

Appendix B. Site appraisals (HELAA forms)

The sites are organised by their site reference numbers

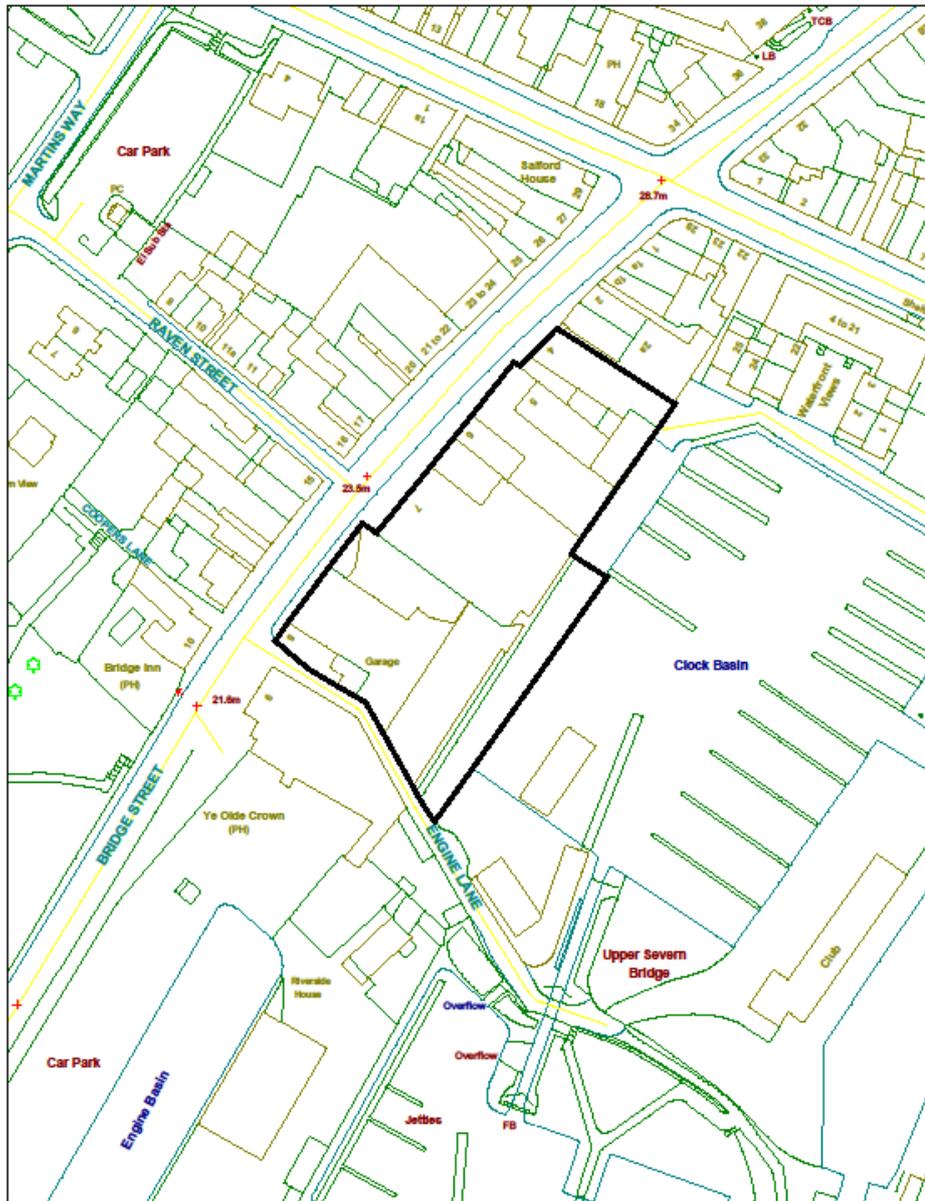
AKR-1 BRIDGE STREET BASINS

Nearest settlement: Stourport-on-Severn		Site ref: AKR/1		Easting 380937		Site area (hectares): 0.38Ha				
				Northing 271199						
Site address: Bridge Street, Stourport-on-Severn Ward: Areley Kings and Riverside						Within built area		<input checked="" type="checkbox"/>		
						Adjoining built area				
						Other (See site description)				
Current or previous use: Retail uses and repair garage						Greenfield (undeveloped)				
						Brownfield (prev. developed)				<input checked="" type="checkbox"/>
Site description: shops and car parking (temporary use following demolition of former repair garage) fronting main street and backing onto canal basins										
Ownership: WFDC and private			Private		<input checked="" type="checkbox"/>	Public		<input checked="" type="checkbox"/>	Unknown	
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping			<input type="checkbox"/>	Steeply Sloping		
Planning History: Allocated for a mix of commercial, residential and retail uses in the Site Allocations and Policies Local Plan (2013). Site specific SPD (2005). 13/0667/FULL Demolition of buildings comprising the former Lloyds Garage Site and replacement with temporary car parking for a period of two years Approved.20/02/2015										
SUSTAINABILITY APPRAISAL INFO		+/-	Notes							
Local services and facilities		+	Within built area. Good access to local facilities on main shopping street							
Housing needs of all		?	0.38ha							
Need to travel, sustainable travel modes		+/-	Good vehicular and public transport access – bus stop nearby on high frequency route. The site is adjacent/inside the Stourport-on-Severn Air Quality Consultation Area.							
Soil & land		+?	Brownfield site. Contamination likely – potentially some remediation issues.							
Water resources and quality, flood risk		0								
Landscape and townscape		+	Currently retail and garage. Redevelopment could enhance the street scene							
Biodiversity and geodiversity		0	No impact							
Economy & employment		?								
Historic environment		--	Stourport No 1 Conservation washes over the entire site. Five Grade II buildings are 12-15m from W side of site. Canal basins Grade II form E boundary of site. Other Grade II buildings to NW of site. Undesignated heritage asset (8 Bridge St) is on site. Development of the site will impact on the character and appearance of the conservation area, and has the potential to affect the setting of nearby heritage assets.							
Green Belt		0	Not in Green Belt							
Community & settlement identities		+	Within build area							
Other: British Waterways consultation zone EIA and major scale development and minor and household scale development (20110729)										
REASON FOR INCLUSION:										
Call for Sites submission			Allocated without planning permission				<input checked="" type="checkbox"/>	Sites with planning permission		
Local Authority owned land		<input checked="" type="checkbox"/>	Refused / Withdrawn/ Pending applications (2006 to date)					Underused / Vacant sites		
Officer suggested - rural sites			Officer suggested – potential urban extension					Other		
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail	<input checked="" type="checkbox"/>	Employment		<input type="checkbox"/>	Leisure		<input type="checkbox"/>
							Gypsy/ Travelling Showpeople	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
WFDC OFFICER VIEWS:										
Character / visual impact: Redevelopment is required to enhance street scene. Redevelopment should benefit conservation area										
Vehicular access			Good	<input checked="" type="checkbox"/>	Reasonable		<input type="checkbox"/>	Poor		<input type="checkbox"/>
Access to local facilities on main shopping street			Good	<input checked="" type="checkbox"/>	Reasonable		<input type="checkbox"/>	Poor		<input type="checkbox"/>

Public transport accessibility
bus stop nearby – high frequency
route

Good	✓	Reasonable	Poor
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LOCATION PLAN



38 - Bridge Street basin, Stourport

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Scale: 1:1000

AKR-2 CHEAPSIDE

Nearest settlement: Stourport-on-Severn	Site ref: AKR/2	Easting	381226	Site area (hectares): 2.21Ha		
		Northing	270905			
Site address: Cheapside, Severn Road, Stourport-on-Severn Ward: Areley Kings and Riverside				Within built area	✓	
				Adjoining built area		
				Other (See site description)		
Current or previous use: Manufacture of outdoor play equipment				Greenfield (undeveloped)		
				Brownfield (prev. developed)	✓	
Site description: Vacant manufacturing site adjacent River Severn, Lichfield Basin housing site and former Vinegar Works (small-scale business units)						
Ownership:		Private	✓	Public	Unknown	
Topography:		Flat	✓	Gently Sloping	Steeply Sloping	
Planning History: Allocated for a mix of uses including residential and industrial in the Site Allocations and Policies Local Plan (2013) 14/0062/FULL Proposed access onto link road Withdrawn.						
SUSTAINABILITY APPRAISAL INFO		+/-	Notes			
Local services and facilities		+	Within built area. Good access to local facilities: within 5 minute walk of town centre			
Housing needs of all		?	2.21ha			
Need to travel, sustainable travel modes		+/-	Good vehicular and public transport access – within 5 min walk of bus stop. The entire site is inside the Stourport-on-Severn Air Quality Consultation Area.			
Soil & land		+?	Brownfield site. Contamination likely – former manufacturing site			
Water resources and quality, flood risk		--?	Small area in zone 3. Zone 2 affects about half of site. Adjacent to Severn and Stour corridors. Not shown by water cycle study as being of concern.			
Landscape and townscape		0	Currently vacant manufacturing site.			
Biodiversity and geodiversity		-	Adjacent Severn and Stour corridors. BAP protected fauna Leisler's bat close to site. 340m to Harlebury Common and Hillditch SSSI (broadly favourable condition)			
Economy & employment		?				
Historic environment		--	Multiple designated and undesignated heritage assets located within the site boundary. Redevelopment of the site would have a profound impact on the industrial character of the Stourport No 1 conservation area. Demolition of standing heritage assets will impact havily on their significance.			
Green Belt		0	Not in Green Belt			
Community & settlement identities		+	Within built area.			
Other: British waterways consultation zone EIA and major scale development and minor and household scale development (20110729). Subject to a Supplementary Planning Document.						
REASON FOR INCLUSION:						
Call for Sites submission			Allocated without planning permission		✓	Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension			Other
PROPOSED USE:	Housing	✓	Retail	Employment	✓	Leisure
						Gypsy/ Travelling Showpeople
						Other
WFDC OFFICER VIEWS:						
Character / visual impact:						
Vehicular access		Good	✓	Reasonable		Poor
Access to local facilities within 5 minutes walk of town centre		Good	✓	Reasonable		Poor
Public transport accessibility within 5 minutes walk of bus stop		Good	✓	Reasonable		Poor

LOCATION PLAN



Cheapside, Severn Road, Stourport



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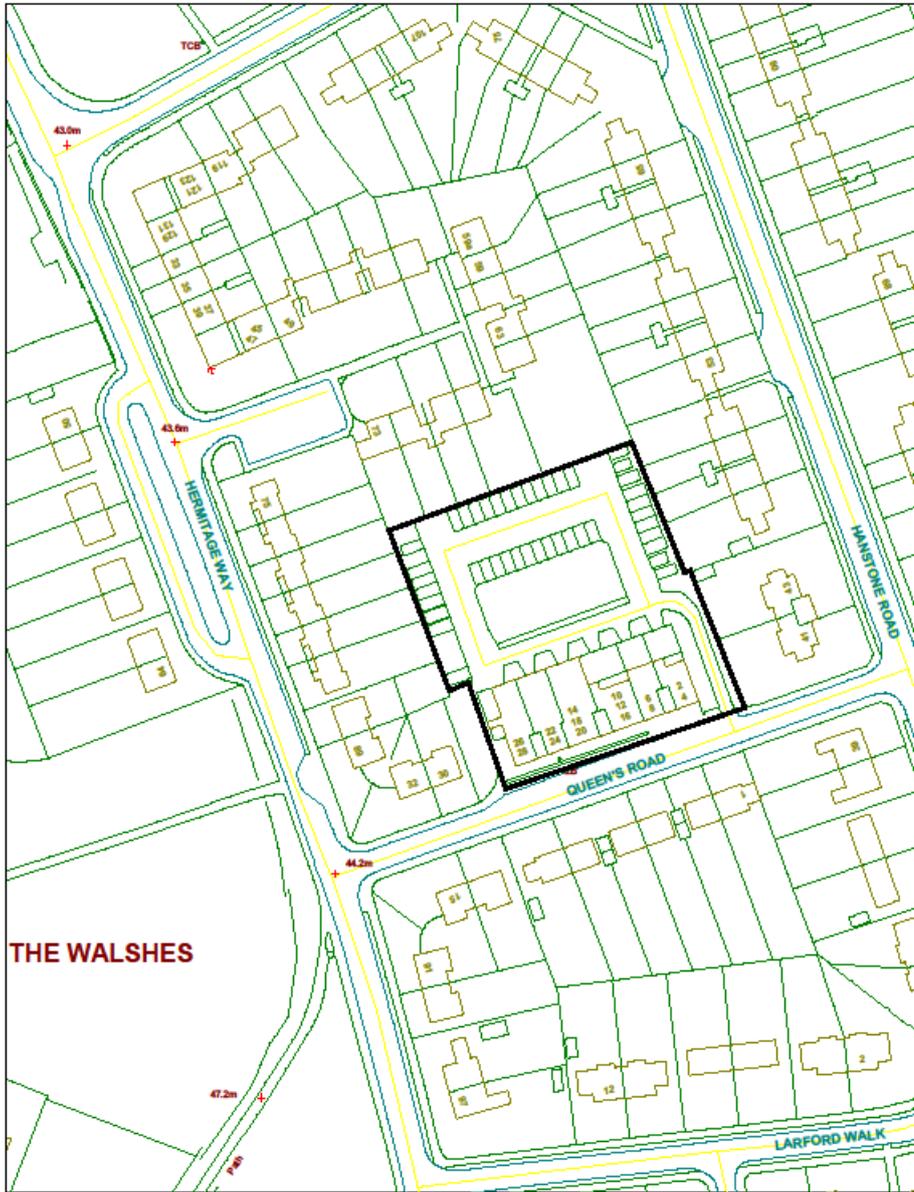
AKR-7 SWAN HOTEL

Nearest settlement: Stourport-on-Severn	Site ref: AKR/7	Easting 381022	Site area (hectares): 1.52ha	
		Northing 271426		
Site address: Swan Hotel and Working Men's Club, LombardStreet/Lickhill Road, Stourport-on-Severn Ward: Areley Kings and Riverside			Within built area	✓
			Adjoining built area	
			Other (See site description)	
Current or previous use: Working men's club and vacant former hotel.			Greenfield (undeveloped) small area	✓
			Brownfield (prev. developed)	✓
Site description: Vacant former hotel, working men's club with associated car parking, bowling green, other surface level parking.				
Ownership:		Private	✓	Public
				Unknown
Topography:		Flat	✓	Gently Sloping
				Steeply Sloping
Planning History: Allocated for a mix of commercial, community, residential and leisure uses in Site Allocations and Policies Local Plan (2013). Consent for car sales/repairs on part of car park (temporary permission)				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	+	Within built area. Good access to local facilities on main shopping street		
Housing needs of all	?	1.52ha		
Need to travel, sustainable travel modes	+/-	Good vehicular and public transport access – high frequency route within 5 min walk. The site is adjacent/within the Stourport-on-Severn Air Quality Consultation Area.		
Soil & land	0	Partly brownfield, partly greenfield. Contamination unlikely		
Water resources and quality, flood risk	-	Identified by the water cycle study as being of risk from fluvial and pluvial flooding.		
Landscape and townscape	+	Vacant former hotel, working men's club, bowling green, parking. Opportunity to enhance the townscape and GI.		
Biodiversity and geodiversity	0	Some green space and trees on site, but biodiversity benefits limited at best.		
Economy & employment	?			
Historic environment	-	Swan Hotel is an undesignated heritage asset. Lombard street frontage has a number of locally listed buildings adj to the site boundary. E corner of site is in Conservation Area Stourport No.2. Conservation Area Stourport No.1 is adjacent the SW corner of the site. Development of the site has the potential to impact on Swan Inn's setting; affect the views towards Conservation Area 2; and affect the south-facing aspect of several locally listed buildings.		
Green Belt	0	Not in Green Belt		
Community & settlement identities	+	Within built area.		
Other: Existing occupiers. British Waterways consultation zone EIA and major scale development and minor and household scale development (20110729)				
REASON FOR INCLUSION:				
Call for Sites submission		Allocated without planning permission		✓
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		
Officer suggested - rural sites		Officer suggested – potential urban extension		
PROPOSED USE:	Housing	✓	Retail	✓
			Employment	
			Leisure	
			Gypsy/ Travelling Showpeople	
			Other	
WFDC OFFICER VIEWS:				
Character / visual impact: Opportunity to enhance the townscape. Some greenspace on site.				
Vehicular access		Good	✓	Reasonable
				Poor
Access to local facilities on main shopping street.		Good	✓	Reasonable
				Poor
Public transport accessibility high frequency bus route within 5 minutes walk.		Good	✓	Reasonable
				Poor

