potential to improve the Green Street Conservation area it is considered appropriate for the site to come forward for allocation.

Frank Stone Flood Zones



8.0 Conclusions for site selection in the Kidderminster Central Area Action Plan

Please note that although the sites may be listed by flood zone, this doesn't mean the entire site is liable to flood risk. The tables show the sites dependent on the highest level of flood risk that affects any part of the site. For a more accurate picture of the amount of land affected by flood risk please refer to the site specific tables.

In numbers, the following levels of development are targeted to each zone:

Residential (Indicative Capacity)

Flood Zone	Total number of sites to be allocated	Indicative Capacity (cumulative)
Flood Zone 1	9	501
Flood Zone 2	1	223 (all under construction and in Flood Zone 1)
Flood Zone 3a/3b	6	135

Total amount of land proposed to be allocated through this DPD:

Flood Zone	Total amount of land proposed for allocation (ha)*	Overall Percentage
Flood Zone 1	34.64 + 6.67 + 5.53 = 46.84ha	80.3%
Flood Zone 2	1.88 + 4.63 = 6.51ha	11.2%
Flood Zone 3a/3b	4.95ha	8.5%

- 8.1 The above tables indicate that the District Council have followed the sequential test within the KCAAP area, even though more of the sites are considered to be at risk of flooding. The numbers indicate a clear approach to developing in areas of least flood risk. However, the AAP does consider sites at more risk of flooding due to the limited availability of land within this central area.
- 8.2 Although housing sites elsewhere in the District are a matter for the Site Allocations and Policies DPD, it is clear that Kidderminster town centre plays an important role in contributing to meeting housing needs. In addition to housing land supply, there are other reasons why the Council is promoting significant residential development within the Town Centre. The Town Centre is the most accessible location within the District,

where residents will have access to a range of services, jobs and facilities. They will also have a choice of modes of travel conveniently available to them, promoting sustainable travel patterns. Residential is an important element of mixed-use development, which helps to make best use of urban land and create sustainable communities. Residential development is also important to bring additional residents into the town centre, adding to its vitality and viability. Finally, the inclusion of residential development on at least parts of some AAP Proposal Sites will assist with the overall viability of development proposals that will be brought forward and in turn facilitate development that has a positive impact on the townscape, including the river, canal and heritage environments. From the numbers identified in the above table, it can be seen that the Council has attempted to balance the competing priorities of regenerating the town centre and the risk of flooding that exists in this location. Where possible the allocations have sought to direct development to areas at least risk of flooding. Sites that are located in higher flood risk zones are all previously developed sites where it is considered that they provide real regeneration potential. Furthermore, a number of these sites already benefit from planning permission which has ensured that flood risk has been fully considered.

- 8.2 There are recent examples of large scale development occurring within the centre of Kidderminster over recent past which has taken into account the risk of flooding. Examples such as Weavers Wharf and Crossley Park retail development and the implementation of residential schemes such as Roundhill Wharf identify that development can occur in a safe and sustainable manner within the central area of Kidderminster, taking into account the flood risk that exists within this location.

9.0 Conclusions on allocations for both Development Plan Documents – Combined Figures

Residential (Indicative Capacity)

Please note that although the sites may be listed by flood zone, this doesn't mean the entire site is liable to flood risk. The tables show the sites dependent on the highest level of flood risk that affects any part of the site. For a more accurate picture of the amount of land affected by flood risk please refer to the site specific tables.

Flood Zone	Total number of sites to be allocated	Indicative Capacity (cumulative)
Flood Zone 1	31	1368
Flood Zone 2	1	223 (all under construction and in Flood Zone 1)
Flood Zone 3a/3b	11	439 (of which 159 already have planning permission and have taken into account the risk of flooding)

New Employment Land

Flood Zone	Total number of sites to be allocated	Indicative Capacity (cumulative)
Flood Zone 1	3	17ha (minimum)
Flood Zone 2	-	-
Flood Zone 3a/3b	-	-

Total amount of land proposed to be allocated within both DPDs:

Flood Zone	Total amount of land proposed for allocation (ha)*	Overall Percentage
Flood Zone 1	69.95 + 46.84 = 116.79ha	90.2%
Flood Zone 2	7.9 + 0.7 = 8.6ha	6.6%
Flood Zone 3a/3b	1.8 + 2.32 = 4.12ha	3.2%

*Please note that the sites identified for allocation within the Green Belt have not been included in the calculations as they would artificially skew the results. These sites are large and are not necessarily to be built on in their entirety; however, all of these sites are located in Flood Zone 1.

10.0 Concluding Remarks

The combined figures for the proposed allocation of land within the District, highlight that the District Council have, where possible, directed development away from areas at risk of flooding. This sequential approach is considered to be consistent with the National Planning Policy Framework. There are areas, however, where it has been considered that allocations are required, even given the presence of flood risk. These sites are primarily the central areas of the three main towns within the District and it is considered that the regeneration of these sites, given their sustainability and importance to the development of the District's strategy, meant that allocation would be appropriate. Furthermore, as the annex to this document highlights, there are no other suitable sites to bring forward the development proposed in lower flood risk areas. Safeguards are recommended to be put in place to ensure that flood risk is considered when determining applications within these higher risk areas and this remains an important strand of policy within the District Council's Development Plan Documents.

ANNEX A

KIDDERMINSTER – SITES THAT HAVE BEEN CONSIDERED FOR RESIDENTIAL DEVELOPMENT

The Core Strategy identifies that Kidderminster will be the main focus for future development within the District, with approximately 60% of new residential development being targeted towards the District's largest settlement. The following table provides a breakdown of the sites that have been assessed by the Council to understand whether or not they have potential to deliver residential development. In considering this, regard has been made to a number of factors and the 'comments' column of the table explains this further. The sites are split according to flood risk classification.

Kidderminster Schedule:

Potential Sites in Flood Zone 1

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
D5 / SH82 K053	Churchfields Business Park	7.09ha – currently an employment area	Brown	7.09	-	-	-	<ul style="list-style-type: none"> This site is seen as being central to the regeneration of Kidderminster and has been identified as suitable for residential development through the LDF evidence base documents The site would be in conformity with the Core Strategy All of the site lies within Flood Zone 1 and so is considered to be sequentially preferable A master plan for the area has recently been adopted as a Supplementary Planning Document (SPD) 	Yes – master plan adopted by Council as an SPD	SHLAA identifies approx. 300 units as part of a mixed-use scheme.
D8 / SH24	Lime Kiln Bridge	1.16	Brown	1.16	-	-	-	<ul style="list-style-type: none"> This site forms one parcel of the Churchfields area and would be another element of the canal side regeneration which is occurring in this area of Kidderminster The master plan for the area has recently been adopted as a Supplementary Planning Document (SPD) The development footprint is outside of the Flood Zone and would be in conformity with the Core Strategy 	Yes – Forms part of the Churchfields Masterplan	SHLAA identifies approx 45 units could be delivered here
Policy	Former Sladen	2.59	Brown/	2.59	-	-	-	<ul style="list-style-type: none"> This is a former school site that has recently been 	Yes – identified	Potentially 20

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
22	School		Green					<p>cleared to leave a vacant parcel of land and associated playing fields</p> <ul style="list-style-type: none"> There is considered to be redevelopment potential in this location and it is included as part of the Churchfields Masterplan SPD The site is entirely in Flood Zone 1 and so is sequentially preferable in flood risk terms 	through the KCAAP and the Churchfields Masterplan SPD	units, due to the restrictions associated with developing the playing fields
D9 / SH10 K027	Timber Yard, Park Lane	1.00 - Currently an active employment site	Brown	1.00	-	-	-	<ul style="list-style-type: none"> Has been an allocated site in the Local Plan for residential development and so is considered to be a suitable location for retaining the allocation Potential for residential development within this location but may decrease in numbers if considered for a mixed use scheme, comprising other uses such as retail and leisure, which is considered to be more likely 	Yes – an allocated site in 2004	SHLAA identifies approx. 100 units although unlikely to come forward entirely for residential development
D12 / SH76 K047	Park Street Industrial Estate	1.68 – A small industrial area	Brown	1.68	-	-	-	<ul style="list-style-type: none"> Located in flood zone 1, sequentially preferable Potential for residential, although currently an active industrial area Surrounding residential uses suggest potential opportunity for this to be a 'switch' site which would also provide an improvement in the public realm and aesthetics of this elevated site Need to consider current occupiers and the potential for a change in use 	Yes – in a sequentially preferable location	SHLAA identifies approx. 115 units
D21	Former British Sugar Site	27 – former industrial site	Brown	24	-	-	-	<ul style="list-style-type: none"> The largest potential redevelopment site in the District is located within Flood Zone 1 and so is considered sequentially preferable in terms of flood risk Site likely to be developed for a mix of uses including a significant element of residential 	Yes – in a sequentially preferable location.	SHLAA identifies approx. 300 units. Master planning exercise identifies approx 320
D29 SH60	Bromsgrove Street Area	3.6 ha – including	Brown	3.6	-	-	-	<ul style="list-style-type: none"> Identified as a redevelopment location for retail, office, residential and community uses 	Yes	Potential for some

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
K025 Policy 31	including Former Magistrates Court KTC.3	leisure community and former magistrates court						<ul style="list-style-type: none"> The site has existing buildings which would require demolition/conversion The site is entirely in Flood Zone 1 and is therefore sequentially preferable Potential for residential to be developed in this location, as part of a mixed use development 		dwelling to be developed as part of a mix of uses
D46 K146	Cheshires Printers, Coventry Street	0.30 – Former printing works	Brown	1.10	-	-	-	<ul style="list-style-type: none"> Site is a former printing works and is identified as a potential redevelopment site. Lies within Flood Zone 1 and is therefore sequentially preferable May be considered for a mixed-use development, with residential as part of any mix It is considered that this site may be more difficult to develop and so would come forward later in the plan period 	Yes	SHLAA identifies approx. 21 units
D47 SH81 K052	Kidderminster Market Auctions Comberton Place	0.43 – Currently used for auctions	Brown	0.43	-	-	-	<ul style="list-style-type: none"> Located entirely in Flood Zone 1 and so is sequentially preferable Would require the relocation of the auction rooms Is considered to be a sustainable location and in close proximity to the railway station 	Yes	25 units
D48 SH81 K039	Comberton Place	0.10 – A small flat-roofed building which is home to shops and offices	Brown	0.10	-	-	-	<ul style="list-style-type: none"> Located entirely in Flood Zone 1 and so is sequentially preferable Is considered to be a sustainable location and in close proximity to the railway station Not considered to be a suitable / viable site for residential development – more likely to remain in commercial use or be redeveloped for similar uses 	No	SHLAA identifies that site is unlikely to be suitable for residential use
D49 SH80 K051	Comberton Hill	0.14 – Currently a small retail area	Brown	0.14	-	-	-	<ul style="list-style-type: none"> Potential for mixed use development Falls under the site size threshold for identification in SHLAA but could provide a small number of units 	Yes	Falls under SHLAA site size threshold
D50	CMS Car	0.87 – Used	Brown	0.87	-	-	-	<ul style="list-style-type: none"> Forms one of the parcels of land that make up the 	No	N/a

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
SH152 K148	Showrooms	as a Car Showroom						<ul style="list-style-type: none"> Churchfields Masterplan area Likely to be a key parcel of land to open up the access to Churchfields 		
D52 SH61 K026	Former Rock Works, Park Lane	0.29	Brown	0.29	-	-	-	<ul style="list-style-type: none"> Not considered by the SHLAA panel to be viable or suitable for housing; however the panel suggested that it would be viable if considered as part of a wider regeneration scheme along with the Timber Yard and Park Street Industrial Estate 	Yes in flood risk terms but depending on viability	Would need further consideration
D54 Policy 32	Worcester Street	1.15ha	Brown	1.15	-	-	-	<ul style="list-style-type: none"> This is currently a retail area within the town but is identified as a redevelopment site due to high vacancy rates and many buildings that are no longer fit for purpose for modern retail operations The site is identified as having the potential to include residential as part of a mix of uses, focussing primarily on retail The whole area is included in Flood Zone 1 and is sequentially preferable 	Yes – as a mixed use development focusing primarily on retail	Potential for some dwellings to be developed as part of a mix of uses
Policy 33	Lion Street	0.76	Brown	0.76	-	-	-	<ul style="list-style-type: none"> This is currently a shopping, services and community area. However, it is identified as a potential redevelopment area in the KCAAP The site would be a mixed use opportunity with the potential to consider residential as part of the mix It is Flood Zone 1 and is therefore sequentially preferable 	Yes – as a mixed use development	Potential for some dwellings to be developed as part of a mix of uses
K150	Former British Sugar Settling Ponds	13.47 – former settling ponds	Green	13.47	-	-	-	<ul style="list-style-type: none"> Site is located in Green Belt and is Greenfield and therefore does not accord with the development strategy Site is in flood zone 1 and so is sequentially preferable in flood risk terms but other planning factors mean the site isn't suitable 	No – Site lies within the Green Belt	Not considered suitable for housing
K042	Maisonettes, Hurcott Road	1.06 – maisonettes due to be demolished and replaced	Brown	1.06	-	-	-	<ul style="list-style-type: none"> Planning application approved and being implemented with a net gain of 31 units Is entirely located within Flood Zone 1 and so is sequentially preferable 	Yes	Net gain of 31 units
K043	Community Centre, Upton	0.49 – Community	Brown	0.79	-	-	-	<ul style="list-style-type: none"> Not currently a preferred location for development. However, if the community centre was to relocate 	No – due to potential loss of	N/a

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
	Road	Centre						(potential for incorporation in nearby scheme) then this site could be considered suitable for development.	community centre	
K059	Yew Tree Public House, Chester Road South	0.26 – Public House and Car Park	Brown	0.26	-	-	-	<ul style="list-style-type: none"> Small public house but pressure for re-development Potential for residential development – but for a small number of units Need to consider loss of community facility Is sequentially preferable in terms of flood risk and urban location 	Yes – although need to consider loss of facility	Less than 10
K166	Land off Wolverley Road, Franche	2.67 – Agricultural Land	Green	2.67	-	-	-	<ul style="list-style-type: none"> Not considered to be suitable, a Greenfield site in the Green Belt and is contrary to the development strategy of the Core Strategy 	No – Green Belt location	N/a
K014	Lea Street School, Lea Street	0.47 – Empty school building	Brown	0.47	-	-	-	<ul style="list-style-type: none"> Is a vacant school site and is located wholly in flood zone 1 Is sequentially preferable and Brownfield in an urban location Uncertainty remains about delivery on this site and the desire from landowner to retain educational use 	Yes	SHLAA identifies approx. 14 units – however uncertainty over delivery
K032	Adams House, Birmingham Road	0.26 – vacant art deco office building	Brown	0.26	-	-	-	<ul style="list-style-type: none"> Site is located entirely in Flood Zone 1 and is considered sequentially preferable Identified as suitable for residential in SHLAA and currently zoned for residential use in adopted local plan Recently re-occupied by a local business so unlikely to be redeveloped for residential use 	Yes	Unlikely to be redeveloped for residential use after being occupied by a local business
K050	Chester Road Bowling Club	0.43 – currently used for recreation	Brown	0.43	-	-	-	<ul style="list-style-type: none"> The bowling club are currently operating from this site but are considering moving to an alternative venue Planning permission gained for existing site for 26 units Site is sequentially preferable in flood risk terms and is previously developed land Uncertainty over deliverability – appears unlikely permission will be implemented 	Yes	Planning Application recently approved for 26 units
K071	274 Hoo Road Kidderminster	0.18 – House and Grade	Green	0.18	-	-	-	<ul style="list-style-type: none"> Sequentially preferable in flood risk terms Not considered viable for development by SHLAA Panel, Site contrary to National Guidance (no longer PDL) 	No	Not viable for redevelopment

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
K074	Blakebrook School and County Buildings	1.32 – School and County buildings	Brown	1.32	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable, entire site in flood zone 1 Site likely to become surplus to requirements – issues regarding BSF programme but regardless of this half of the site will become available 	Yes – depending on outcome of any relocation	SHLAA identifies approx. 50 units
K076	Aylmer Lodge Surgery, Franche Road	0.17 – House in use as doctors' surgery	Brown	0.17	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable, entire site in flood zone 1 Likely to become surplus to requirements and then disposed of for development 	Yes	Below threshold
K125	Land to the west of the Lea	1.56 - Farmland	Green	1.56	-	-	-	<ul style="list-style-type: none"> Farmland adjacent to urban area located in Green Belt Not considered suitable for residential by the SHLAA Panel 	No – Green field and Green Belt location	N/a – no requirement for urban extensions
K030	Service Station, Chester Road South	0.42 – Car Garage	Brown	0.42	-	-	-	<ul style="list-style-type: none"> Currently a car garage but has potential for redevelopment Located close to the railway station 	Yes	SHLAA identifies approx. 20 units
K062	Land south of Bernie Crossland Walk, Chester Road South	0.84 – Rear gardens to houses on Chester Road	Green	0.84	-	-	-	<ul style="list-style-type: none"> Site contrary to National Guidance (no longer PDL) Not considered to be suitable for residential by the SHLAA Panel Application refused in June 2008 for residential development 	No	N/a
K072	Land north of Bernie Crossland Walk	0.61 – Rear gardens	Green	0.61	-	-	-	<ul style="list-style-type: none"> Site contrary to National Guidance (no longer PDL) Not considered to be suitable for residential by the SHLAA Panel 	No	N/a
K089	King Charles 1 School, Comberton Road	5.81 – Secondary School	Mix	5.81	-	-	-	<ul style="list-style-type: none"> Potential for school to be relocated in the long term, depending on available funding. BSF programme put on hold but longer term aspiration for relocation still remains Good location in urban area and proximity to the railway station 	Yes	SHLAA identifies approx. 200 units if compensation for loss of Open Space
K096	Offmore Allotments, Chester Road	3.53 - Allotments	Green	3.53	-	-	-	<ul style="list-style-type: none"> Private allotments, not all in productive use Not considered to be suitable for residential development due to loss of allotments and affect on Green corridor 	No	N/a

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
	North							<ul style="list-style-type: none"> Site recommended to be safeguarded through PPG.17 Audit 		
K041	Rifle Range Shops, Avon Road	0.31 – Parade of shops with flats over	Brown	0.31	-	-	-	<ul style="list-style-type: none"> Potential for a redevelopment scheme in conjunction with adjacent site K134 Is sequentially preferable both in terms of its urban location and flood risk 	Yes	SHLAA identifies approx. 23 units in conjunction with K134
K134	Musketeer Public House	0.28 – Public House and Car Park	Brown	0.28	-	-	-	<ul style="list-style-type: none"> Potential for a redevelopment scheme in conjunction with adjacent site K041 Is sequentially preferable both in terms of its urban location and flood risk 	Yes	SHLAA identifies approx. 23 units in conjunction with K041
K077	Doctor's Surgery, Northumberland Avenue	0.14 – Doctor's Surgery	Brown	0.14	-	-	-	<ul style="list-style-type: none"> Currently in use as a Doctor's surgery but a replacement facility in another location is currently being developed Likely to become surplus to requirements and then disposed of for development 	Yes	SHLAA identifies approx 10 units
K100	Land to rear of Empire House	1.05 – cleared land, informal parking area	Brown	1.05	-	-	-	<ul style="list-style-type: none"> Vacant site adjacent to residential and employment uses ELR suggested potential site to be considered for alternative uses SHLAA panel identified site not suitable for housing due to adjacent uses 	No	SHLAA panel considered that the site was not suitable for housing
K101 K102	Oasis Arts and Crafts and Reilloc Chain	2.7 – Current industrial area	Brown	1.97	-	-	-	<ul style="list-style-type: none"> Recommended for retention in ELR SHLAA identifies potential capacity for 100 units Owners considering relocation and redevelopment for residential use 	No	SHLAA identifies approx 100 units (Two sites)
K064	Playing field, Sutton Park Rise	1.64 – Open Space	Green	1.64	-	-	-	<ul style="list-style-type: none"> Playing field surrounded by residential development Zoned for educational use but could be surplus to requirements 	No	N/a
K152	164 – 166 Sutton Park Road	0.94 – Houses with large	Green	0.94	-	-	-	<ul style="list-style-type: none"> Site is now classified as Green field, likely to be under 10 units if considered suitable Is sequentially preferable in terms of flood risk 	No – due to loss of gardens and PPS.3 weight	Under 10 units