AKR-10 QUEENS ROAD SHOPS

Nearest settlement: Stourport-on-Severn	Site ref: AKR/10	Easting	380656	Site area (hectares): 0.36Ha			
		Northing	270189				
Site address: Queens Road, Areley Kings, Stourport-on-Severn Ward: Areley Kings and Riverside				Within built area <input checked="" type="checkbox"/>			
				Adjoining built area <input type="checkbox"/>			
				Other (See site description) <input type="checkbox"/>			
Current or previous use: Shops with flats over and rear garage block.				Greenfield (undeveloped) <input type="checkbox"/>			
				Brownfield (prev. developed) <input checked="" type="checkbox"/>			
Site description: Mixed retail and residential uses – large area of lock-up garages to rear of site –surrounded by housing							
Ownership: Wyre Forest Community Housing		Private		Public		✓	
		Unknown					
Topography: Flat <input checked="" type="checkbox"/> Gently Sloping <input type="checkbox"/> Steeply Sloping <input type="checkbox"/>							
Planning History: Allocated for residential use with an element of convenience retail provision in the Site Allocations and Policies Local Plan (2013) 13/3004/DEM Demolition of garage blocks – permitted. 10/745 Change of use from A1 retail to A5 hot food takeaway Approved.							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		+	Within built area. Good access to local facilities. Redevelopment would include an element of retail				
Housing needs of all		?	0.36ha				
Need to travel, sustainable travel modes		+	Reasonable vehicular access – road is narrow. Good public transport access – high frequency route on Hanstone Road				
Soil & land		+	Brownfield. Contamination unlikely				
Water resources and quality, flood risk		-	Water cycle study shows a hydraulic sewer flooding issue downstream probably requiring further modelling.				
Landscape and townscape		0	Distinctive redbrick post-War social housing. No adverse impact. Site is currently used for garages and portacabin.				
Biodiversity and geodiversity		0	Opportunity to enhance existing GI extending from the rear boundary of Hanstone Road properties.				
Economy & employment		?					
Historic environment		0	No known heritage constraints				
Green Belt		0	Not in Green Belt				
Community & settlement identities		+/-	Within built area. Site currently includes portacabin for community uses.				
Other: Narrow access off estate road.							
REASON FOR INCLUSION:							
Call for Sites submission		Allocated without planning permission			✓	Sites with planning permission	
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites	
Officer suggested - rural sites		Officer suggested – potential urban extension				Other	
PROPOSED USE:	Housing	✓	Retail	✓	Employment	Leisure	Gypsy/ Travelling Showpeople
							Other
WFDC OFFICER VIEWS:							
Character / visual impact: No adverse effect. Site is currently used for garages and portacabin for community uses.							
Vehicular access road is narrow		Good		Reasonable		✓	
		Poor					
Access to local facilities Redevelopment would include element of retail		Good		Reasonable		✓	
		Poor					
Public transport accessibility Bus stop on Hanstone Road – high frequency route		Good		Reasonable		✓	
		Poor					

LOCATION PLAN



THE WALSHES

Queens Road Shops, Areley Kings, Stourport



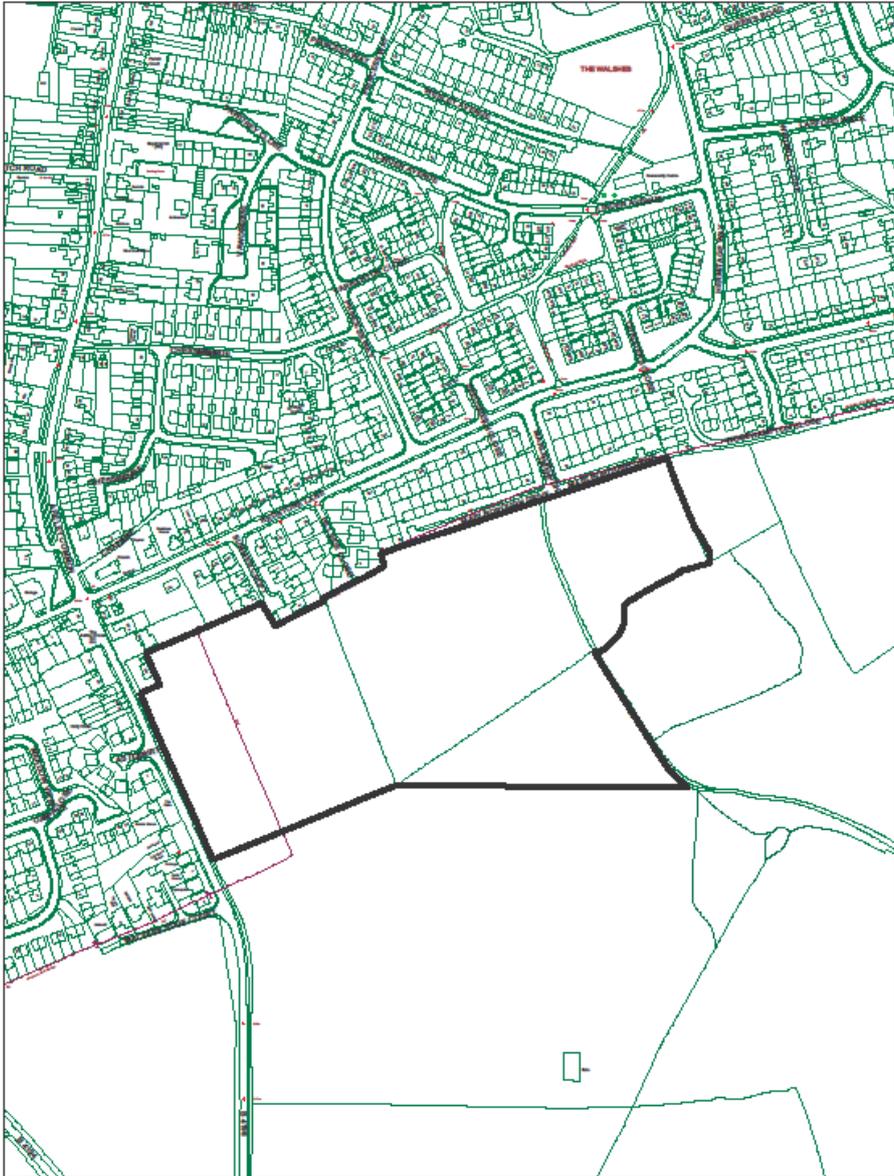
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AKR-13 LAND EAST OF ARELEY COMMON

Nearest settlement: Stourport		Site ref: AKR/13		Easting 380402		Site area (hectares): 7.29 (0.92 in Wyre Forest)		
				Northing 269629				
Site address: Land east of Areley Common Ward: Areley Kings and Riverside						Within built area		
						Adjoining built area <input checked="" type="checkbox"/>		
						Other (See site description)		
Current or previous use: Farmland						Greenfield (undeveloped) <input checked="" type="checkbox"/>		
						Brownfield (prev. developed)		
Site description: Farmland to south of residential area – mostly in Malvern Hill DC								
Ownership:		Private <input checked="" type="checkbox"/>		Public		Unknown		
Topography:		Flat		Gently Sloping <input checked="" type="checkbox"/>		Steeply Sloping		
Planning History: none of relevance								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities.					
Housing needs of all		+	7.29ha					
Need to travel, sustainable travel modes		+	Good vehicular access. Good public transport access. Public footpath and bridleway cross site					
Soil & land		-	Greenfield. Contamination unlikely					
Water resources and quality, flood risk		-	Aquifer protection zone					
Landscape and townscape		-	Currently farmland incl section within Wyre Forest. Visual impact to receptors along the B4196, Marlborough Drive and Longmore Hill.					
Biodiversity and geodiversity		0	Some hedgerows on site.					
Economy & employment		0						
Historic environment		-	Undesignated enclosure and buildings within boundary. Crop marks immediately to the S of the site. Moderate to high potential for below ground archaeology.					
Green Belt		0	Not in Green Belt					
Community & settlement identities		0	Adjoins built area. Farmland.					
Other:								
REASON FOR INCLUSION:								
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission				Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension				Other	
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other		
WFDC OFFICER VIEWS:								
Character / visual impact:								
Vehicular access		Good <input checked="" type="checkbox"/>	Reasonable	Poor				
Access to local facilities		Good	Reasonable <input checked="" type="checkbox"/>	Poor				
Public transport accessibility		Good <input checked="" type="checkbox"/>	Reasonable	Poor				

LOCATION PLAN



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Land East of Areley Common



Scale: 1:3500

AKR-14 LAND WEST OF PEARL LANE

Nearest settlement: Stourport on Severn		Site ref: AKR/14		Easting 379645	Site area (hectares): 15.09 ha				
				Northing 269895					
Site address: Land west of Pearl Lane, Stourport					Within built area				
Ward: Areley Kings and Riverside					Adjoining built area <input checked="" type="checkbox"/>				
					Other (See site description)				
Current or previous use: agricultural					Greenfield (undeveloped)			<input checked="" type="checkbox"/>	
					Brownfield (prev. developed)			<input type="checkbox"/>	
Site description: Farmland bounded by roads to north and east with housing to eastern edge									
Ownership:		Private		<input checked="" type="checkbox"/>	Public		Unknown		
Topography:		Flat		<input type="checkbox"/>	Gently Sloping		<input checked="" type="checkbox"/>	Steeply Sloping	
Planning History: 96/0432 Change of use from barn to dwelling Approved (Barn is adj to site but garden area is shown within the site)									
SUSTAINABILITY APPRAISAL INFO		+/-		Notes					
Local services and facilities		0		Adjoins built area. Reasonable access to local facilities: short walk to local shops.					
Housing needs of all		+		15.09ha					
Need to travel, sustainable travel modes		+		Good vehicular access from A and B roads. Good public transport. Bus stops on Abberley Av and Redhouse Rd. Public footpath 530 crosses the site.					
Soil & land		-		Greenfield. Contamination unlikely					
Water resources and quality, flood risk		-		Small proportion of site at S end is in aquifer protection zone. Water cycle study flags up as site of significant concern in terms of wastewater treatment infrastructure.					
Landscape and townscape		--		Agricultural. A very attractive site which is important to the setting of Areley Kings. Development of the site would significantly encroach into the rural landscape.					
Biodiversity and geodiversity		0		Hedges and young trees on edge of site. Biodiversity impact limited.					
Economy & employment		0							
Historic environment		-		No above ground heritage assets on site, but the historic environment potential of the site is moderate to high, particularly within the N third of the site and thus development may affect below ground archaeology. Development on this site could impact upon the isolated setting of Tudor Rose Cottage.					
Green Belt		0		Not in Green Belt					
Community & settlement identities		0		Adjoins built area. Farmland.					
Other: No utilities on site.									
REASON FOR INCLUSION:									
Call for Sites submission		<input checked="" type="checkbox"/>		Allocated without planning permission			Sites with planning permission		<input type="checkbox"/>
Local Authority owned land		<input type="checkbox"/>		Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites		<input type="checkbox"/>
Officer suggested - rural sites		<input type="checkbox"/>		Officer suggested – potential urban extension			Other		<input type="checkbox"/>
PROPOSED USE:		Housing	<input checked="" type="checkbox"/>	Retail	<input type="checkbox"/>	Employment	<input type="checkbox"/>	Leisure	<input type="checkbox"/>
							Gypsy/ Travelling Showpeople		Other
WFDC OFFICER VIEWS:									
Character / visual impact: Open aspect, Hedges and young trees surround site. A very attractive site which is important to the setting of Areley Kings.									
Vehicular access From A or B roads		Good		<input checked="" type="checkbox"/>	Reasonable		<input type="checkbox"/>	Poor	
Access to local facilities Short walk to local shops		Good		<input type="checkbox"/>	Reasonable		<input checked="" type="checkbox"/>	Poor	
Public transport accessibility Bus stops on Abberley Avenue and Redhouse Road		Good		<input checked="" type="checkbox"/>	Reasonable		<input type="checkbox"/>	Poor	