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
		grounds						<ul style="list-style-type: none"> Unlikely to come forward 		
SH41 K150	Former British Sugar Settling Ponds, Wilden Lane	13.47 – former settling ponds	Green	13.47	-	-	-	<ul style="list-style-type: none"> Site boundary re-drawn by owners to remove from Flood Zone 2 Not considered to be a suitable residential location due to the Green field and Green Belt designation afforded to the site 	No – contrary to Core Strategy	N/a
SH83 K056	Land rear of Franche Road (Triangle)	1.11 – Grassland area to rear of houses	Green	1.11	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable in terms of flood risk Not considered suitable – backland development and zoned as urban open space 	No – not suitable	N/a
K049	207 Birmingham Road	0.15 – House and Garden	Brown	0.15	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable in terms of flood risk Not considered suitable under new PPS3 definitions 	No	N/a
SH134 K124	Rear of 41 Clarence Street	0.02 – Car Repair Workshop	Brown	0.02	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable in terms of flood risk but not considered suitable for housing due to overlooking issues (Backland development) 	No	N/a
SH84 K057	Land off Broomfield Close	0.79 – Rear garden with various outbuildings	Green	0.79	-	-	-	<ul style="list-style-type: none"> Although designated FZ1, there are concerns regarding a potential culverted stream that runs underneath the site Not considered suitable for housing due to ground conditions and access issues Not considered suitable under new PPS3 definitions 	No	N/a
K094	Land off Stourbridge Road / Hurcott Lane	13.97 - Farmland	Green	13.97	-	-	-	<ul style="list-style-type: none"> Is allocated as an Area of Development Restraint The site is sequentially preferable in flood risk terms but it is not considered to be suitable for development as it is not required and is contrary to the development strategy of the Core Strategy 	No	N/a

Summary of results of sequential approach to residential development in Kidderminster – Flood Zone 1

The above analysis indicates that there are a number of sites that can be allocated for residential development, that lie entirely in Flood Zone 1. However, as identified in the methodology section of this report, flooding is not the only consideration when allocating suitable sites for development. Therefore, other factors need to be taken into account (most notably the adopted Core Strategy) in order to provide a balanced approach to future planning decisions, which will reduce the amount of sites available and deliverable to meet the need.

Kidderminster Schedule:

Potential Sites in Flood Zone 2

Residential development is permissible in Flood Zone 2, as identified by the NPPF technical guidance paper. However, all development in this zone must be accompanied by a Flood Risk Assessment which should ensure that the development is safe and also looks to reduce the overall level of flood risk through the layout and form of the development, and through the appropriate application of sustainable drainage techniques.

Therefore, in principle, residential development can be allocated within the development plan for sites falling within Zone 2.

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
D4 SH26 K083	Council Depot, Green Street	1.26 - currently used by WFDC as the depot	Brown	0.22	1.04	-	-	<ul style="list-style-type: none"> Site currently used by WFDC, potential for site to be relocated elsewhere Site suitable for redevelopment if depot relocates Not considered to be suitable for residential in the SHLAA May be more suited to office / leisure use 	Yes – but not for residential use	Not currently identified for residential use but could be included as part of a wider mix
D25 SH35 K113	Netto and Pet Store	0.68 – in retail use	Brown	-	0.58	0.1	-	<ul style="list-style-type: none"> Site in active retail use – no indication of potential pressure for change May be considered suitable for redevelopment as part of a comprehensive review of this part of the town centre 	Yes – but would require significant master planning of the wider area	Not currently identified for residential use but could be included as part of a wider mix
D7 K054 SH18	Georgian Carpet Factories	4.55 – employment area with high vacancy	Brown	4.22	0.23	-	-	<ul style="list-style-type: none"> This site is in the same ownership as the wider Churchfields area and is seen as being part of the holistic redevelopment of this area of Kidderminster A small part of the site falls within FZ2 and could be mitigated against through re-drawing of the built development boundary and providing green infrastructure within this part of the site SITE NOW RECEIVED PLANNING PERMISSION AND DEVELOPMENT STARTED 	Yes – master plan being prepared	SHLAA identifies approx. 200 units. Although recent planning approval for 223 units

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
SH20 K058	Playing Field, Stourvale Drive	1.02 – Sports Field	Green	1.00	0.02	-	-	<ul style="list-style-type: none"> Site safeguarded through PPG17 Audit and therefore not considered suitable 	No – due to loss of recreational space	N/a
Policy 45	Bus Depot, Worcester Street/Green Street	2 ha – currently used as a bus depot within a traffic island	Brown	-	2	-	-	<ul style="list-style-type: none"> This site has been identified as a possible area where enhancements could be made through the remodelling of the existing junction which would in turn free up additional land for development. This site has been identified for a potential mix of uses including residential The site lies wholly within Flood Zone 2 and therefore this would need to be carefully considered through any potential redevelopment. The proposed uses would comply with the flood risk vulnerability classification within PPS25 but the development would require a flood risk assessment to be submitted as part of any planning application 	Yes – as identified within the KCAAP. However, given the complexities of the site it is likely that this is a longer term aspiration	Potential for some new dwellings as part of a mix of uses

Site Update:

Georgian Carpets 223 units – only a small part of the site is located within Flood Zone 2. This site has recently been given planning permission and development has commenced.

Kidderminster Schedule:

Potential Sites in Flood Zone 3a/b

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
D10 SH19 K055	BT, Mill Street	0.60 – Offices with large rear car park	Brown	0.25	-	0.35	-	<ul style="list-style-type: none"> Office building in mixed use area backing onto River Stour; adjacent sites being redeveloped for mixed commercial and residential Over half of the site within Flood Zone 3a Required to pass the exception test for residential development to be allowed 	Potentially – if successfully passes the exception test	SHLAA identifies approx. 30 units
SH32 K103	Land opposite 40 Park Lane	0.08 – small semi-derelict industrial unit	Brown	0.06	-	0.02	-	<ul style="list-style-type: none"> Majority of site falls within Flood Zone 1 Need to consider part within Flood Zone 3a, may need to reduce developable area of site. Potential for development set by approval for residential on site opposite 	Yes	SHLAA identifies approx. 10 units
D31	Puxton	7.34 – mixture of Greenfield and Brownfield	Mix	-	-	7.34	-	<ul style="list-style-type: none"> Not considered to be suitable for redevelopment Site is Greenfield and located south of the Kidderminster Flood Alleviation Scheme. Is identified as a Rapid Inundation Zone and so is not sequentially preferable 	No	N/a
SH21 K060	Rear of the Parade, Stourbridge Road	0.35 – Car Park and Scrub Land	Brown	0.27	0.02	0.06	-	<ul style="list-style-type: none"> Majority of site located in Flood Zone 1 Not considered a suitable site for residential use in the SHLAA due to poor access and site dimensions 	No	N/a
SH30 K098	Carters, Tram Street	0.77 - Furniture Store (Retail)	Brown	0.06	0.38	0.33	-	<ul style="list-style-type: none"> There are significant areas of the site outside FZ3 in which residential development could occur with much lower risk. The development of this site will be important in improving the riverside and canalside environments and creative positive frontages on to them and therefore any development should mitigate against flood risk whilst improving the waterside environment in a multifunctional manner 	Yes but constrained by flood risk	SHLAA identifies approx 20. units
SH38 K135	Bed City and MCF Complex	0.80 – Various	Brown	0.38	0.40	0.02	-	<ul style="list-style-type: none"> There are significant areas of the site outside FZ3 in which residential development could occur with much 	Yes but constrained by	SHLAA identifies

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
		employment and retail uses						lower risk. The development of this site will be important in improving the riverside and canalside environments and creative positive frontages on to them and therefore any development should mitigate against flood risk whilst improving the waterside environment in a multifunctional manner	flood risk	approx 11 units
K040 SH14	Long Meadow Mills, Dixon Street	1.36 – small business units, converted former carpet factory	Brown	-	0.63	0.73	-	<ul style="list-style-type: none"> Not considered suitable for residential development but should be retained in its current form and kept as an employment designation in the plan. 	No – identified to be retained by both the SHLAA and ELR. Thriving small business centre	N/a
D3 K073	Frank Stone Building, Green Street	0.32 – Vacant commercial building	Brown	-	0.24	0.08	-	<ul style="list-style-type: none"> Entire site falls within flood zone 3a Regeneration potential exists at this site to improve a currently redundant building and improve the street and waterside environments. 	Potential for a mix of uses to be considered	N/a
	Weavers Wharf	4.36	Brown	1.86	1.00	0.49	-	<ul style="list-style-type: none"> This is a recently built retail area of Kidderminster The site is identified as having the potential to consider further development in and around the existing built footprint The draft policy within the KCAAP outlines the potential to consider a number of different uses within this location Although a lot of development has occurred within this location in the recent past, flood risk will need to be taken into account in considering future redevelopment. 	Yes	Marginal – likely to be more focussed on retail and leisure provision

STOURPORT-ON-SEVERN - SITES THAT HAVE BEEN CONSIDERED FOR RESIDENTIAL DEVELOPMENT

Stourport-on-Severn is the second largest settlement within the District and is identified within the Core Strategy as being the location to deliver approximately 30% of the residential allocation during the lifetime of the plan.