LOCATION PLAN



Land west of Pearl Lane, Areley Kings



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Scale: 1:3500

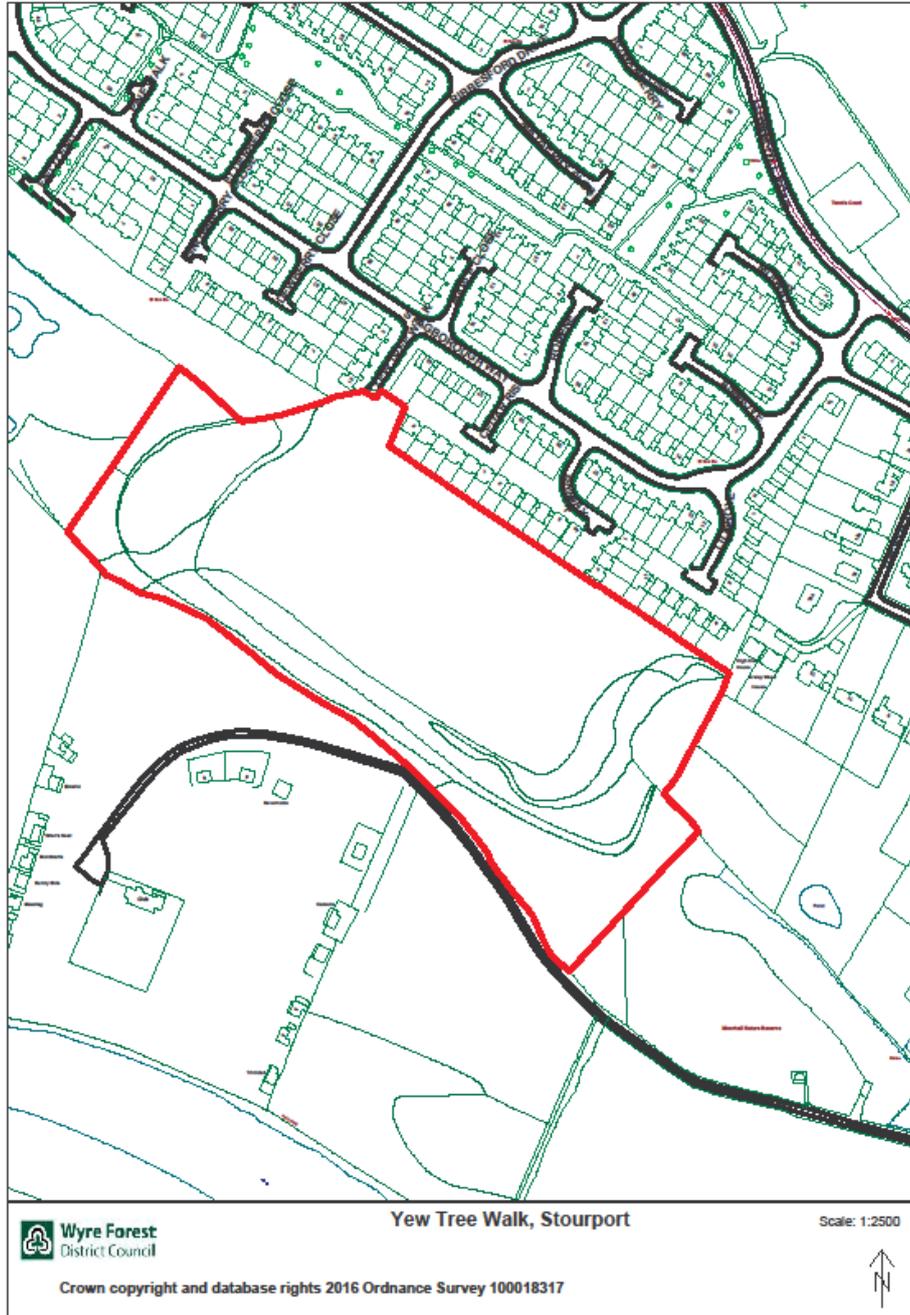
AKR-15 RIBBESFORD ROAD

Nearest settlement: Areley Kings Stourport on Severn		Site ref: AKR/15		Easting 379649		Site area (hectares): 5.46 ha							
				Northing 270473									
Site address: Land off Ribbesford Road/Rectory Lane Ward: Areley Kings & Riverside						Within built area							
						Adjoining built area <input checked="" type="checkbox"/>							
						Other (See site description)							
Current or previous use: agricultural						Greenfield (undeveloped) <input checked="" type="checkbox"/>							
						Brownfield (prev. developed) <input type="checkbox"/>							
Site description: Farmland adjacent northern edge of residential development, located at junction of Dunley Road and Switchback													
Ownership: under option to Taylor Wimpey		Private		<input checked="" type="checkbox"/>		Public							
						Unknown							
Topography:		Flat		<input checked="" type="checkbox"/>		Gently Sloping							
						Steeply Sloping							
Planning History: none													
SUSTAINABILITY APPRAISAL INFO		+/-		Notes									
Local services and facilities		0		Adjoins built area. Reasonable access to local facilities: reasonable walking distance to Areley Common facilities									
Housing needs of all		+		15.09ha									
Need to travel, sustainable travel modes		+		Good vehicular and public transport access. Bus stops on Dunley Road									
Soil & land		-		Greenfield. Contamination unlikely									
Water resources and quality, flood risk		0		Small proportion of site is in aquifer protection zone									
Landscape and townscape		--		Agricultural. Very open views towards Bewdley. Development of the site would be a significant encroachment into the rural landscape.									
Biodiversity and geodiversity		-		Biodiversity impact limited: some loss of hedgerows. BAP protected species pole cats close to site. TPO 202 adjacent to site. 380 to Areley Wood SSSI (broadly favourable condition)									
Economy & employment		0											
Historic environment		--		Development would compromise the visually isolated setting of Tudor Rose Cottage Grade II, Church of St. Bartholomew Grade II* and Broomy Hill undesignated. The conservation area for Areley Kings is very close to the edge of the site and development of the site would affect its setting.									
Green Belt		0		Not in Green Belt									
Community & settlement identities		0		Adjoins built area. Farmland.									
Other:													
REASON FOR INCLUSION:													
Call for Sites submission		<input checked="" type="checkbox"/>		Allocated without planning permission			Sites with planning permission						
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites						
Officer suggested - rural sites				Officer suggested – potential urban extension			Other						
PROPOSED USE:		Housing <input checked="" type="checkbox"/>		Retail <input type="checkbox"/>		Employment <input type="checkbox"/>		Leisure <input type="checkbox"/>		Gypsy/ Travelling Showpeople <input type="checkbox"/>		Other <input type="checkbox"/>	
WFDC OFFICER VIEWS:													
Character / visual impact: Very open views across valley towards Bewdley Potential loss of hedgerows													
Vehicular access				Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>					
Access to local facilities Areley Common facilities within reasonable walking distance				Good <input type="checkbox"/>		Reasonable <input checked="" type="checkbox"/>		Poor <input type="checkbox"/>					
Public transport accessibility Bus stops on Dunley Road				Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>					

AKR-18 LAND OFF YEW TREE WALK

Nearest settlement: Stourport-on-Severn		Site ref: AKR/18		Easting 380247		Site area (hectares): 4.96Ha					
				Northing 271640							
Site address: Land off Yew Tree Walk Ward: Areley Kings and Riverside						Within built area					
						Adjoining built area		✓			
						Other (See site description)					
Current or previous use: previously used to store arisings from power station						Greenfield (undeveloped)					
						Brownfield (prev. developed)				✓	
Site description: unused scrubland to rear of housing estate											
Ownership:			Private		✓		Public		Unknown		
Topography:			Flat				Gently Sloping		Steeply Sloping		
									✓		
Planning History: none of relevance											
SUSTAINABILITY APPRAISAL INFO		+/-	Notes								
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities on Lickhill Rd within 10 min walk								
Housing needs of all		?	4.96ha								
Need to travel, sustainable travel modes		-	Poor vehicular access: narrow access road, no dry access from S in times of flood. Reasonable public transport access: buses on Lickhill Road, bus stops within 10 min walk. Part of the site is in the Stourport-on-Severn Air Quality Consultation Area.								
Soil & land		+?	Brownfield. Contamination possible – depends on what was tipped on site								
Water resources and quality, flood risk		--	25% of site in flood zone 3. 29% of site in flood zone 2.								
Landscape and townscape		-	Unused open land / scrubland previously used to store arisings from power station. A sensitive landscape with established GI assets.								
Biodiversity and geodiversity		--	Moorhall Marsh Local Nature Reserve abuts E end of site. TPO covers 18% of site: 2 areas of mixed woodland at E and W end of site.								
Economy & employment		0									
Historic environment		0	No known heritage constraints								
Green Belt		-	In Green Belt								
Community & settlement identities		0	Adjoins built area.								
Other:											
REASON FOR INCLUSION:											
Call for Sites submission		✓	Allocated without planning permission				Sites with planning permission				
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites				
Officer suggested - rural sites			Officer suggested – potential urban extension				Other				
PROPOSED USE:	Housing	✓	Retail		Employment	✓	Leisure		Gypsy/ Travelling Showpeople	Other	✓
WFDC OFFICER VIEWS:											
Character / visual impact: currently open land to rear of housing estate.											
Vehicular access			Good		Reasonable		Poor		✓		
			No dry access from south in times of flood. Narrow access road off estate would limit capacity								
Access to local facilities			Good		Reasonable		✓		Poor		
Shops within 10 minute walk			On Lickhill Road								
Public transport accessibility			Good		Reasonable		✓		Poor		
Bus stops within 10 minute walk			Buses along Lickhill Road								

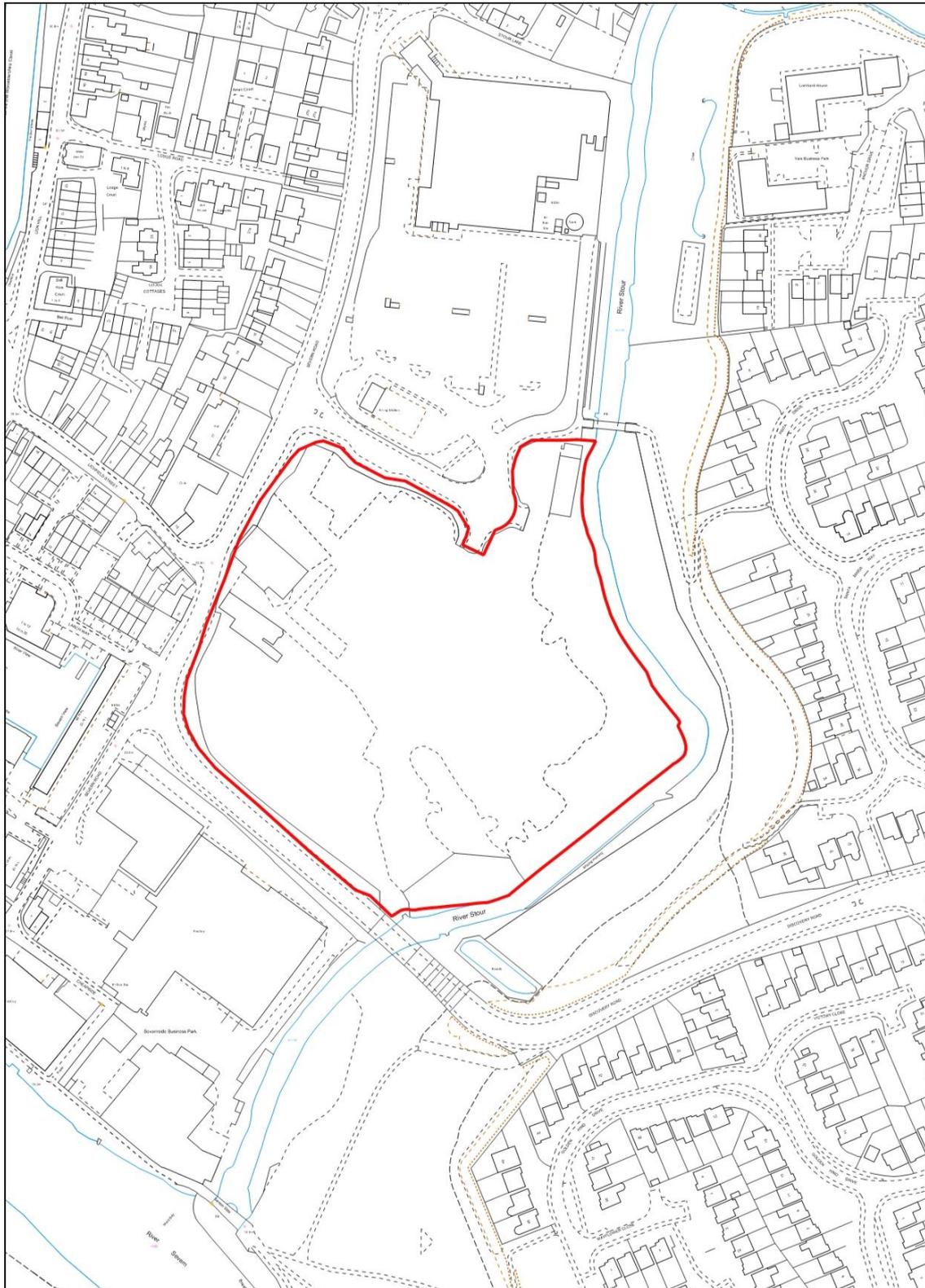
LOCATION PLAN



AKR-20 CARPETS OF WORTH

Nearest settlement: Stourport-on-Severn	Site ref: AKR/20	Easting	381358	Site area (hectares): 3.3	
		Northing	271029		
Site address: Former Carpets of Worth, Severn Road Ward: Areley Kings & Riverside				Within built area	✓
				Adjoining built area	
				Other (See site description)	
Current or previous use: former carpet manufacturing site now cleared apart from 3 buildings				Greenfield (undeveloped)	
				Brownfield (prev. developed)	✓
Site description: mostly cleared site to rear of recently developed superstore and petrol station with new link road to south and River Stour to east adjacent to town centre					
Ownership:		Private	✓	Public	Unknown
Topography:		Flat	✓	Gently Sloping	Steeply Sloping
Planning History: Redevelopment of site to provide a mixed use development consisting of 159No. residential properties, Class A retail uses, Class B employment, Class C1 hotel and Class D2 assembly & leisure (outline) Lapsed April 2016. Reserved matters approved under 11/0534/RESE. Additional application to demolish Riverside building and build 11 flats approved subject to S106. Site being marketed by CBRE summer 2018. Allocated for mixed uses under policy SAL.EA.1					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		+	Within built area. Good access to local facilities: adjacent to superstore and town centre is within a short walk		
Housing needs of all		+	3.3ha		
Need to travel, sustainable travel modes		+/-	Good vehicular access: new link road across River Stour adjacent to site. Good public transport access: buses in town centre. The entire site is inside the Stourport-on-Severn Air Quality Consultation Area.		
Soil & land		+?	Brownfield. Contamination likely – former carpet factory		
Water resources and quality, flood risk		-	Edge of site susceptible to flooding from River Stour		
Landscape and townscape		+	Site is cleared apart from 3 semi-derelict buildings. Redevelopment would improve the streetscape and views from the adjoining Conservation Area.		
Biodiversity and geodiversity		+/-	River Stour Special Wildlife Site forms E site boundary. 300m to Harlebury Common and Hillditch SSSI (broadly favourable condition). The site offers a major opportunity to buffer and enhance the major GI corridor associated with the River Stour, and opportunities for urban GI connectivity with Severn Road.		
Economy & employment		0			
Historic environment		-	Within site boundary are Stourport No. 1 conservation area, site of Union PH, site of Severn Valley Works and two undesignated heritage assets. Demolition of the remaining undesignated heritage assets would result in the total loss of their significance. Development of the site can affect views out of the conservation area. Potential for archaeological remains.		
Green Belt		0	Not in Green Belt		
Community & settlement identities		+	Within built area.		
Small areas of site subject to surface water flooding					
REASON FOR INCLUSION:					
Call for Sites submission			Allocated without planning permission	✓	Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure
					Gypsy/ Travelling Showpeople
					Other
					✓
WFDC OFFICER VIEWS:					
Character / visual impact: Site is cleared apart from 3 semi-derelict buildings. Currently detracts from area. Development should aim to open up green corridor along riverbank and improve views from adjoining Conservation Area.					

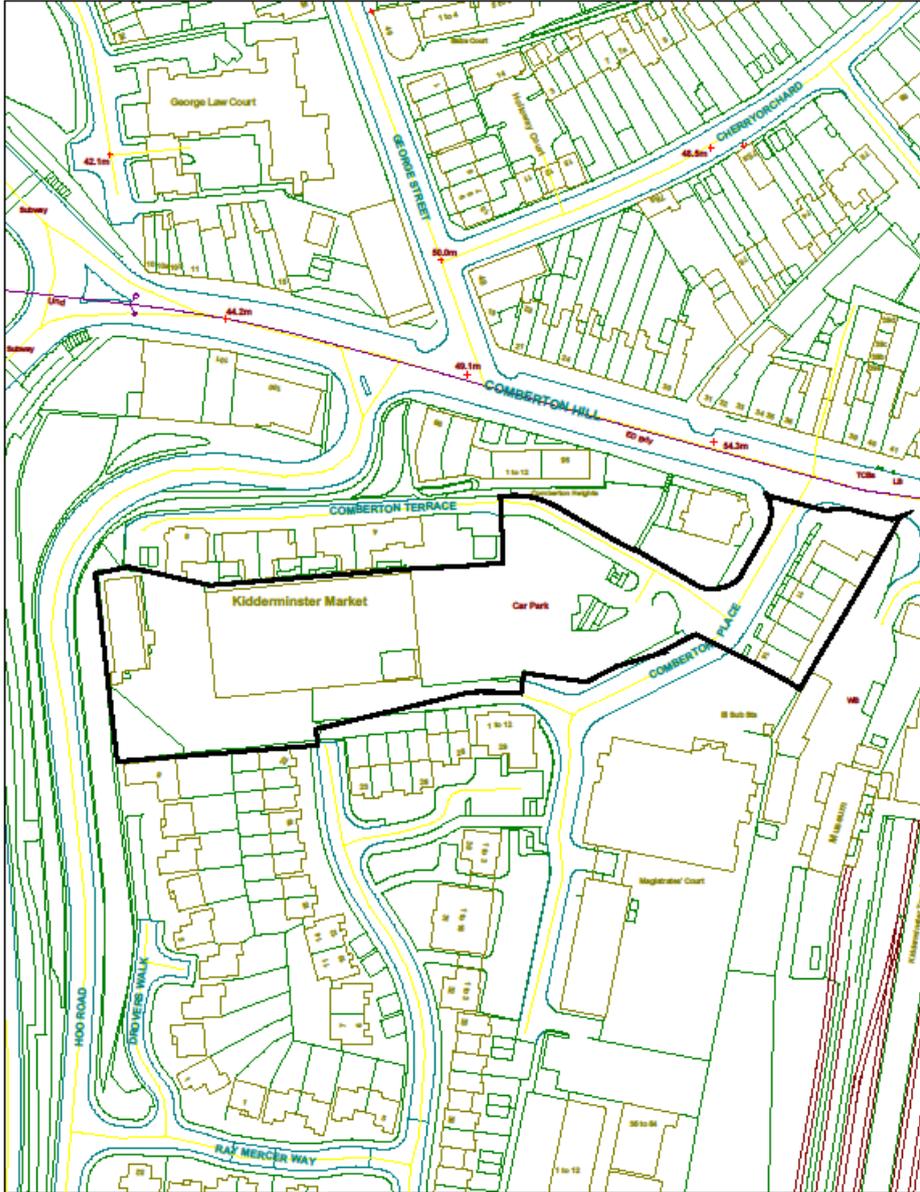
Vehicular access	Good	✓	Reasonable		Poor
	New link road across River Stour adjacent to site				
Access to local facilities	Good	✓	Reasonable		Poor
	Adjacent to new superstore and town centre within short walk				
Public transport accessibility	Good	✓	Reasonable		Poor
	Buses accessible in town centre.				
Suitability	Site is currently allocated and previously had planning permission				
Availability	Site is being marketed for redevelopment				
Achievability	Site is deliverable subject to viability				
Potential Timescale for Delivery and Proposed Capacity	Expected to deliver housing within first five years. Previously had potential capacity fro 170 units. Capacity depends on mix of uses				



AS-1 COMBERTON PLACE

Nearest settlement: Kidderminster	Site ref: AS/1	Easting	383641	Site area (hectares): 0.83	
		Northing	276316		
Site address: Comberton Place Kidderminster Ward: Aggborough and Spennells				Within built area	✓
				Adjoining built area	
				Other (See site description)	
Current or previous use: auction sheds and car park, former county court and parade of shops.				Greenfield (undeveloped)	
				Brownfield (prev. developed)	✓
Site description: auction sheds and car park, former county court and parade of shops.					
Ownership:		Private	✓	Public	✓
		Unknown			
Topography:		Flat	✓	Gently Sloping	
				Steeply Sloping	
Planning History: Site allocated for a mix of uses including small scale retail, office/workshops, hotel, residential, non-residential institutions and assembly and leisure in KCAAP (2013). Part of site has pending planning application 15/0380/FULL Demolition of existing market auction building and erection of 39 affordable new build dwellings					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		+	Within built area. Good access to local facilities: walking distance to town centre local shops adjacent		
Housing needs of all		?	0.83ha		
Need to travel, sustainable travel modes		+/-	Reasonable vehicular access. Good public transport access: bus and rail services within walking distance. The entire site is inside the Kidderminster Air Quality Consultation Area.		
Soil & land		?	Brownfield site. Contamination unknown		
Water resources and quality, flood risk		?	No flooding issues. Aquifer protection zone		
Landscape and townscape		+	Auction sheds and car park, former county court, parade of shops. A visible site on a high terrace. Potential to enhance street scene		
Biodiversity and geodiversity		+	Opportunities to develop GI connectivity with Hoo Road corridor and gardens on Ray Mercer Way.		
Economy & employment		?			
Historic environment		-	Development would remove the 1950s auction buildings which are sited close to Victorian housing (medium significance) and limit their inter-visibility with Stourvale Mills (medium/high significance)		
Green Belt		0	Not in Green Belt		
Community & settlement identities		+	Within built area		
Other: Auction rooms need relocating.					
REASON FOR INCLUSION:					
Call for Sites submission			Allocated without planning permission		Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		✓
Officer suggested - rural sites			Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	✓	Retail	✓	Employment
					✓
					Leisure
					✓
					Gypsy/ Travelling Showpeople
					Other
WFDC OFFICER VIEWS:					
Character / visual impact: Potential to enhance streetscene, prominent location					
Vehicular access		Good		Reasonable	✓
				Poor	
Access to local facilities		Good	✓	Reasonable	
				Poor	
		walking distance to town centre, local shops adjacent			
Public transport accessibility		Good	✓	Reasonable	
				Poor	
		bus and rail services within walking distance			

LOCATION PLAN



Comberton Place, Kidderminster



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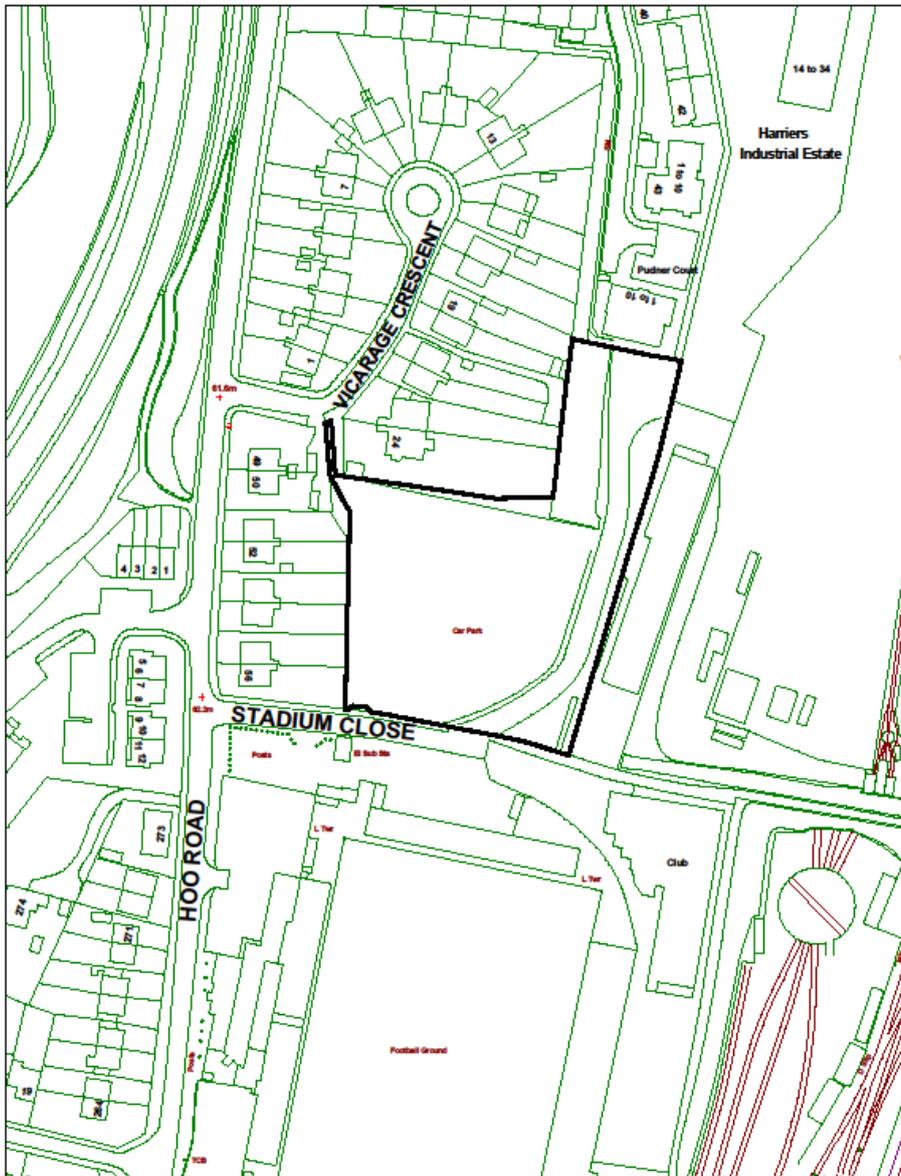


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AS-2 STADIUM CLOSE CAR PARK

Nearest settlement: Kidderminster	Site ref: AS/2	Easting	383599	Site area (hectares): 0.61	
		Northing	275990		
Site address: Stadium Close Car Park, Kidderminster Ward: Aggborough and Spennells				Within built area	✓
				Adjoining built area	
				Other (See site description)	
Current or previous use: Public Car Park				Greenfield (undeveloped)	
				Brownfield (prev. developed)	✓
Site description: Car park located off Stadium Close, Hoo Road. Currently underused, but very busy on match days					
Ownership:		Private		Public	✓
				Unknown	
Topography:		Flat	✓	Gently Sloping	
				Steeply Sloping	
Planning History: none					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		+	Within built area. Public car park. Good access to local facilities		
Housing needs of all		?	0.61ha		
Need to travel, sustainable travel modes		+/-	Good vehicular and public transport access. Part of the site is inside the Kidderminster Air Quality Consultation Area.		
Soil & land		?	Brownfield site. Contamination unknown		
Water resources and quality, flood risk		?	No flooding issues. Aquifer protection zone		
Landscape and townscape		+	Some areas of high visibility. Opportunity for improvements to the street scape. Key opportunities to connect and soften development with existing GI network and site permeability.		
Biodiversity and geodiversity		0			
Economy & employment		?			
Historic environment		0?	70m SW of Oxford Worcester and Wolverhampton Railway Station, and adjacent to Vicarage Crescent local heritage. The site formed part of extensive gardens and grounds of the vicarage: new foundations could result in loss or fragmentation of any surviving archaeological remains.		
Green Belt		0	Not in Green Belt		
Community & settlement identities		?	Within built area. Listed as an Asset of Community Value (car parking for match days)		
Other: Would need to find alternative match day parking.					
REASON FOR INCLUSION:					
Call for Sites submission			Allocated without planning permission		Sites with planning permission
Local Authority owned land		✓	Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing		Retail	Employment	Leisure
					Gypsy/ Travelling Showpeople
					Other
WFDC OFFICER VIEWS:					
Character / visual impact: Opportunity for townscape improvement					
Vehicular access		Good	✓	Reasonable	Poor
Access to local facilities		Good	✓	Reasonable	Poor
Public transport accessibility		Good	✓	Reasonable	Poor

LOCATION PLAN



Stadium Close Car Park, Kidderminster



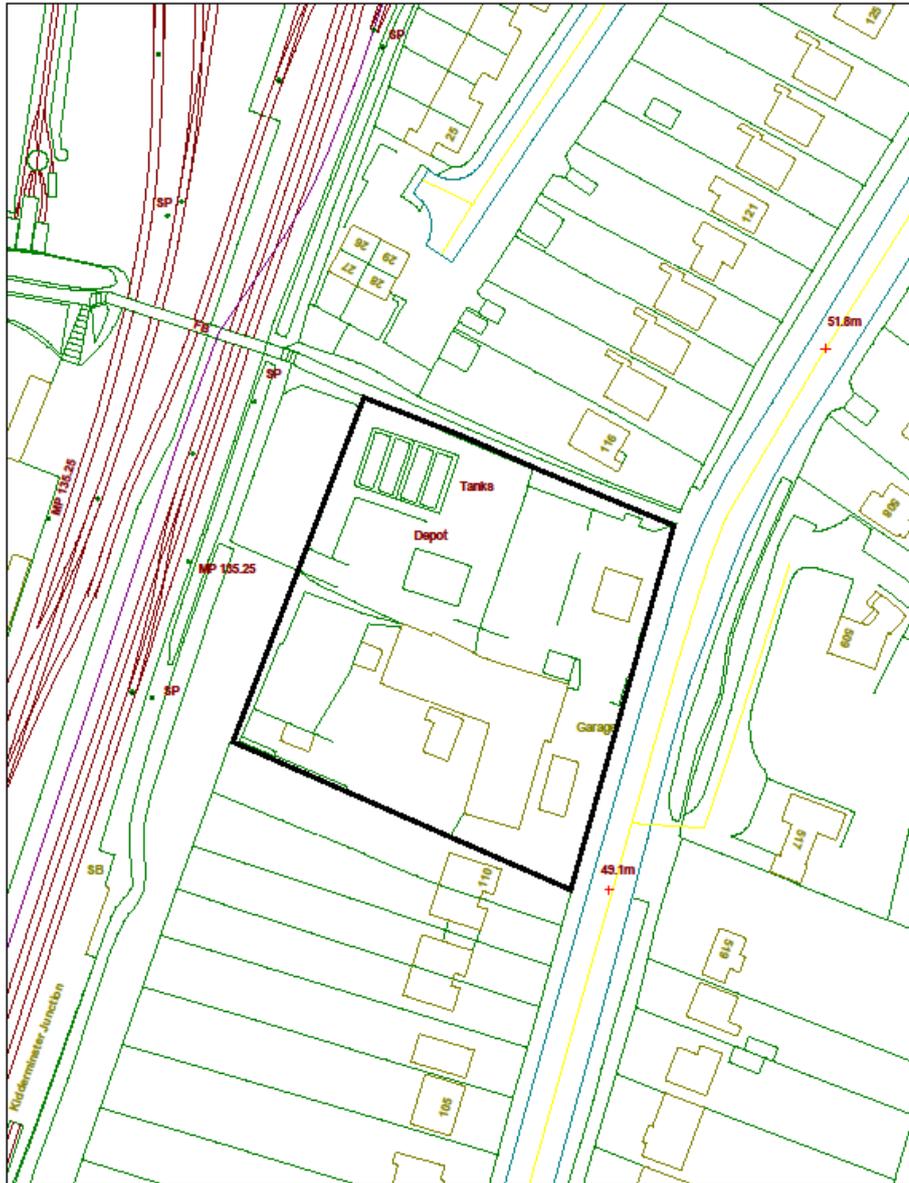
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AS-3 CHESTER ROAD SOUTH SERVICE STATION

Nearest settlement: Kidderminster	Site ref: AS/3	Easting 383781	Site area (hectares): 0.41		
		Northing 275857			
Site address: Service Station, Chester Road South, Kidderminster Ward: Aggborough and Spennells			Within built area	<input checked="" type="checkbox"/>	
			Adjoining built area		
			Other (See site description)		
Current or previous use: gas storage and second-hand car sales and servicing			Greenfield (undeveloped)		
			Brownfield (prev. developed)	<input checked="" type="checkbox"/>	
Site description: services station in residential area backing onto railway					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>
		Unknown	<input type="checkbox"/>		
Topography:		Flat	<input type="checkbox"/>	Gently Sloping	<input checked="" type="checkbox"/>
			<input type="checkbox"/>	Steeply Sloping	<input type="checkbox"/>
Planning History: Allocated for residential development in Site Allocations and Policies Local Plan (2013)					
SUSTAINABILITY APPRAISAL INFO	+/-	Notes			
Local services and facilities	+	Within built area. Good access to local facilities: convenience store on Hoo Rd within 5 minute walk			
Housing needs of all	+	0.41ha			
Need to travel, sustainable travel modes	-	Good vehicular access. Reasonable public transport access. Bus stop adjacent with 2 hourly service, railway station within walking distance. The site is 13m from the Kidderminster Air Quality Consultation Area.			
Soil & land	?	Brownfield site. Contamination likely: decontamination costs			
Water resources and quality, flood risk	?	No flooding issues. Aquifer protection zone 6/166			
Landscape and townscape	+	Opportunity for improvements to the street scape			
Biodiversity and geodiversity	+	Existing mature vegetation on the west side adjacent to railway. Opportunity for improvement to wildlife corridor alongside railway line			
Economy & employment	0				
Historic environment	0?	Adjacent to Oxford Worcester and Wolverhampton Railway line (low/medium significance) and Severn Valley Railway marshalling yard.			
Green Belt	0	Not in Green Belt			
Community & settlement identities	+	Within built area			
Other: Existing business occupying site.					
REASON FOR INCLUSION:					
Call for Sites submission		Allocated without planning permission	<input checked="" type="checkbox"/>	Sites with planning permission	<input type="checkbox"/>
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	<input type="checkbox"/>
Officer suggested - rural sites		Officer suggested – potential urban extension		Other	<input type="checkbox"/>
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail	Employment	Leisure
				Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:					
Character / visual impact: No adverse impact – Potential for removal of incongruous feature in street scene					
Vehicular access	Good	<input checked="" type="checkbox"/>	Reasonable	Poor	
Access to local facilities convenience store on Hoo Road within 5 minutes walk	Good	<input checked="" type="checkbox"/>	Reasonable	Poor	
Public transport accessibility Bus stop adjacent – 2 hourly service, railway station within walking distance	Good		Reasonable	<input checked="" type="checkbox"/>	Poor