Stourport Schedule:

Potential Sites in Flood Zone 1

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
D43 SO16	Civic Centre / Civic Hall, New Street	0.59 – Offices and community facilities	Brown	0.59	-	-	-	<ul style="list-style-type: none"> Not thought to be suitable for residential uses, overlooks large expanse of car parks and considered more suited to community uses 	Yes – but not for residential use	N/a
SO13	Queens Road, Areley Kings	0.36 – Shops with flats over and rear garage blocks	Brown	0.36	-	-	-	<ul style="list-style-type: none"> Wyre Forest Community Housing keen to see site redeveloped to incorporate housing and retaining some retail element Site is sequentially preferable 	Yes	SHLAA identifies approx. 15 units
S035	Walshes Community Centre, Linden Avenue	0.17 – Community centre and car park	Brown	0.17	-	-	-	<ul style="list-style-type: none"> Site is sequentially preferable in flood risk terms Concerns over the need to replace community facility and over funding for the development Uncertainties over deliverability of this site due to constraints not related to flood risk 	Yes – but depends on relocation of existing centre	SHLAA identifies approx. 15 units but concern about impact on community facility and deliverability
SO69	Garage Block, Abberley Avenue	0.08 – Small group of lock-up garages	Brown	0.08	-	-	-	<ul style="list-style-type: none"> Site is sequentially preferable in flood risk terms Considered to be suitable for housing but would yield a low capacity Need to consider highway implications through loss of garages 	Yes	Low capacity – likely to fall below SHLAA threshold

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
SO79	Lorne Street	0.21 – House and car garages	Brown	0.21	-	-	-	<ul style="list-style-type: none"> Only considered to be suitable for housing on the Garage element of the site, remainder of the site contrary to National Guidance (no longer PDL) House is locally listed Site would only yield a low capacity Need to consider highway implications through loss of garages 	Yes	Low capacity – likely to fall below SHLAA threshold
SO88 Policy 49	Midland Industrial Plastics, Bewdley Road	3.16 – vacant land, former industrial site	Brown	3.16	-	-	-	<ul style="list-style-type: none"> Site is considered to be sequentially preferable in flood risk terms Is currently an allocated employment site but parts of the area now have permission for residential use with other parts of the site being promoted for residential/care home use Site considered favourably by the SHLAA Panel for residential use 	Yes	Potential for the site to contribute approximately 180 new units
S107	Robbins Depot, Manor Road	0.19 – Small lorry depot	Brown	0.19	-	-	-	<ul style="list-style-type: none"> Site is located entirely in flood zone 1 Surrounding uses are all residential and a redevelopment for houses may improve the street scene in the local area Urban location 	Yes	SHLAA identifies approx 12 units
K128	Ceramaspeed, Zortech Avenue	3.20 – Industrial Unit	Brown	3.20	-	-	-	<ul style="list-style-type: none"> Site is sequentially preferable – located entirely in Flood Zone 1 The site comprises a relatively new industrial unit which has recently been re-occupied by a large local employer. Forms part of a wider, strategic, employment corridor which is proposed to be retained It is therefore not considered to be suitable for residential development 	No – not for residential use. Recently reoccupied by new employer	N/a
S129	Bournewood Nurseries, Lickhill Road North	3.56 – Small nursery and adjoining paddock	Green	3.26	-	-	-	<ul style="list-style-type: none"> Site is sequentially preferable in flood risk terms, located in Zone 1 However, the site is a Green field / Green Belt area and so is not considered suitable for future residential development 	No – due to green field and Green Belt designation	N/a
S004	Chichester Caravans, Vale Road	0.38 – Caravan Sales site	Brown	0.38	-	-	-	<ul style="list-style-type: none"> Site is sequentially preferable However, there is currently an active business operating from this area which would currently question ???? 	Yes	SHLAA identifies approx. 40

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
										units
S005	Stourport Primary School, Tan Lane	0.68 – Primary School	Brown	0.68	-	-	-	<ul style="list-style-type: none"> Sequentially preferable location Due to become surplus to requirements if replacement facility is built on site of Lickhill Middle School County Council and PCT currently looking at this area as potential for a site to relocate health and library facilities 	Yes – depending on funding / outcome of site options	Would need to be considered once decision on site made
S009	A-Z Wedding Services, Minster Road	0.15 – retail	Brown	0.15	-	-	-	<ul style="list-style-type: none"> Group of retail units now surrounded by residential development Is a sequentially preferable location and located in close proximity to the town centre 	Potentially – dependent on the appetite?? of the businesses currently located there.	SHLAA identifies approx. 10 units
S078	Tesco and Bedland Stores	0.25 -retail	Brown	0.25	-	-	-	<ul style="list-style-type: none"> Located entirely in Flood Zone 1 Forms part of the retail area for Stourport Town Centre Not considered to be suitable for residential due to retail importance 	No	Not considered to be suitable in SHLAA
SO80	Merrihill, Mitton gardens	0.28 – House and Grounds	Green	0.28	-	-	-	<ul style="list-style-type: none"> Located entirely in Flood Zone 1 Now considered to be contrary to PPS3 provisions Was previously considered alongside adjacent site but now falls under Greenfield classification and is not considered sequentially preferable 	No – constitutes house and gardens	N/a
S081	Buften's Mall, Bridge Street	0.20 – retail unit with space to rear	Brown	0.20	-	-	-	<ul style="list-style-type: none"> Site is located entirely in Flood Zone 1 Forms part of the retailing area for Stourport Not considered suitable for residential use by SHLAA Panel 	No – potentially too complex to deliver	N/a
S082	County Buildings, Worcester Street	0.67 – library, health centre, police station, fire station	Brown	0.67	-	-	-	<ul style="list-style-type: none"> Difficult site to develop, would require a development brief for the entire site Issues with differences in site / road levels SHLAA Panel identified that site may be viable for a mixed use development but would be difficult to implement and questioned the viability of any scheme 	Yes – in flood risk terms but unlikely to come forward due to uncertainty over deliverability	N/a
Policy 42	Swan Hotel and Working Mens Club,	1.52 – mix of uses including	Brown	1.52	-	-	-	<ul style="list-style-type: none"> Located entirely in Flood Zone 1 This site has been identified within the Site Allocations as being a potential redevelopment area, which could seek 	Yes – fits with flood risk and Core Strategy	SHLAA identifies potential

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
	Lickhill Road	hotel, retail, community and sporting facilities						to improve the urban environment within this part of Stourport	principles	capacity of approximately 20
Policy 43	Sion Gardens	0.16 – Residential, Retail, Community and Telephone Exchange	Brown	0.16	-	-	-	<ul style="list-style-type: none"> Identified in the Site Allocations as an area where redevelopment could enhance the urban environment. The policy is flexible insomuch as it allows consideration of a number of different uses to come forward whilst identifying the need to respect the conservation area setting The site is sequentially preferable and lies entirely in Flood Zone 1 	Yes (Update - policy now removed from Plan due to concerns over deliverability)	Potentially as part of a redevelopment scheme although numbers would be marginal
Policy 50	Lucy Baldwin Unit	1.14 ha – redundant hospital site	Brown	1.14	-	-	-	<ul style="list-style-type: none"> This is a former maternity hospital site that has been vacant and redundant for a number of years The site has been identified as a potential redevelopment opportunity for residential use The site is sequentially preferable and lies entirely in Flood Zone 1 	Yes	Potential for approximately 40 new units
D35 SH8 S021	STC.4, Bridge Street	0.38 – retail uses and repair garage	Brown	0.38	-	-	-	<ul style="list-style-type: none"> Site is identified for redevelopment in a site specific SPD The SPD identifies the potential uses for this location and includes a specific policy pertaining to flood risk Site considered suitable for development, and is considered to pass the sequential test through the existence of a regeneration scheme targeted to a sustainable, central location 	Yes – as identified by the Site Specific SPD	SHLAA identifies approx 37 units
D42 SH28 SO86	Car Sales, Worcester Road	0.83 – small industrial units and car sales area	Brown	0.83	-	-	-	<ul style="list-style-type: none"> Site comprises a series of small industrial buildings and car sales area. Site is now completely surrounded by residential development Site is in an urban location and the landowner has shown an interest in redeveloping the site for residential use 	Yes	SHLAA identifies approx. 25 units
D18 S044	Parsons Chain, Hartlebury Road	3.71 – vacant parcel of land (former	Brown	3.71	-	-	-	<ul style="list-style-type: none"> Site is primarily within Flood Zone 1 Considered to be a suitable and available area of land for development 	Yes	SHLAA identifies approx. 150 units

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
		industrial site)								

The above table identifies that there are a number of sites that are located within Flood Zone 1 that could provide suitable residential allocations. However, a number of the sites have been discounted for reasons other than flood risk.

Stourport Schedule:

Potential Sites in Flood Zone 2

Residential development is permissible in Flood Zone 2, as identified by p.23 of PPS.25. However, all development in this zone must be accompanied by a Flood Risk Assessment which should ensure that the development is safe and also look to reduce the overall level of flood risk through the layout and form of the development, and through the appropriate application of sustainable drainage techniques.

Therefore, in principle, residential development can be allocated within the development plan for sites falling within Zone 2, subject to a suitable flood risk assessment to confirm the design of the development.

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
D41 Sh33	ADR – Power Station Road	3.14 – Caravan Park	Brown	1.32	1.82	-	-	<ul style="list-style-type: none">Not considered a site suitable to meet emerging needLikely to remain as a potential ADR	No	N/a

There is only one site affected by flood zone 1 and 2, but this is not proposed for allocation within this development plan.