LOCATION PLAN



Chester Road Service Station, Kidderminster



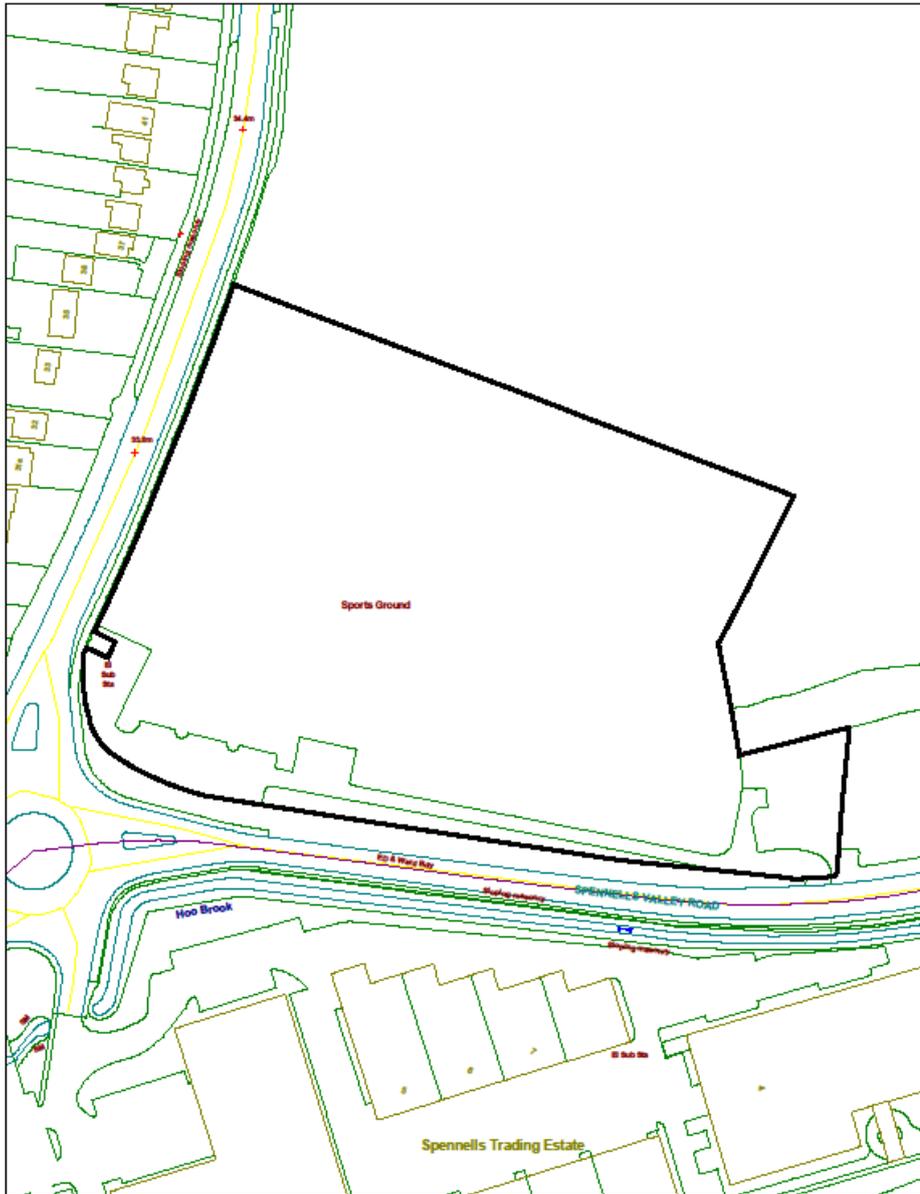
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Scale: 1:800

AS-5 VICTORIA CARPETS SPORTSGROUND

Nearest settlement: Kidderminster	Site ref: AS/5	Easting 383767	Site area (hectares): 2.21	
		Northing 275029		
Site address: Victoria Carpets Sportsground, Spennells Valley Road Ward: Aggborough & Spennells			Within built area	✓
			Adjoining built area	
			Other (See site description)	
Current or previous use: Former sportsground – not used for over 10 years			Greenfield (undeveloped)	✓
			Brownfield (prev. developed)	
Site description: Former sportsground on corner of A449 and Spennells Valley Road; well screened by trees; adjacent golf course with residential and employment uses opposite				
Ownership:	Private	✓	Public	Unknown
Topography:	Flat	✓	Gently Sloping	Steeply Sloping
Planning History: Planning Application 08/1044/FULL – “Hotel (C1); public house/restaurant (A4); Indoor and outdoor bowling facility (D2); access, car parking, landscaping and associated works” – Submitted November 2008, subsequently APPROVED on 29 February 2012. Planning Application 13/0120/OUTL – “Outline Application for a new Leisure Centre and associated works” – Submitted March 2013, RESOLUTION TO GRANT on 28 May 2013. Allocated as open space – sports pitches				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	+	Within built area. Former sports ground. Good access to local shops on Spennells		
Housing needs of all	+	2.21ha		
Need to travel, sustainable travel modes	+	Good vehicular access: main road frontage. Good public transport access: bus stops within short walk.		
Soil & land	-	Greenfield site. Contamination unlikely		
Water resources and quality, flood risk	--	Virtually all of site is in flood zone 2. Just outside Aquifer protection zone		
Landscape and townscape	--	Well screened from road when trees are in leaf. High value existing GI network and filtered views should be retained.		
Biodiversity and geodiversity	-	TPOs cover southern and western site boundaries. 460m from Wilden Marsh and Meadows SSSI (unfavourable recovering condition)		
Economy & employment	0			
Historic environment	0?	Development could result in loss or fragmentation of archaeological remains. Site of Light Anti-Aircraft Battery (location unknown)		
Green Belt	0	Not in Green Belt		
Community & settlement identities	+	Within built area		
Other: Most of site in Health and Safety Executive Zone.				
REASON FOR INCLUSION:				
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission	
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites	
Officer suggested - rural sites		Officer suggested – potential urban extension	Other	
PROPOSED USE:	Housing	✓	Retail	Employment
			Leisure	✓
			Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:				
Character / visual impact: Well screened from road when trees in leaf				
Vehicular access main road frontage	Good	✓	Reasonable	Poor
Access to local facilities local shops on Spennells	Good	✓	Reasonable	Poor
Public transport accessibility Bus stops within short walk	Good	✓	Reasonable	Poor

LOCATION PLAN



Victoria Carpets Sports Ground, Kidderminster



WYRE FOREST DISTRICT COUNCIL

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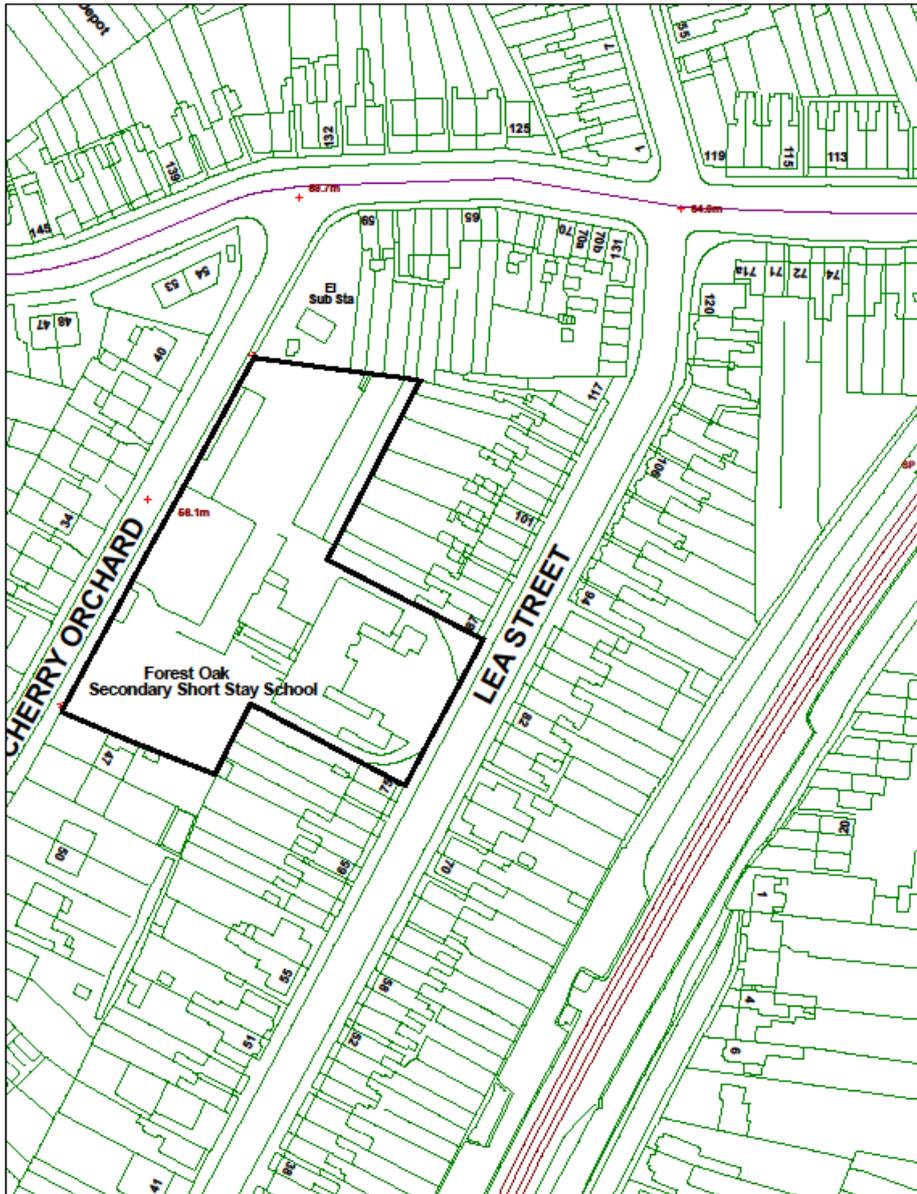


Scale: 1:1250

AS-6 FORMER LEA STREET SCHOOL

Nearest settlement: Kidderminster		Site ref: AS/6		Easting 383881		Site area (hectares): 0.5	
				Northing 276596			
Site address: Former Lea Street School, Kidderminster						Within built area <input checked="" type="checkbox"/>	
Ward: Aggborough and Spennells						Adjoining built area	
						Other (See site description)	
Current or previous use: Community Uses. Currently used as pupil referral unit plus education offices						Greenfield (undeveloped)	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Former school site located in a built up residential area. Now surplus to requirements							
Ownership:		Private		Public		<input checked="" type="checkbox"/> Unknown	
Topography:		Flat		<input checked="" type="checkbox"/> Gently Sloping		<input type="checkbox"/> Steeply Sloping	
Planning History: no relevant planning applications .							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Within built/residential area. Former Lea Street School. Good access to local facilities			
Housing needs of all		+		0.5ha			
Need to travel, sustainable travel modes		+/-		Good vehicular and public transport access. The entire site is inside the Kidderminster Air Quality Consultation Area.			
Soil & land		+		Brownfield site. Contamination unlikely.			
Water resources and quality, flood risk		0					
Landscape and townscape		-		Mature broadleaf trees on and adjacent to the site.			
Biodiversity and geodiversity		0					
Economy & employment		0					
Historic environment		-		Total demolition of school buildings would result in loss of school's medium to high significance, contrary to Local Plan Policy 11B and 26 part B. Conversion would result in lesser degree of harm.			
Green Belt		0		Not in Green Belt			
Community & settlement identities		+		Within built area			
Other: Viability of scheme. Constrained site. Possible structural issues with original building							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites <input checked="" type="checkbox"/>	
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:		Housing <input checked="" type="checkbox"/>		Retail <input type="checkbox"/>		Employment <input type="checkbox"/>	
		Leisure <input type="checkbox"/>		Gypsy/ Travelling Showpeople <input type="checkbox"/>		Other <input type="checkbox"/>	
WFDC OFFICER VIEWS:							
Character / visual impact: Attractive buildings/comprehensive development required in this residential area							
Vehicular access		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	
Access to local facilities		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	
Public transport accessibility		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	

LOCATION PLAN



Forest Oak
Secondary Short Stay School



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School Site, Lea Street

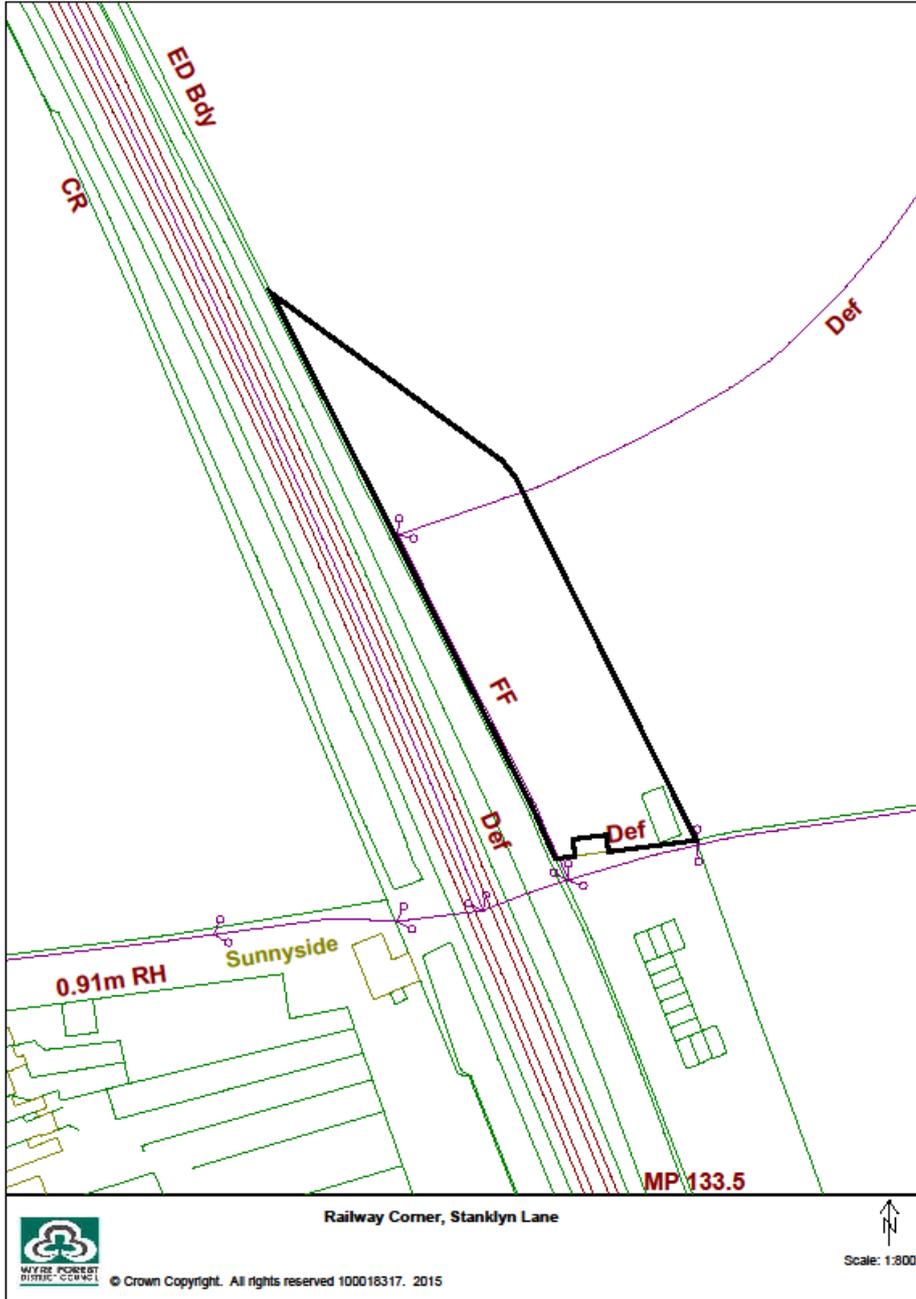


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AS-9 RAILWAY CORNER STANKLYN LANE

Nearest settlement: Kidderminster	Site ref: AS/9	Easting 384176	Site area (hectares): 0.22
		Northing 273742	
Site address: Railway Corner, Stanklyn Lane Ward: Wyre Forest Rural/Aggborough & Spennells			Within built area
			Adjoining built area <input checked="" type="checkbox"/>
			Other (See site description)
Current or previous use: yard			Greenfield (undeveloped) <input checked="" type="checkbox"/>
			Brownfield (prev. developed)
Site description: appears as paddock, adjacent railway line to rear of flats on Stanklyn Lane			
Ownership:	Private	<input checked="" type="checkbox"/>	Public
			Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping
			Steeply Sloping
Planning History: none of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Adjoins built area but poor access to local facilities	
Housing needs of all	0	0.22ha	
Need to travel, sustainable travel modes	0	Reasonable vehicular access along private access. Bus stops at end of Stanklyn Lane	
Soil & land	-	Greenfield site, contamination unlikely	
Water resources and quality, flood risk	0	No flooding issues	
Landscape and townscape	-	Impact on views from railway. Potential impact to the setting and spatial identify of settlement along Stanklyn Lane.	
Biodiversity and geodiversity	0	North part of site falls within area of TPO 47	
Economy & employment	0		
Historic environment	0	No know built heritage assets on site. Adjacent historic railway line.	
Green Belt	-	In Green Belt	
Community & settlement identities	0	Adjoins built area, and Worcester and Wolverhampton Railway	
Other: Health and Safety Executive			
REASON FOR INCLUSION:			
Call for Sites submission	<input checked="" type="checkbox"/>	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			<input checked="" type="checkbox"/> Other
WFDC OFFICER VIEWS:			
Character / visual impact: Impact on views from railway			
Vehicular access	Good	Reasonable	<input checked="" type="checkbox"/> Poor
	along private access		
Access to local facilities	Good	Reasonable	Poor <input checked="" type="checkbox"/>
Public transport accessibility	Good	Reasonable	<input checked="" type="checkbox"/> Poor
	Bus stops at end of Stanklyn Lane		

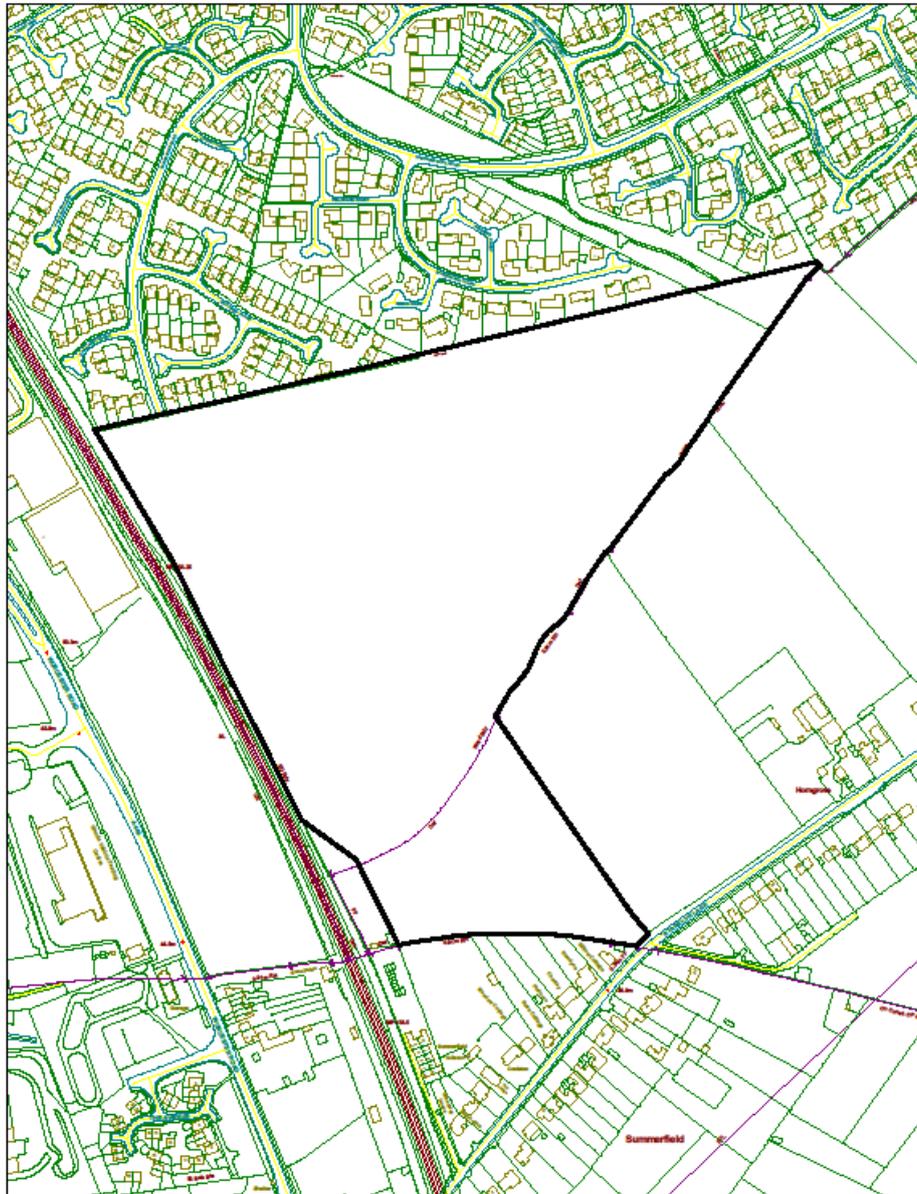
LOCATION PLAN



AS-10 LAND REAR OF SPENNELLS AND EASTER PARK

Nearest settlement: Kidderminster	Site ref: AS/10	Easting 384238	Site area (hectares): 13.48
		Northing 273984	
Site address: Land rear of Spennells / Easter Park		Within built area	
Ward: Aggborough & Spennells		Adjoining built area <input checked="" type="checkbox"/>	
		Other (See site description)	
Current or previous use: agricultural land		Greenfield (undeveloped) <input checked="" type="checkbox"/>	
		Brownfield (prev. developed)	
Site description: farmland to south of housing estate with railway to west and Stanklyn Lane to south			
Ownership:		Private <input checked="" type="checkbox"/>	Public <input type="checkbox"/>
		Unknown <input type="checkbox"/>	
Topography:		Flat <input checked="" type="checkbox"/>	Gently Sloping <input type="checkbox"/>
		Steeply Sloping <input type="checkbox"/>	
Planning History: none of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Adjoins built area. Reasonable access to local facilities	
Housing needs of all	+	13.48ha	
Need to travel, sustainable travel modes	0	Good vehicular access. Bus stops at Captains Pool Road and at end of Stanklyn Lane. Footpath known as Railway Path follows site boundary.	
Soil & land	-	Greenfield site, contamination unlikely	
Water resources and quality, flood risk	0	No flooding issues	
Landscape and townscape	-	Loss of open views from housing state and railway.	
Biodiversity and geodiversity	0	Part of site falls within area of TPO 47. Loss of hedges likely.	
Economy & employment	0		
Historic environment	0	Low potential for below ground archaeology	
Green Belt	-	In Green Belt	
Community & settlement identities	0	Adjoins built area	
Other: Health and Safety Executive			
REASON FOR INCLUSION:			
Call for Sites submission	<input checked="" type="checkbox"/>	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>
		Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>
			Other <input type="checkbox"/>
WFDC OFFICER VIEWS:			
Character / visual impact: Loss of open views from housing estate and railway			
Vehicular access	Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>
	access from Turnstone Road		
Access to local facilities	Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>
	local shops on Spennells		
Public transport accessibility	Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>
	Bus stops on Captains Pool Road and at end of Stanklyn Lane		

LOCATION PLAN



Land rear of Spennells and Easter Park, Kidderminster



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Scale: 1:3500

AS-20 LAND NORTH OF BERNIE CROSSLAND WALK:

Nearest settlement: Kidderminster	Site ref: AS/20	Easting 383614	Site area (hectares): 0.61				
		Northing 275188					
Site address: Rear of 36-46 Chester Road South, Kidderminster Ward: Aggborough and Spennells			Within built area	✓			
			Adjoining built area				
			Other (See site description)				
Current or previous use: Historically all residential curtilage – some maintained but majority unkept			Greenfield (undeveloped)	✓			
			Brownfield (prev. developed)				
Site description: Rear of residential properties bordered to the west by the railway line which sits on an embankment, raised above the site.							
Ownership:		Private	✓	Public	Unknown		
Topography: Sloping	Flat	Gently Sloping		✓	Steeply Sloping		
Planning History: none of relevance							
SUSTAINABILITY APPRAISAL INFO	+/-	Notes					
Local services and facilities	0	Within built area. Residential curtilage. Reasonable access to local facilities – local shop within 10 minute walk					
Housing needs of all	+	0.61ha					
Need to travel, sustainable travel modes	0	Reasonable vehicular and public transport access. Bus stop within 5 min walk with low frequency service. Railway station within reasonable walking distance					
Soil & land	-	Greenfield site. Contamination unlikely.					
Water resources and quality, flood risk	-	Groundwater Vulnerability, Aquifer protection zone 6/166 Green Street.					
Landscape and townscape	--	Mature GI adjacent to railway.					
Biodiversity and geodiversity	-	Loss of substantial rear gardens backing onto railway corridor, and several trees					
Economy & employment	0						
Historic environment	0?	Adjacent to Oxford Worcester and Wolverhampton Railway (low/medium significance).					
Green Belt	0	Not in Green Belt					
Community & settlement identities	+	Within built area					
Other: Landfill, Health and Safety Executive area.							
REASON FOR INCLUSION:							
Call for Sites submission		Allocated without planning permission		Sites with planning permission			
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	✓		
Officer suggested - rural sites		Officer suggested – potential urban extension		Other			
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Little adverse impact – would continue building line of Bernie Crossland Walk							
Vehicular access	Good		Reasonable	✓	Poor		
Access to local facilities Local shop within 10 minutes walk	Good		Reasonable	✓	Poor		
Public transport accessibility bus stop within 5 minutes walk – low frequency service; railway station within reasonable walking distance	Good		Reasonable	✓	Poor		

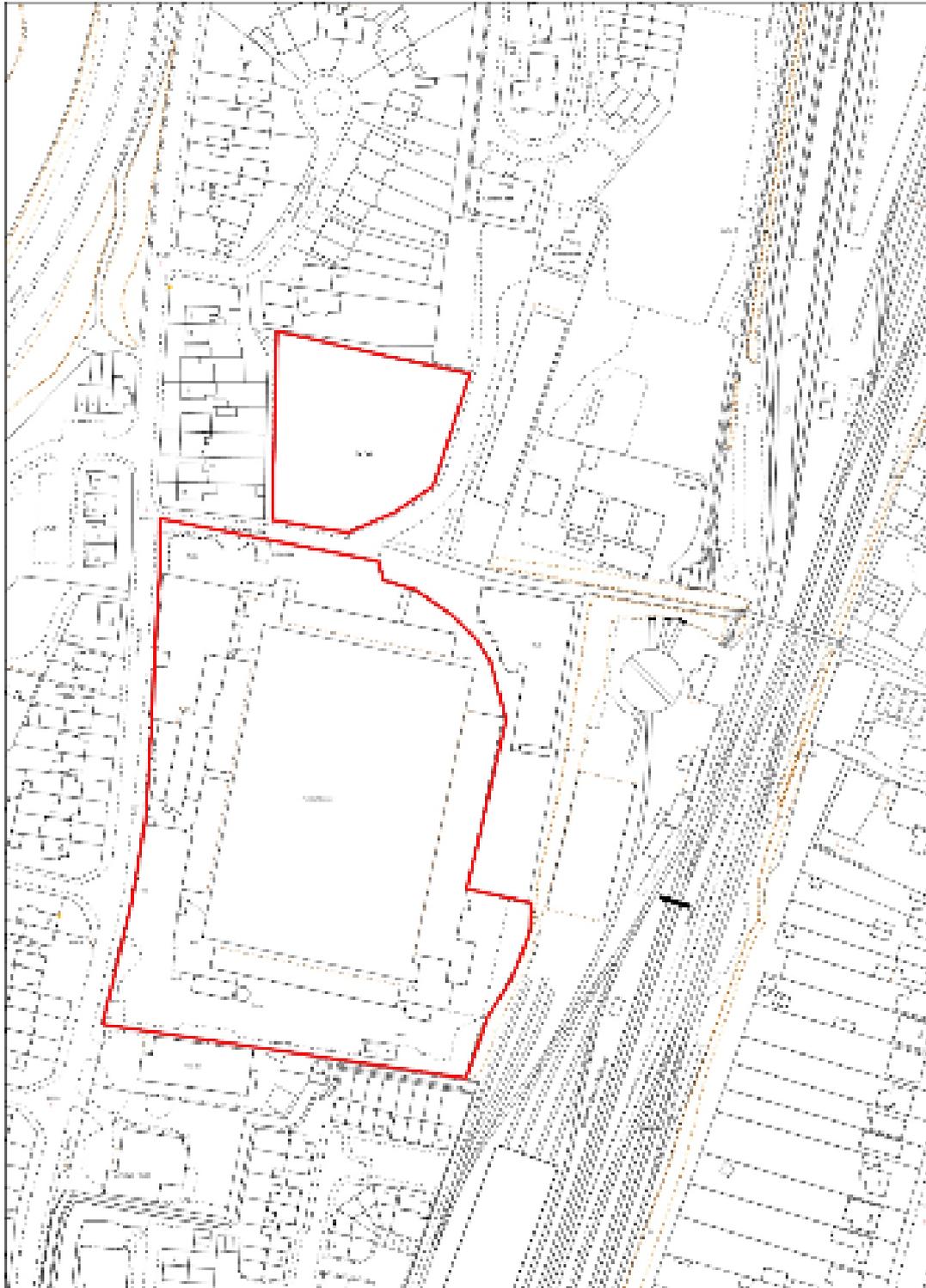
LOCATION PLAN



AS2-22 HARRIERS FOOTBALL GROUND AND CAR PARK

Nearest settlement: Kidderminster	Site ref: AS/2/22	Easting	383569	Site area (hectares): 2.03	
		Northing	275842		
Site address: Harriers Football Ground and car park, Hoo Road Ward: Aggborough & Spennells				Within built area	✓
				Adjoining built area	
				Other (See site description)	
Current or previous use: Football ground and car park (leased from District Council).				Greenfield (undeveloped)	
				Brownfield (prev. developed)	✓
Site description: Football ground and associated facilities in mainly residential area adjacent to main railway line and Severn Valley Railway. Community facilities nearby. Within walking distance of station and main employment areas					
Ownership:		Private		Public	✓
				Unknown	
Topography:	Flat	✓	Gently Sloping		Steeply Sloping
Planning History: None of relevance					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		+	Within built area. Harriers football ground and car park. Good access to local facilities: local shop opposite and Comberton Hill shops within a short walk.		
Housing needs of all		+	2.03ha		
Need to travel, sustainable travel modes		+/-	Good vehicular and public transport access. Bus stop on route to Worcester (hourly). More frequent bus services and railway station within reasonable walking distance. The site is 15m from the Kidderminster Air Quality Consultation Area.		
Soil & land		+	Brownfield site. Contamination unlikely.		
Water resources and quality, flood risk		-	Aquifer protection zone 6/166 Green Street. Adjacent SVR diesel depot.		
Landscape and townscape		+	Some areas of high visibility. Key opportunities to connect and soften development with existing GI network and site permeability. Redevelopment could enhance the street scene		
Biodiversity and geodiversity		0			
Economy & employment		0			
Historic environment		0?	Oxford Worcester and Wolverhampton Railway station 70m SW of site.		
Green Belt		0	Not in Green Belt		
Community & settlement identities		+	Within built area. Football ground and car park – redevelopment would remove match day parking problems from nearby streets.		
Other:					
REASON FOR INCLUSION:					
Call for Sites submission		✓	Allocated without planning permission		Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure
					Gypsy/ Travelling Showpeople
					Other
WFDC OFFICER VIEWS:					
Character / visual impact: mainly residential area with nearby community facilities and employment. Redevelopment would enhance local area and remove match day parking problems from nearby streets					
Vehicular access		Good	✓	Reasonable	Poor
		Frontage onto Hoo Road			
Access to local facilities		Good	✓	Reasonable	Poor
		Local shop opposite; Comberton Hill shops within a short walk			
Public transport accessibility		Good	✓	Reasonable	Poor
		Bus stop nearby on route to Worcester (hourly). More frequent bus services available within reasonable walking distance from outside railway station.			
Suitability		Site is located in a mainly residential area so is suitable for housing			