Stourport Schedule:

Potential Sites in Flood Zone 3a / 3b

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
D2 SH17	Riverside Business Centre	3.09ha – various business units	Brown	-	0.37	2.72		<ul style="list-style-type: none"> Not considered to be sequentially preferable Difficult site to redevelop as the river runs in two sections through it, creating an island affect 	No	N/a
D13 SH7 Policy 44	STC2/Carpets of Worth Redevelopment Site	6.06ha – currently vacant land but with planning permission	Brown	5.77	-	0.91		<ul style="list-style-type: none"> Planning permission already granted for redevelopment of the site 	Yes	Potential for approximately 150 units
D14 SH3	STC3 / TP Toys / Cheapside	2.2ha – various business uses	Brown	0.81	0.67	0.42		<ul style="list-style-type: none"> Identified in the Adopted Local Plan as a redevelopment site suitable to accommodate a mix of uses including residential Majority of site falls within Flood Zone 2 Site is previously developed land in a recognised regeneration area 	Yes – Adopted Local Plan redevelopment site	SHLAA identifies approx. 80 units
D16	Shipleys Amusement Area	0.95 – Amusement site	Brown	-	0.12	0.83		<ul style="list-style-type: none"> Majority of site located within the functional floodplain, not considered to be a suitable location for new residential development 	No	N/a
SH37 SO130	Land at Moorhall Lane	1.96 – woodland and scrub	Green	0.21	0.57	1.18		<ul style="list-style-type: none"> Site not sequentially preferable, majority located in functional floodplain Site is located entirely in Green Belt 	No	N/a
D34 SH27 Policy 48	Baldwin Road (larger redevelopment site)	2.03 – mix of uses including petrol station,	Brown	1.12	-	0.91		<ul style="list-style-type: none"> Majority of the site lies within Flood Zone 1 but a small element lies within zone 3 As the majority of the site lies outside of the flood zone it is considered to be acceptable in terms of flood risk However, any development will need to take into account 	Yes	SHLAA identifies potentially 50 units could be provided

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
		residential areas and extant Local Plan allocated sites						the presence of flood risk to the southern extents of the development boundary		

The only potential suitable site that is partially affected by flood zones 3a/3b is Cheapside. It is considered that this site is suitable for potential residential development, as identified through Policy STC.3 of the current Adopted Local Plan. Any development of the site would require a full site specific flood risk assessment and potential mitigation measures to make it suitable and safe to accommodate residential development. However, given the regeneration focus within the Stourport area, it is considered to be suitable as a redevelopment opportunity for the foreseeable future.

BEWDLEY

The smallest town within the District is Bewdley. The requirement for new residential development within this settlement is identified in the Core Strategy, with an indicative requirement of 10%. However, it is important to note that the 10% requirements are split between Bewdley and the Rural Areas. Therefore the allocations must take this into account, and the completions and commitments must take into account all of these areas.

Bewdley Schedule

Potential Sites in Flood Zone 1

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
B126	Land at 63 Wyre Hill	0.49 – House, garden and orchard	Green	0.49	-	-	-	<ul style="list-style-type: none"> In flood zone 1 but has numerous other constraints to development Issues with topography, stability of site, impact on conservation area and dangerous access point Not considered suitable for development by SHLAA Panel 	No	N/a
B048	Land at 71-73 Kidderminster Road	0.26	Green	0.26	-	-	-	<ul style="list-style-type: none"> Site is sequentially preferable in flood risk terms Site contrary to National Guidance (no longer PDL) Not a preferable site for development and does not conform to development strategy of Core Strategy Not considered viable for development by SHLAA Panel 	No	N/a
B140	The Alltoms, Grey Green Farm, Grey Green Lane	3.88 - pastureland	Green	3.88	-	-	-	<ul style="list-style-type: none"> Farmland adjacent to housing estate, located in Flood Zone 1 Not considered suitable for residential development – no requirement for urban extension Green Belt designation 	No – Green field and Green Belt	N/a
B141	The Front Meadows, Grey Green	7.20 - pastureland	Green	7.20	?	?	?	<ul style="list-style-type: none"> Not officially identified as falling within a flood zone but research identifies a significant flooding issue within this catchment, therefore not considered sequentially 	No - Green field and Green Belt and potential	N/a

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
	Farm, Grey Green Lane							<ul style="list-style-type: none"> preferable Aside from flood risk this is a Green Belt designation and there is no requirement for an urban extension Not considered to be suitable by the SHLAA Panel 	flood risk issues	
B144	Land south of Lodge Close	2.55 - pastureland	Green	2.55	?	?	?	<ul style="list-style-type: none"> Not officially identified as falling within a flood zone but research identifies a significant flooding issue within this catchment Aside from flood risk this is a Green Belt designation and there is no requirement for an urban extension Not considered to be suitable by the SHLAA Panel 	No - Green field and Green Belt and potential flood risk issues	N/a
B145	Land rear of Catchems End	3.06 - pastureland	Green	3.06	-	-	-	<ul style="list-style-type: none"> Sequentially preferable in flood risk terms, site falls within flood zone 1 Aside from flood risk this is a Green Belt designation and there is no requirement for an urban extension Not considered to be suitable by the SHLAA Panel 	No – Green field and Green Belt designation	N/a
Policy 53	64 High Street (Former Workhouse)	0.08ha – existing vacant building	Brown	0.08	-	-	-	<ul style="list-style-type: none"> This is a former workhouse building which is listed and requires improvement The policy proposes the building could be converted into residential units Sequentially preferable in flood risk terms, site falls within flood zone 1 	Yes	Approximately 5 units

Bewdley Schedule:

Potential Sites in Flood Zone 2

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
SH02 B003	Texaco Garage, Stourport Road	0.12 – Petrol Filling Station	Brown	-	0.12	-	-	<ul style="list-style-type: none"> ▪ Site is affected entirely by Flood Zone 2 ▪ Is in use as a petrol filling station and convenience store, which is regularly used and appears popular ▪ Not considered to be a suitable residential site – due to loss of key community facility 	No – not considered suitable by SHLAA Panel	N/a
SH36 B127	Land off Stourport Road	3.18 - farmland	Green	-	3.18	-	-	<ul style="list-style-type: none"> ▪ Site is affected entirely by Flood Zone 2 ▪ Aside from flood risk this is a Green Belt designation and there is no requirement for an urban extension ▪ Not considered to be suitable by the SHLAA Panel 	No – Green field and Green Belt	N/a

Bewdley Schedule:

Potential Sites in Flood Zone 3a

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
D6 SH01 B001	Bewdley Medical Centre	0.66 – Medical Centre and Library	Brown	0.19	0.03	0.44	-	<ul style="list-style-type: none"> Site located in Flood Zone 2 and 3a, would need to pass the exception test if considered for residential use Site identified as a potential public / private regeneration initiative, being led by the PCT If a scheme were to come forward then the site would need to pass the exception test 	Yes	SHLAA identifies approx 15 units
D45 SH22 B063	Butts Town Meadow Caravan Park	2.09 – Static caravan holiday park	Brown	0.26	1.75	0.08	-	<ul style="list-style-type: none"> Site is predominantly located in Flood Zone 2 but elements of the site do fall in Flood Zone 1 and also 3a Concerns over access to this site and the poor visibility to road junctions The site is zoned residential but it is not considered to be suitable for housing by the SHLAA 	No	
Policy 53	Lax Lane Craft Centre	0.26	Brown	-	-	0.26	-	<ul style="list-style-type: none"> Site located in Flood Zone 2 and 3a, would need to pass the exception test if considered for residential use An intensification of current small scale employment uses may be more appropriate in this location 	Yes – due to the potential to re-use existing buildings	Would only be a small number of units, potential re-use of existing premises

The rural areas are split by East and West and are not split by flood risk zone – as many fall within Flood Zone 1. Many of the sites are not suitable for allocation, however, as they do not conform to the Adopted Core Strategy and therefore could not be taken forward.

RURAL - EAST

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
SH58 R022	Land at Hemming Way, Chaddesley Corbett	0.45 - Allotments	Green	0.45	-	-	-	<ul style="list-style-type: none"> Allotments surrounded by housing and farmland washed over by Green Belt Is sequentially preferable in flood risk terms Not considered suitable for development by the SHLAA Panel 	No – not considered suitable due to access problems	N/a
SH23 R067	Land adjacent Doctor's Surgery, Briar Hill, Chaddesley Corbett	2.28 - Farmland	Green	2.28	-	-	-	<ul style="list-style-type: none"> Although the site does not fall within the designated flood zones, it has been identified as a potential 'at risk' area by the Level 2 SFRA and WCS The Hockley brook runs along the boundary of the site and therefore there is a possibility of fluvial flooding at this site The site was not considered to be suitable 	No	N/a
SH120 R109	Chaddesley Corbett School	0.49 – Primary School and Playing Field	Brown	0.49	-	-	-	<ul style="list-style-type: none"> Not identified as being at risk of flooding Site may become surplus to requirements if school is to move to alternative location Considered to be suitable for development by the SHLAA Panel, depending on the re-location 	Yes	Potential to provide a maximum of ten units
SH130 R120	Land at Fold Farm, Chaddesley Corbett	0.31 - pastureland	Green	0.31	-	-	-	<ul style="list-style-type: none"> Site not located within a Flood Risk area May be considered as an affordable housing site Concerns about impact on conservation area and loss of open space Difficult site shape to develop 	Potentially for affordable housing	1-2 dwellings
SH127 R143	Garage Site, The Green, Chaddesley Corbett	0.07 – lock-up garages	Brown	0.07	-	-	-	<ul style="list-style-type: none"> Located entirely within Flood Zone 1 SHLAA Panel identified this as a potential site that would be suitable for residential use Constraints to the delivery of this site include the 	Yes – affordable housing	Maximum of 4 dwellings