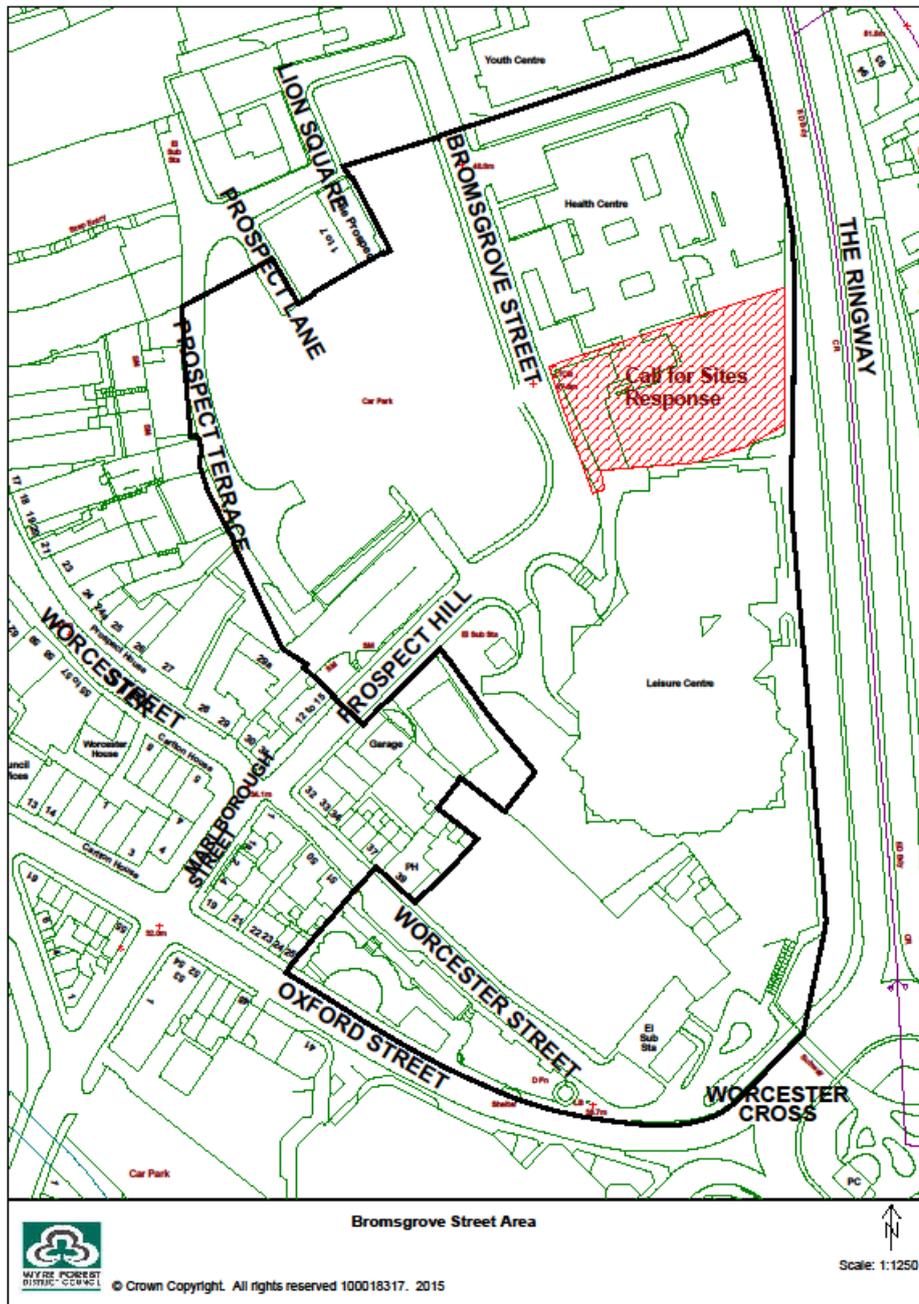
Availability	Site is owned by WFDC but leased to football club who have put site forward
Achievability	If a relocation of facilities elsewhere can be shown to be viable and supported via the Local Plan Review, site redevelopment is achievable
Potential timescale and capacity	2023-28 up to 94 dwellings depending on density



Bhs-2 BROMSGROVE STREET

Nearest settlement: Kidderminster	Site ref: BHS/2	Easting	383401	Site area (hectares): 3.59	
		Northing	276568		
Site address: Bromsgrove Street, Kidderminster Ward: Blakebrook and Habberley South				Within built area	✓
				Adjoining built area	
				Other (See site description)	
Current or previous use: Mix of uses, healthcare, leisure centre, car parking and former Magistrates' Court				Greenfield (undeveloped)	
				Brownfield (prev. developed)	✓
Site description: Large area of surface car parking with a number of buildings, one derelict and others due to vacate. New leisure centre under construction at Silverwoods, due to open in 2016. Replacement health facilities under construction at Waterloo Street. Need to update this					
Ownership:		Private	✓	Public	✓
		Unknown			
Topography:	Flat		Gently Sloping	✓	Steeply Sloping
Planning History: Allocated for a supermarket led mixed use development in KCAAP					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		+	Within built area. Good access to local facilities.		
Housing needs of all		?	3.59ha		
Need to travel, sustainable travel modes		+/-	Good vehicular and public transport access. Adjacent and small part of site in AQMA. 20m from Kidderminster Air Quality Consultation Area.		
Soil & land		+?	Brownfield site. Contamination unknown.		
Water resources and quality, flood risk		-	Aquifer protection zone		
Landscape and townscape		--	Development of the northern part of the site has potential to impact significantly on views to and from this part of town. The site is highly visible from parts of the Green Street Conservation Area the ring road and several other publicly accessible vantage points.		
Biodiversity and geodiversity		+	One TPO tree adjacent to Prospect Terrace car park. There is potential to create/enhance Green Infrastructure connectivity through the site.		
Economy & employment		0			
Historic environment		--	Site includes former Worcester Cross Factory and Offices and weaving sheds (two Grade II buildings) and undesignated Law Court. Two more Worcester Cross Factory buildings and Stour Vale Mills Grade II are adjacent to the site. Green Street Conservation Area is 15m from site. Development adjacent to the southern part of the site may impact on the setting of the designated heritage assets. High potential for archaeological remains.		
Green Belt		0	Not in Green Belt		
Community & settlement identities		+	Within built area. Masterplan being developed for area. Currently healthcare/leisure uses. Replacement leisure centre at Silverwoods, replacement health facilities at Waterloo Street.		
Other:					
REASON FOR INCLUSION:					
Call for Sites submission		Part ✓	Allocated without planning permission		✓
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		
Officer suggested - rural sites			Officer suggested – potential urban extension		
PROPOSED USE:		Housing	✓	Retail	✓
		Employment	✓	Leisure	✓
		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:					
Character / visual impact: Potential for comprehensive redevelopment to improve the area.					
Vehicular access		Good	✓	Reasonable	Poor
Access to local facilities		Good	✓	Reasonable	Poor
Public transport accessibility		Good	✓	Reasonable	Poor

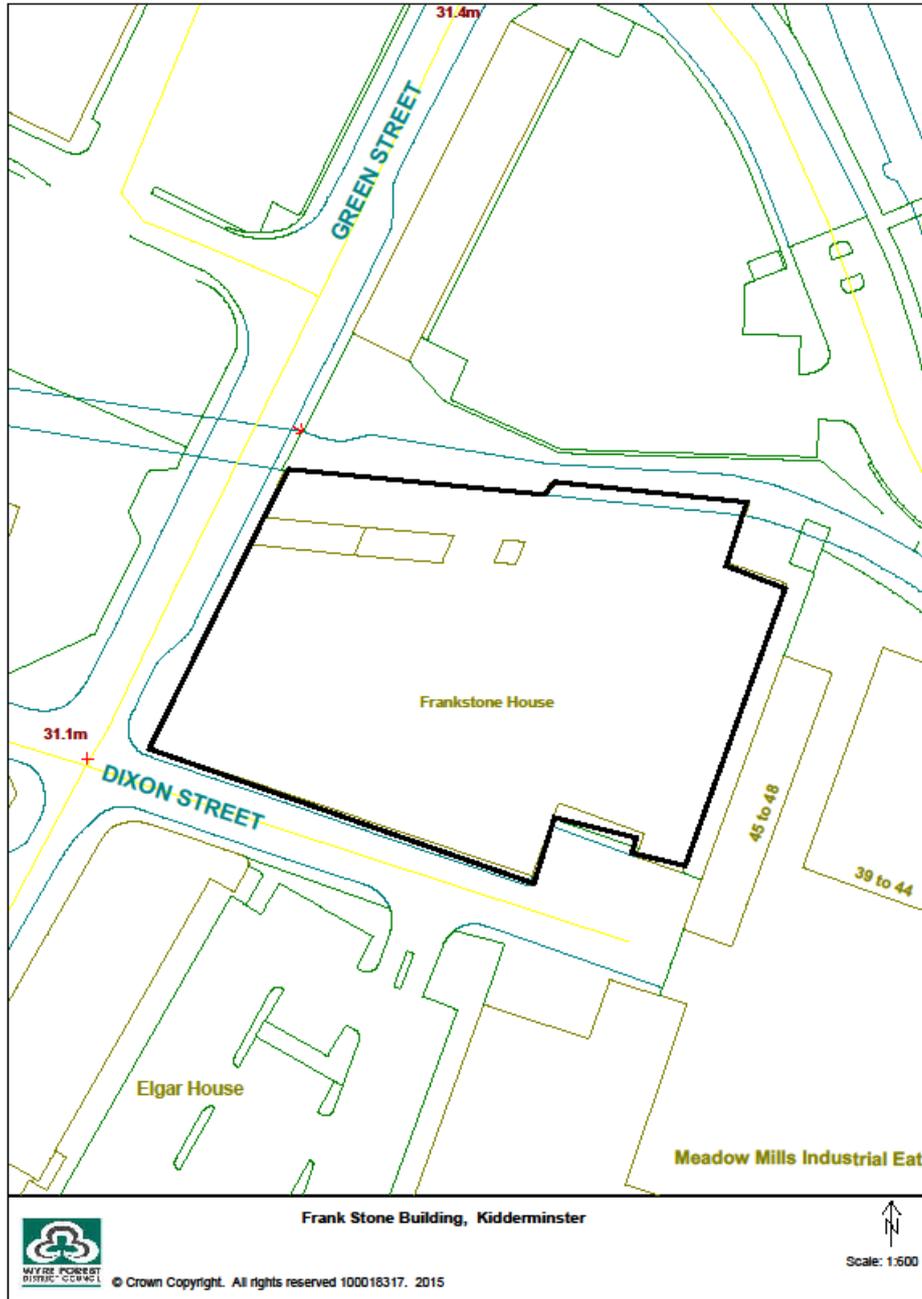
LOCATION PLAN



BHS-10 FRANK STONE BUILDING

/	Site ref: BHS/10	Easting	383323	Site area (hectares): 0.32	
		Northing	276179		
Site address: Frank Stone Building, Green Street, Kidderminster Ward: Blakebrook and Habberley South				Within built area	✓
				Adjoining built area	
				Other (See site description)	
Current or previous use: Vacant commercial building				Greenfield (undeveloped)	
				Brownfield (prev. developed)	✓
Site description: Vacant commercial building adjacent Long Meadow Mills estate and new Supermarket.					
Ownership:		Private	✓	Public	
Topography:		Flat	✓	Gently Sloping	
				Steeply Sloping	
Planning History: Allocated for a mix of uses including residential, office, light industrial and non-residential institutions.					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		+	Within built area. Good access to local facilities.		
Housing needs of all		?	0.32ha		
Need to travel, sustainable travel modes		+/-	Good vehicular and public transport access. Walking distance to bus stops and railway station. The site is 150m from the Kidderminster Air Quality Consultation Area.		
Soil & land		+?	Brownfield site. Contamination likely.		
Water resources and quality, flood risk		--	90% of site is in flood zone 2. Remaining 10% on northern boundary is in flood zone 3. Aquifer protection zone		
Landscape and townscape		-	Historic crossroads location and visual urban node.		
Biodiversity and geodiversity		+	River Stour Local Wildlife Site on site. Potential for enhancement – opportunity to buffer and enhance the river corridor.		
Economy & employment		0			
Historic environment		-	Lies within Green Street Conservation Area (medium/high significance). Site of Frank Stone Works carpet manufactory premises undesignated asset (medium significance). Watson's Bridge undesignated asset lies immediately N of the site. Internal conversion of building fronting street would remove understanding of its former use but retain its aesthetic contribution to the Conservation Area. Demolition of sheds and chimneys to the rear would cause total loss of significance of these elements.		
Green Belt		0	Not in Green Belt		
Community & settlement identities		+	Within built area. Currently vacant commercial building.		
Other: Perceived lack of marketability.					
REASON FOR INCLUSION:					
Call for Sites submission			Allocated without planning permission		✓
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		
Officer suggested - rural sites			Officer suggested – potential urban extension		
PROPOSED USE:		Housing	✓	Retail	
				Employment	
				Leisure	✓
				Gypsy/ Travelling Showpeople	
				Other	
WFDC OFFICER VIEWS:					
Character / visual impact: Potential to re-use a locally listed building. No adverse impact on natural heritage – potential to improve wildlife corridor – adjacent River Stour SWS					
Vehicular access		Good	✓	Reasonable	
				Poor	
Access to local facilities		Good	✓	Reasonable	
				Poor	
Public transport accessibility		Good	✓	Reasonable	
				Poor	
walking distance to bus stops and rail station					