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
								availability of funding, as the site would need to be identified for affordable units		
SH160 R163	Land off Briar Hill, Chaddesley Corbett	1.90 – agricultural land	Green	1.90	-	-	-	<ul style="list-style-type: none"> Site sequentially preferable as it falls entirely within Flood Zone 1 Potential loss of open space and concerns about impact on houses on Briar Hill Concerns over impacts on the adjacent Conservation Area 	No - Not considered suitable due to impact on adjacent settlement	N/a
SH58 R164	Land off Hemming Way, Chaddesley Corbett	2.38 – Allotment Gardens and community orchard	Green	2.38	-	-	-	<ul style="list-style-type: none"> Site sequentially preferable as it falls entirely within Flood Zone 1 Concerns over potential over-looking and impact on Conservation Area Site not considered suitable for residential development – poor access and impact on community orchard 	No	N/a
SH129 R119	Land at Stanklyn Farm, Stanklyn Lane, Stone	3.94 – agricultural land	Green	3.94	-	-	-	<ul style="list-style-type: none"> Site is considered to be located in Flood Zone 1 Submitted for consideration for affordable housing SHLAA Panel identified that this would not be a preferred location for development due to the site being in an unsustainable location and the fact that the requirement was likely to met elsewhere in the parish 	No	N/a
D37 SH29 R091	Titan Steel Wheels, Cookley	5.67 – Industrial Site – originally an iron works	Brown	3.46	1.32	0.89	-	<ul style="list-style-type: none"> Site is located primarily within Flood Zone 1 but an element of the site is at risk of flooding Site is washed over by the Green Belt Site owners considering relocation and so would be a large site left vacant SHLAA Panel identified that it could potentially be suitable for residential, if relocation was to occur 	Not currently – depends on any relocation aspirations of the company	SHLAA identifies up to 100 units
SH112 R099	Land Adjacent to 29 Castle Road, Cookley	0.15 - Scrubland	Green	0.15	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable, whole site falls within Flood Zone 1 Small wooded area adjacent to built up area of village, washed over by Green Belt Not considered suitable for housing by SHLAA Panel due to impact on landscape 	No	N/a
SH131 R121	Land at Lawnswood,	1.77 – House and	Green	1.77	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable, whole site falls within Flood Zone 1 	Potentially – although	N/a

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
	Westhead Road, Cookley	Garden curtilage plus adj land						<ul style="list-style-type: none"> Potential adverse impact on vegetation and is situated in the Green Belt Part of site may be suitable if further affordable housing required in Cookley 	uncertainties remain regarding need	
D51 SH107 R092	Lea Castle Hospital	23.07 – Former hospital set in parkland and Greenbelt	Brown	23.07	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable, whole site falls within Flood Zone 1 Redundant buildings in parkland setting with part of the site zoned for B1 uses in Local Plan Is a major developed site in the Green Belt, primarily owned by the Homes and Communities Agency Site is fairly well screened Uncertainties regarding future use of the site – discussions ongoing 	Potentially – but discussions regarding its future use are on-going	Not considered suitable by SHLAA Panel due to sustainability
SH115 R104	Land off Sebright Road, Fairfield	0.62 - Pastureland	Green	0.62	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable, whole site falls within Flood Zone 1 Field adjacent to residential estate Potentially suitable for affordable housing 	Potentially – may be considered for affordable housing	SHLAA identifies approx 20 units
SH132 R122	Land off Brown-westhead Park, Wolverley	1.76 - Scrubland	Green	1.76	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable, whole site falls within Flood Zone 1 Apart from one building the land appears to be Greenfield and is washed over by the Green Belt Poor transport accessibility Not considered to be a suitable location for residential development 	No	N/a
SH162 R165	Former Vicarage Garden, Wolverley	0.73 – Former vicarage garden	Green	0.73	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable, whole site falls within Flood Zone 1 Site is washed over by Green Belt In conservation area and adjacent to a number of listed and locally listed buildings Not considered suitable for housing – backland development with poor access 	No	N/a
Policy 24	Former Nurseries Site, Blakedown	1.34	Green	1.34	-	-	-	<ul style="list-style-type: none"> This site is identified in the Site Allocations and Policies as a potential site for affordable housing Is sequentially preferable, whole site falls within Flood 	Yes (Affordable housing)	Potential to consider new residential

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
								Zone 1		(affordable units)

RURAL - WEST

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
SH126 R117	Former Garage Site, Orchard Close, Bliss Gate	0.26 – former lock-up garages	Brown	0.26	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable, whole site falls within Flood Zone 1 Small site of former lock-up garages to rear of small housing estate Potentially suitable for former funding bid failed and concerns regarding lack of local facilities remain 	Potentially – although there remains issues with the deliverability of the site	Would be small scale affordable units if ever considered
SH139 R131	Land off Bine Lane, Bliss Gate	5.16 – Agricultural Land	Green	5.16	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable, whole site falls within Flood Zone 1 Potential adverse impact on openness of landscape and concerns over the natural heritage Poor access to local facilities and public transport Not considered suitable for development by SHLAA Panel 	No	Would be small scale affordable units if ever considered
SH140 R132	Orchard House, Cleobury Road, Far Forest	0.64 – House and orchard to rear	Green	0.64	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable, whole site falls within Flood Zone 1 However, there are concerns about the sewerage capacity within this village Site put forward for consideration as an affordable housing site SHLAA Panel considered suitable for a small affordable housing scheme, subject to local needs and upgrading of water infrastructure facilities 	Potentially	Small scale affordable housing only
SH144 R136	Land opposite East View, Clows Top	1.73 - Pastureland	Green	1.73	-	-	-	<ul style="list-style-type: none"> Is sequentially preferable, whole site falls within Flood Zone 1 Not considered to be a suitable site for redevelopment due to the potential impact on the landscape SHLAA Panel also advised that there were more suitable 	No	N/a

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Dwelling Capacity
								sites within the village boundary that could meet local needs and so the site was not considered to be sequentially preferable in this respect		
SH158 R161	Former Garage site and site of Old Crown P.H, The Terrace, Clows Top	Previously Developed Site	Brown	1.45	-	-	-	<ul style="list-style-type: none"> ▪ Is sequentially preferable, whole site falls within Flood Zone 1 ▪ However, there are concerns about the sewerage capacity and drainage within this location ▪ If drainage issues overcome then the SHLAA Panel identified that the site would be considered suitable for housing 	Yes	Approximately 30 dwellings

Although there are a number of sites that are sequentially preferable in flood risk terms, not many of the sites meet the Core Strategy criteria for allocation. There are only three sites within the rural areas that are considered suitable for allocation within the Development Plan and they are as follows:

- Lea Castle Hospital Site
- Former Nurseries Site – Blakedown
- Clows Top Garage Site

All of these sites lie in flood zone 1 and are therefore considered to be suitable for allocation within the plan.

Other sites may come forward as exception schemes in the rural areas and these will have to be considered on their merits, taking into account any potential flood risk.

Sites that don't include any residential redevelopment

The previous schedules identify sites that might include some form of residential development. There are also a few other sites that are potential redevelopment areas that do not include any residential development. These sites are included in the below table so that the flood risk that affects these sites can be fully understood in terms of allocation within the Development Plan Documents.

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Use
D1 Policy 25 – KCAAP	Land to rear of Crossley	2.78 – Currently vacant land and Postal Sorting Office	Brown	-	2.66	0.12	-	<ul style="list-style-type: none"> This site is currently allocated for employment use within the Adopted Local Plan It is proposed that this allocation is maintained in the Development Plan Documents and this is further recognised in the Churchfields Masterplan SPD The site is proposed to be allocated for B1 office use which is classed as 'Less Vulnerable' in the NPPF and is appropriate in terms of compatibility with this flood zone (Table D.3 of PPS25) The site is, however, a rapid inundation zone and therefore any development here will have to be carefully considered. 	Yes – identified in Churchfields Masterplan	Office Development
Policy 34	Former Romwire Site, Stourport Road, Kidderminster	5ha – vacant parcel of land, previously industrial use	Brown	5	-	-	-	<ul style="list-style-type: none"> This is an identified employment site which is proposed to be allocated to ensure space remains for employment prospects in the District The site is sequentially preferable and lies entirely in Flood Zone 1 	Yes	Employment / Economic Development
Policy 37	Kidderminster Hospital Site, Bewdley Road	4.6 - Hospital	Brown	4.6	-	-	-	<ul style="list-style-type: none"> The District's main hospital is identified within policy for safeguarding as well as allowing new health care related development The site is sequentially preferable and lies entirely in 	Yes – for health care needs	Health Care

Site Ref	Address / Location	Site Size (ha) and Existing Use	Brown / Green Field	Flood Zone 1	Flood Zone 2	Flood Zone 3a	Flood Zone 3b	Comments	Preferred Location for Development?	Potential Use
								Flood Zone 1		
Policy 56	Rushock Trading Estate	14.5 – Existing Industrial Estate	Brown	14.5	-	-	-	<ul style="list-style-type: none"> ▪ This is an existing Industrial estate which is designated as a Major Developed Site in the Green Belt. There are potential development opportunities within the boundary of the estate and it is proposed to continue this designation ▪ The site is sequentially preferable and lies entirely in Flood Zone 1 	Yes – for industrial development	Employment / Economic Development
Policy 56	West Midlands Safari and Leisure Park	92	Brown/ Green	92	-	-	-	<ul style="list-style-type: none"> ▪ Primarily within Flood Zone 1 although it is understood that there may be some localised issues within this area ▪ The site is identified as having the potential to develop its current leisure offer although this will have to be sensitively managed due to its important Green Belt location 	Yes – for the existing operations	Leisure

In terms of the sites where no residential development is currently being considered, the vast majority are located in Flood Zone 1, they are:

- Former Romwire Site – identified for economic development
- Kidderminster Hospital Site – retained and protected for health care uses
- Rushock Trading Estate – identified for economic development
- West Midlands Safari and Leisure Park – Tourist / Leisure development

There is one site located in flood zone 2/3, which is to the rear of Crossley Retail Park. This site is included as it is currently allocated for employment use in the 2004 plan and forms a small element of the Churchfields Masterplan. This site is susceptible to flood risk and therefore any development would need to carefully consider this.

ANNEX B

Development Sites in Site Allocations Preferred Options Document Water Cycle Strategy: Conclusions on Infrastructure

The summary table identifies all of the sites included within the Site Allocations and Policies Preferred Options Paper.

Key for the Table:

Green	Low Flood Risk Infrastructure - Clear to develop Little or no restrictions for the use of SUDS
Yellow	Medium Flood Risk Infrastructure - Will require minor infrastructure improvement Some restrictions identified for the use of SUDS
Red	Significant Flood Risk Infrastructure - Will require major infrastructure improvement Major infrastructure upgrade required

Development Sites in Site Allocations Preferred Options Document Water Cycle Strategy: Conclusions on Water Related Infrastructure

Site	Flood Risk	Water Supply	Sewerage Infrastructure	Wastewater Treatment	SUDS
KIDDERMINSTER SITES					
Former British Sugar Site	G	G	G	G	R
Oasis Arts and Crafts and Reilloc Chain	G	G	Y	G	Y
Former Romwire Site*	G	G	Y	G	Y
Blakebrook School and County Buildings	G	G	Y	G	Y
Northumberland Avenue Surgery	G	G	G	G	Y
Aylmer Lodge Surgery	G	G	G	G	Y
Chester Road South Service Station	G	G	Y	G	Y
Broadwaters Community Centre	Y	Y	Y	G	Y
Rifle Range Shops and Musketeer PH	G	G	R	G	Y
STOURPORT-ON-SEVERN					
Bridge Street Basins Link	Y	G	G	G	Y
Tan Lane	G	G	G	G	Y
County Buildings	Y	G	G	G	Y
Civic Centre	G	G	G	G	Y
Swan Hotel and Working Mens Club*	G	G	G	G	Y
Sion Gardens*	G	G	G	G	Y
Carpets of Worth	Y	G	G	G	Y
Cheapside	Y	G	G	G	Y

Parsons Chain	Y	G	G	G	Y
Worcester Road Car Garages	R	G	G	G	Y
Baldwin Road	G	G	G	G	Y
Morgan and MIP Sites	G	G	R	G	Y
Lucy Baldwin Unit*	G	G	R	G	Y
Queens Road Shops and Garages	Y	G	Y	G	Y
Robbins Depot	G	G	G	G	Y
BEWDLEY AND RURAL					
Load Street	R	G	G	G	Y
Lax Lane	R	G	G	G	Y
64 High Street*	G	G	G	G	Y
Blakedown Nurseries	Y	Y	Y	Y	Y
The Terrace, Clows Top	R	R	R	R	R
Lea Castle	G	Y	Y	G	Y

* Sites that weren't assessed in the WCS. In many instances these sites are located adjacent to sites that have been assessed and it is therefore considered appropriate that they would be subject to similar constraints and therefore the same conclusions as the adjacent development areas have been adopted.

It is clear to see that the majority of sites within the Site Allocations and Policies DPD are relatively unconstrained in terms of water related infrastructure (the three middle columns of the above table). The main infrastructure improvement required is for SUDS and this has been reflected through the Core Strategy Policy CP02, which requires all new development within the District to implement appropriate SUDS techniques. This will be reinforced further when the floods and water management act comes into force and developers will need to include SUDS to the satisfaction of the SUDS Approval Body.

Development Sites in Kidderminster Central Area Action Plan Preferred Options Document Water Cycle Strategy Conclusions on Infrastructure

Sites located within the Kidderminster Central Area Action Plan are more likely to be in areas associated with flood risk. This is because the AAP is targeted to the central area of Kidderminster which has the River Stour running through the heart of it.

This brings about conflicting issues in terms of planning policy and the sequential approach. However, there has been a good recent track record of ensuring that the regeneration of the centre of Kidderminster can continue, taking into account flood risk and providing mitigation and betterment wherever possible.

The table below identifies the sites included within the Kidderminster Central Area Action Plan Preferred Options Paper and indicates the associated constraints relating to water related infrastructure and flood risk.

Development Sites in Kidderminster Central Area Action Plan Preferred Options Document
Water Cycle Strategy
Conclusions on Infrastructure

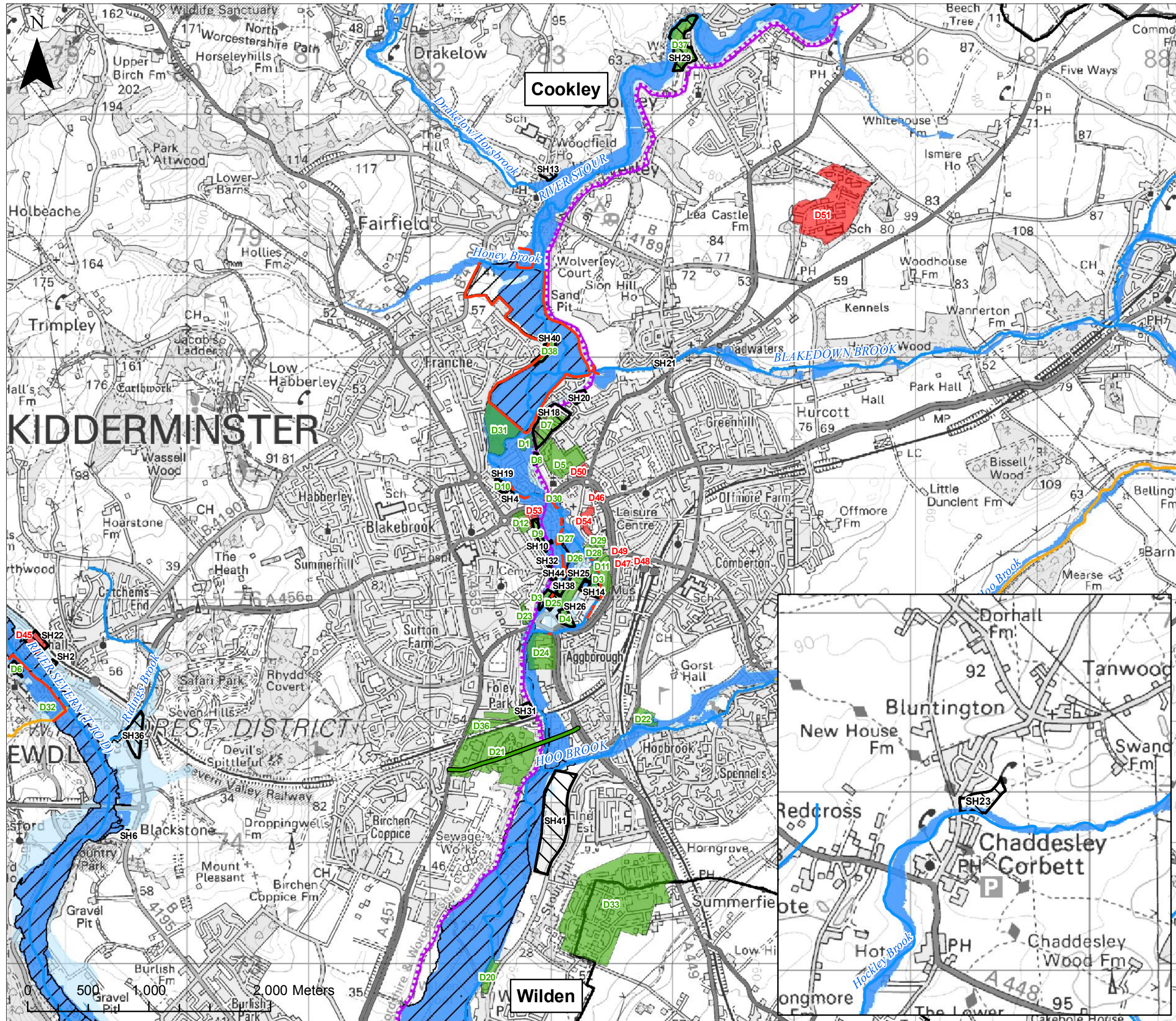
Site	Flood Risk	Water Supply	Sewerage Infrastructure	Wastewater Treatment	SUDS
CHURCHFIELDS					
Grasmere Close (Hurcott Maisonettes)	G	G	Y	G	Y
Georgian Carpets / Stoney Lane	G	G	G	G	R
Sladen *	G	G	Y	G	Y
Churchfields Business Park	Y	G	G	G	Y
Lime Kiln Bridge	Y	G	G	G	Y
Crossley Park	R	Y	G	G	R
EASTERN GATEWAY					
Comberton Hill Area*	G	G	G	G	Y
Bromsgrove Street Area	G	G	G	G	Y
Worcester Street Retail*	G	G	G	G	Y
Lion Street*	G	G	G	G	Y
Waterloo Street Area	G	G	G	G	Y
WESTERN GATEWAY					
Park Street and Rock Works	G	G	G	G	R
Park Lane Canalside	Y	G	G	G	R
Weavers Wharf*	Y	G	G	G	R
CASTLE WHARF					
MCF Complex	R	G	G	G	R
Tram Street	R	G	G	G	R
New Road Retail	R	G	G	G	R
CROSSLEY PARK AND MILL STREET					
Crossley Park and Mill Street	R	G	G	G	R
HERITAGE PROCESSIONS					
Frank Stone	R	G	G	G	R
Green Street Depot	R	G	G	G	R
Bus Depot*	R	G	G	G	R

* Sites that weren't assessed in the WCS. In many instances these sites are located adjacent to sites that have been assessed and it is therefore considered appropriate that they would be subject to similar constraints and therefore they have adopted the same conclusions as the adjacent development areas.

The table identifies that in terms of water related infrastructure there are no problems for capacity within the central area, with the majority of sites indicating 'green' for Water Supply, Sewerage Infrastructure and Wastewater Treatment. However, the main issue affecting sites within the central area is flood risk and SUDS.

ANNEX C

Map extracts from the Level 2 Strategic Flood Risk Assessment



Key:

- NFCDD Raised Defences
- SHLAA Sites
- Development Sites**
 - Sites Carried Forward from Level 1 SFRA
 - Additional Development Sites
- canal
- Main Rivers
- Ordinary Watercourses
- Flood Zone 3b
- Flood Zone 3 Wyre Forest
- Flood Zone 2 Wyre Forest
- Wyre Forest District Boundary

Title:
Flood Zones and Development Sites
in Kidderminster and Surrounding Area

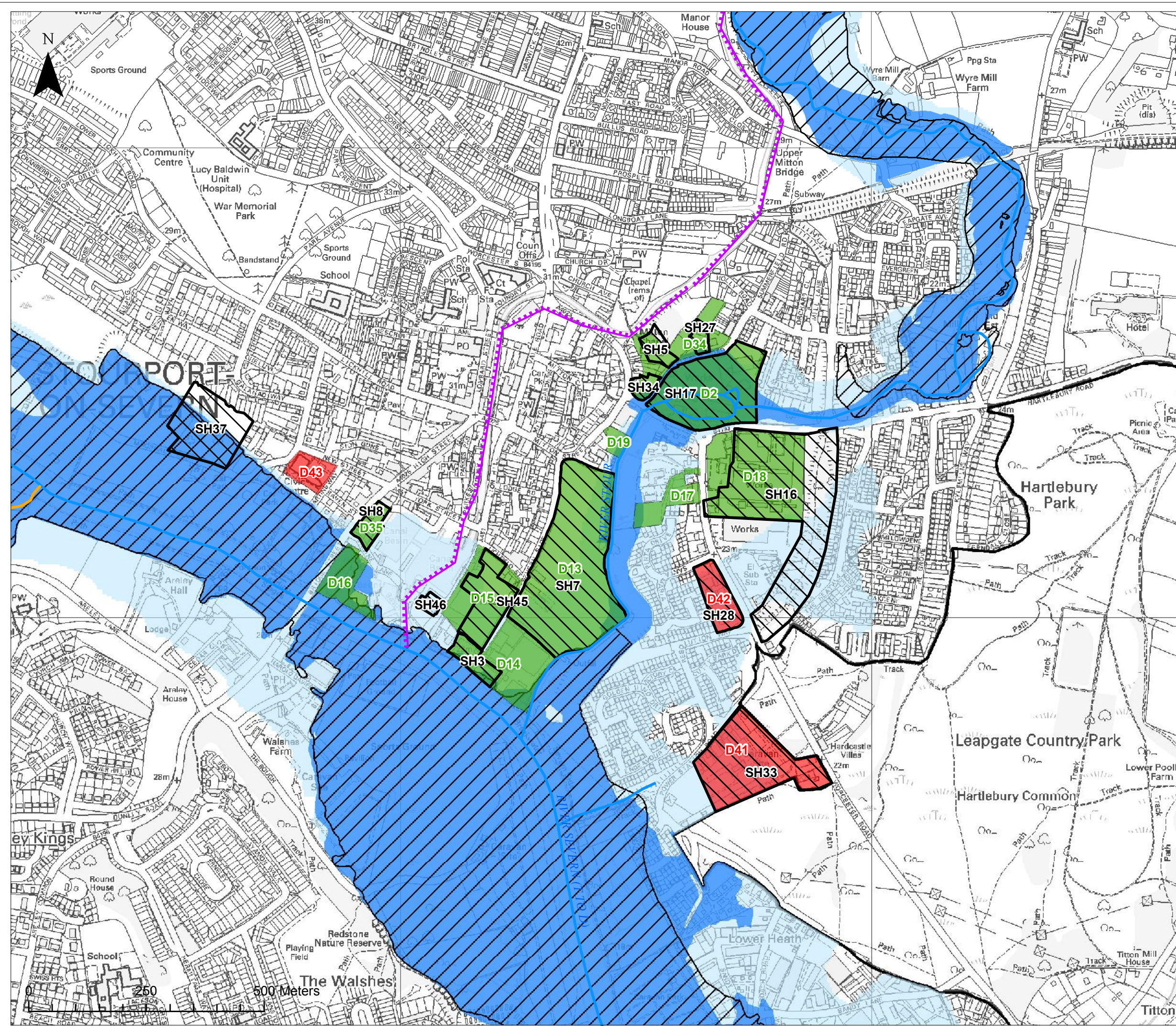
Project:
Wyre Forest District
Strategic Flood Risk Assessment

Client:
Wyre Forest District Council

Date: February 2010	Scale: 1:30,000 @ A3
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Figure:
2





Key:

- NFCDD Raised Defences
- Main Rivers
- Ordinary Watercourses
- Canal
- Flood Zone 3b Wyre Forest
- Flood Zone 3 Wyre Forest
- Flood Zone 2 Wyre Forest

Development Sites

- Sites Carried Forward from Level 1 SFRA
- Additional Development Sites
- SHLAA Sites
- Wyre Forest District Boundary

Title:
Flood Zones and Development Sites in Stourport-On-Severn

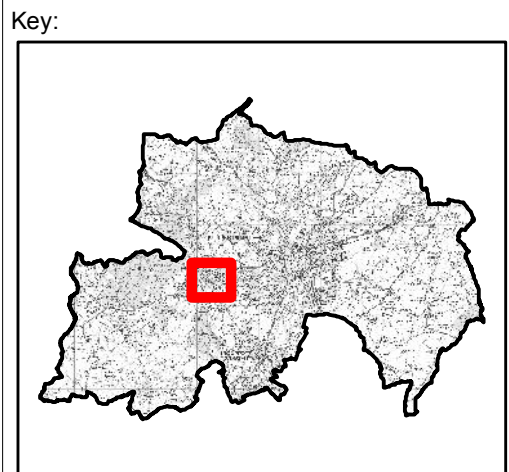
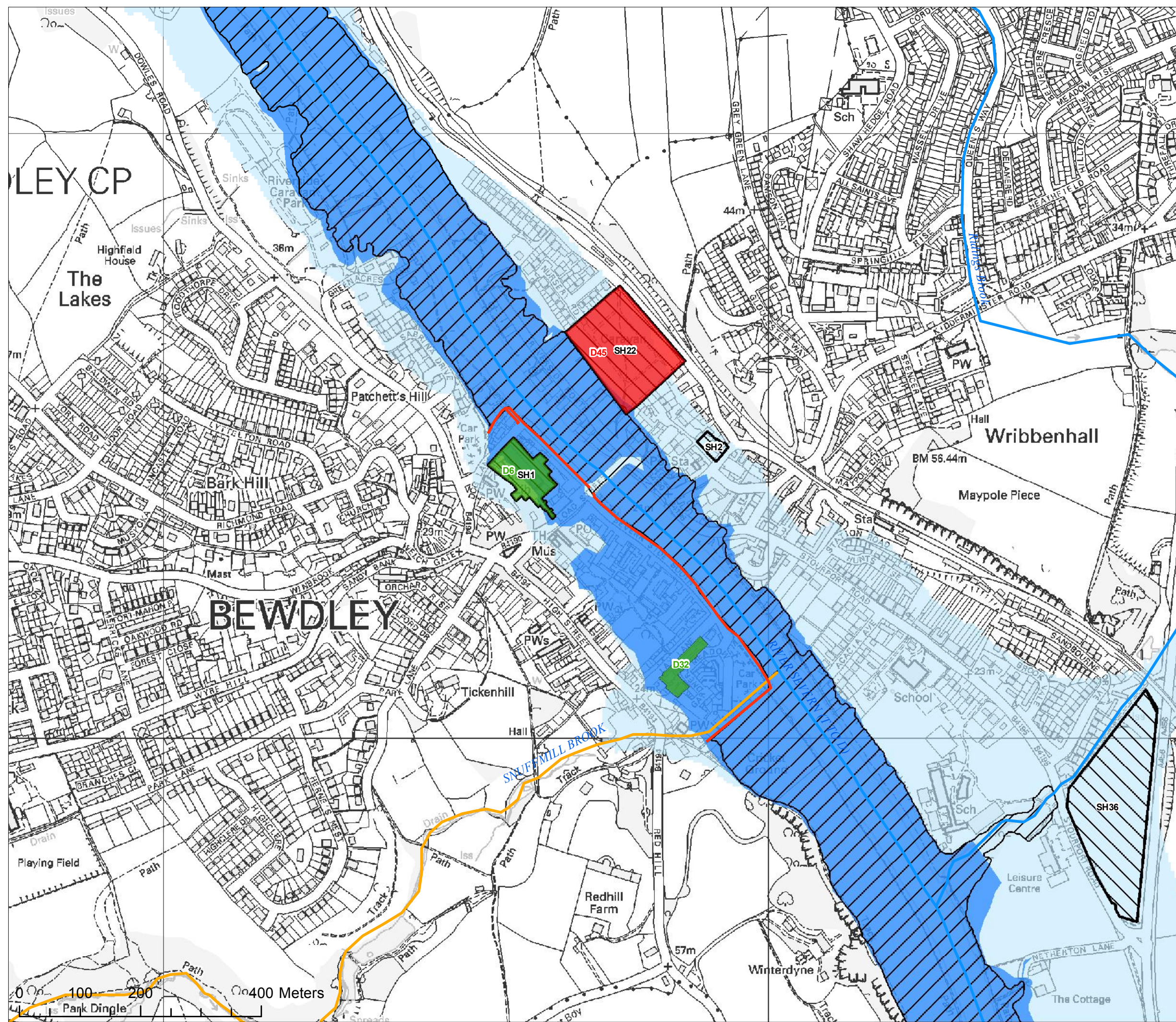
Project:
Wyre Forest District Strategic Flood Risk Assessment

Client:
Wyre Forest District Council

Date: February 2010	Scale: 1:12,000 @ A3
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Figure:
23





- NFCDD Defences
- Main Rivers
- Ordinary Watercourses
- Canal
- Development Sites**
- Sites Carried Forward from Level 1 SFRA
- Additional Development Sites
- SHLAA Sites
- Flood Zone 3b Wyre Forest
- Flood Zone 3 Wyre Forest
- Flood Zone 2 Wyre Forest

Title:
Flood Zones and Development Sites in Bewdley

Project:
Wyre Forest District Strategic Flood Risk Assessment

Client:
Wyre Forest District Council

Date: February 2010	Scale: 1:6,000 @ A3
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Figure:
25