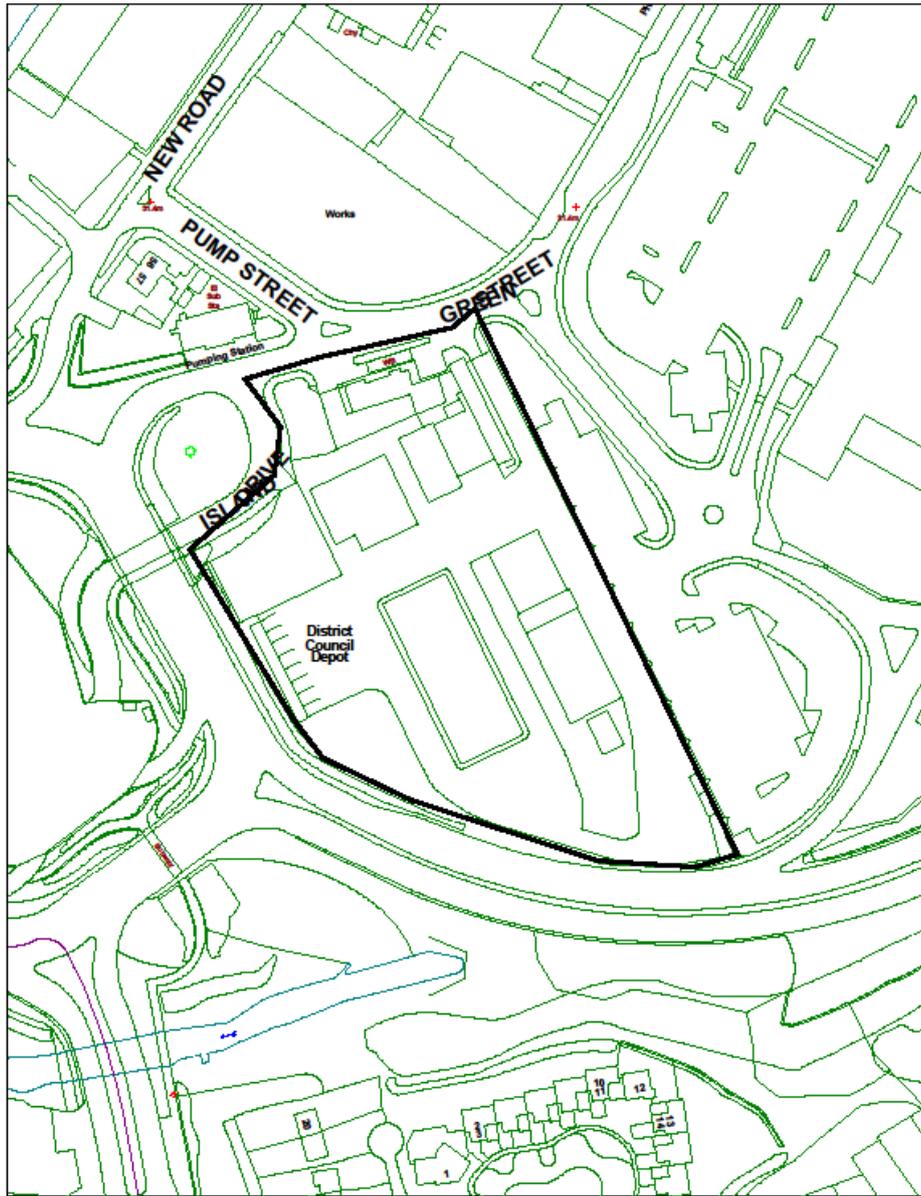
LOCATION PLAN



BHS-11 GREEN STREET DEPOT

Nearest settlement: Kidderminster		Site ref: BHS/11		Easting 383122		Site area (hectares): 1.27	
				Northing 275851			
Site address: Green Street Depot, Green Street, Kidderminster						Within built area <input checked="" type="checkbox"/>	
Ward: Blakebrook and Habberley South						Adjoining built area	
						Other (See site description)	
Current or previous use: Council depot						Greenfield (undeveloped)	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Council depot and offices adjacent ring road and DIY superstore							
Ownership:		Private		Public		<input checked="" type="checkbox"/> Unknown	
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping	
Planning History: Allocated for a mix of uses in KCAAP (2013) including hotel, residential institutions, residential, office, light industrial, non-residential institutions.							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Within built area. Good access to local facilities. Currently a bus depot			
Housing needs of all		?		1.27ha			
Need to travel, sustainable travel modes		+		Good vehicular and public transport access.			
Soil & land		+?		Brownfield site. Contamination unknown.			
Water resources and quality, flood risk		--		95% of site is in flood zone 2. Spur of River Stour is culverted. Aquifer protection zone			
Landscape and townscape		0		Adjacent ring road and DIY supermarket. No issues or opportunities.			
Biodiversity and geodiversity		-		Northern edge of the site BAP protected – badgers			
Economy & employment		?					
Historic environment		-		In Green Street Conservation Area (medium/high significance). Contains industrial buildings associated with sewage pumping station			
Green Belt		0		Not in Green Belt			
Community & settlement identities		+		Within built area. Currently council bus depot.			
Other: Aquifer Protection Zone.							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		<input checked="" type="checkbox"/> Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:		Housing <input checked="" type="checkbox"/>		Retail <input type="checkbox"/>		Employment <input type="checkbox"/>	
		Leisure <input checked="" type="checkbox"/>		Gypsy/ Travelling Showpeople <input type="checkbox"/>		Other <input type="checkbox"/>	
WFDC OFFICER VIEWS:							
Character / visual impact: No adverse impact - potential to improve streetscene							
Vehicular access		Good <input checked="" type="checkbox"/>		Reasonable		Poor	
Access to local facilities		Good <input checked="" type="checkbox"/>		Reasonable		Poor	
Public transport accessibility		Good <input checked="" type="checkbox"/>		Reasonable		Poor	

LOCATION PLAN



Green Street Depot



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Scale: 1:1250

BHS-16 PARK LANE CANALSIDE

Nearest settlement: Kidderminster	Site ref: BHS/16	Easting 382889	Site area (hectares): 3.47		
		Northing 276569			
Site address: Park Lane, Kidderminster Ward: Blakebrook & Habberley South			Within built area	✓	
			Adjoining built area		
			Other (See site description)		
Current or previous use: Large retail store, timber yard, wooded escarpment.			Greenfield (undeveloped)	✓	
			Brownfield (prev. developed) majority of site	✓	
Site description: Timber yard adjacent to canal and opposite Weavers Wharf shopping area, Matalan store, wooded escarpment with no formal public access.					
Ownership: Mainly private, wooded escarpment on Park Lane is owned by WFDC.	Private	✓	Public	✓	Unknown
Topography: Eastern side of Park Lane flat, Western side steeply sloping.	Flat	✓	Gently Sloping		Steeply Sloping
					✓
Planning History: Allocated for a mix of uses including Residential, retail, offices, non residential institutions, assembly and leisure in KCAAP (2013). 06/0695/OUTL – Residential application refused. Part of this site forms part of 13/670/FULL Redevelopment of land within and adj To Weavers Wharf, inc demolition, retail, restaurants, access, parking, bridges over Staffordshire and Worcestershire Canal and River Stour. Approved.					
SUSTAINABILITY APPRAISAL INFO	+/-	Notes			
Local services and facilities	+	Within built area. Good access to local facilities: adjacent town centre, potential to improve if development provided an additional pedestrian canal crossing			
Housing needs of all	?	3.47ha			
Need to travel, sustainable travel modes	+	Good vehicular and public transport access. Bus stops and railway station within walking distance			
Soil & land	0	Greenfield and brownfield site: large retail store, timber yard wooded escarpment. Contamination unlikely.			
Water resources and quality, flood risk	--	Approx 50% of the site is in flood zone 2. Zone 3 affects edge of site. Staffordshire and Worcestershire Canal on site. Groundwater vulnerability and aquifer protection zone			
Landscape and townscape	+	Adjacent ring road and DIY supermarket. The site's visibility from Weavers Wharf on the opposite side of the canal and adjacent heritage assets, as well as from the ring road means that development has potential to significantly impact on views to/from this part of the town. Opportunity to improve the townscape and enhance GI.			
Biodiversity and geodiversity	-	Mature regenerated wooded escarpment with no public access. Staffordshire and Worcestershire Canal local wildlife site. TPO 114.			
Economy & employment	?				
Historic environment	--	Staffs and Worcs Canal Conservation Area (high significance) borders site to the east. Part of Rock Works undesignated heritage asset sits within site boundary. Slingfield Mills (high significance) lies about 25m E of the site. Former bridge connection over Park Lane. 200m from Grade I listed St Mary's Church. The historic environment to the east of the site is very sensitive to change. Potential for archaeological remains below ground.			
Green Belt	0	Not in Green Belt			
Community & settlement identities	+	Within built area. Potential to improve access over canal and to escarpment.			
Other: British Waterways consultation zone EIA and major scale development and minor and household scale development (20110729)					
REASON FOR INCLUSION:					
Call for Sites submission		Allocated without planning permission	✓	Sites with planning permission	
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites		Officer suggested – potential urban extension		Other	

BHS-17 PARK STREET INDUSTRIAL ESTATE

Nearest settlement: Kidderminster		Site ref: BHS/17		Easting 382766	Site area (hectares): 2.17							
				Northing 276652								
Site address: Industrial Estate, Park Street, Kidderminster					Within built area <input checked="" type="checkbox"/>							
Ward: Blakebrook and Habberley South					Adjoining built area							
					Other (See site description)							
Current or previous use: Industrial units and vacant, derelict former industrial building, incorporates small area of steeply sloping, dense woodland					Greenfield (undeveloped)							
					Brownfield (prev. developed)		<input checked="" type="checkbox"/>					
Site description: prominent buildings adjacent ring road with step access down to Park Lane; surrounded by residential and vacant building – former carpet works – built into rock face – adjoining wooded escarpment.												
Ownership: Mostly private – south east wooded area owned by WFDC		Private		<input checked="" type="checkbox"/>	Public	<input checked="" type="checkbox"/>	Unknown					
Topography:		Flat	Gently Sloping		Steeply Sloping		<input checked="" type="checkbox"/>					
Planning History: Allocated for a mix of uses including residential institutions, residential, offices, non-residential institutions and assembly and leisure in KCAAP (2013)												
SUSTAINABILITY APPRAISAL INFO		+/-	Notes									
Local services and facilities		+	Within built area. Existing industrial premises. Good access to local services – walking distance to town centre facilities									
Housing needs of all		?	3.47ha									
Need to travel, sustainable travel modes		+	Good vehicular and public transport access. Bus stops and railway station within walking distance									
Soil & land		+?	Brownfield site: industrial units. Contamination likely.									
Water resources and quality, flood risk		-	Aquifer protection zone 6/166.									
Landscape and townscape		+	Currently prominent buildings adjacent ring road, surrounded by residential and vacant works. Visible from principal routes into the town centre, parts of Weavers Sharf etc. Potential to improve area by bringing a derelict building back into use.									
Biodiversity and geodiversity		-	Small area of steeply sloping, dense mature regenerated woodland.									
Economy & employment		?										
Historic environment		--	The site is in a historic area with many designated heritage assets e.g. Rock Works former carpet factory occupies site; the Carpet Hall probably stood on site of present building; Park Wharf Works lies immediately E of the site; Horn and Trumpet PH designated asset is N of the site. Staffordshire and Worcestershire Canal Conservation Area is 50m to E of site. Etc. The site is highly sensitive to change, and existing buildings should be considered for conversion not demolition. Opportunity to enhance existing GI.									
Green Belt		0	Not in Green Belt									
Community & settlement identities		+	Within built area. Potential to improve area by bringing a derelict building back into use.									
Other: British waterways EIA and major scale development and minor and household scale development(20110729)												
REASON FOR INCLUSION:												
Call for Sites submission			Allocated without planning permission		<input checked="" type="checkbox"/>	Sites with planning permission						
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites						
Officer suggested - rural sites			Officer suggested – potential urban extension			Other						
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail		Employment	<input checked="" type="checkbox"/>	Leisure	<input checked="" type="checkbox"/>	Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:												
Character / visual impact: Potential to improve area by bringing a derelict building back into use.												
Vehicular access			Good	<input checked="" type="checkbox"/>	Reasonable		Poor					
Access to local facilities			Good	<input checked="" type="checkbox"/>	Reasonable		Poor					

walking distance to town centre facilities				
Public transport accessibility	Good	✓	Reasonable	Poor
walking distance to bus and rail services				

LOCATION PLAN



Park Street Industrial Estate and Rock Works



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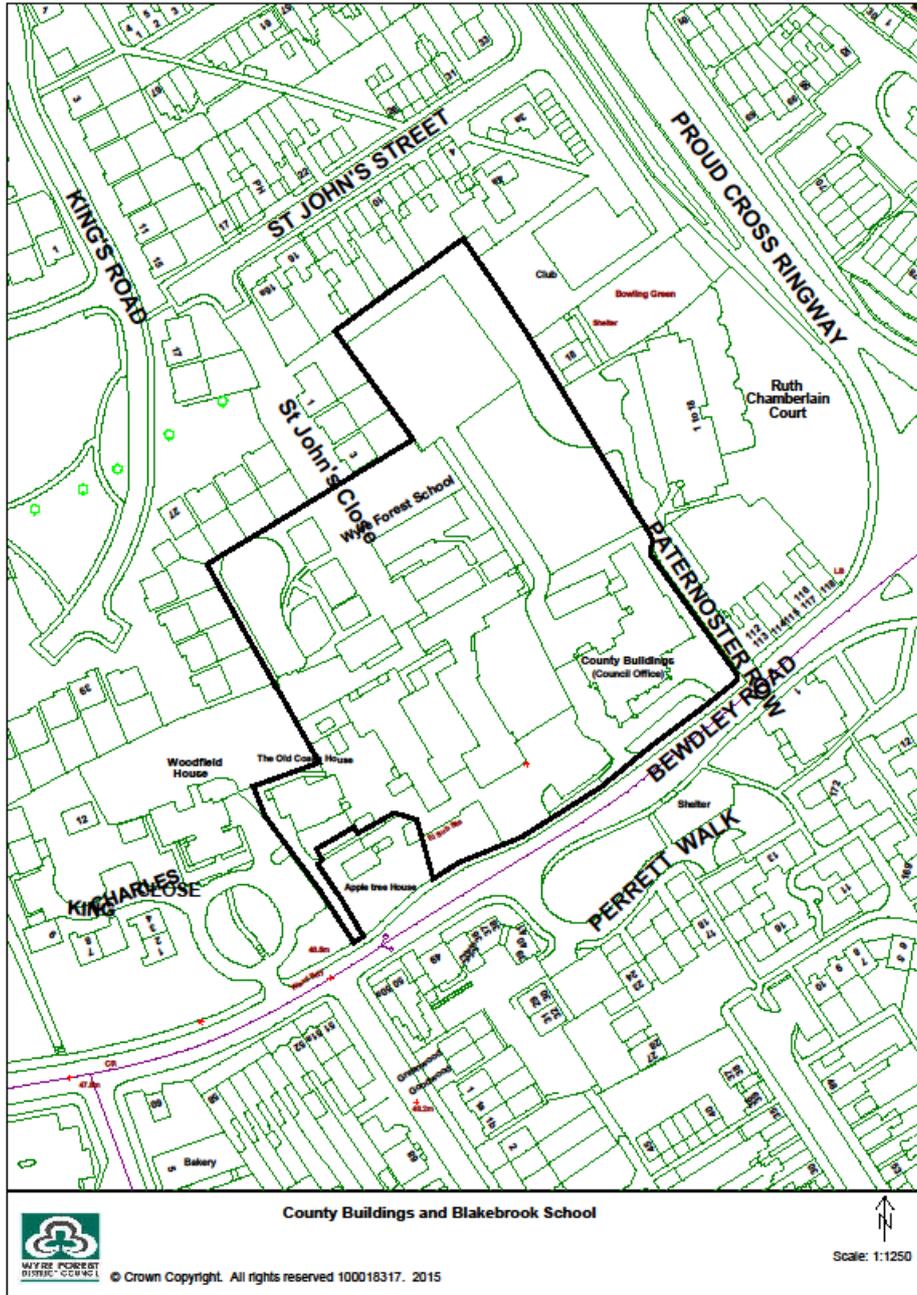
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BHS-18 COUNTY BUILDINGS AND BLAKEBROOK SCHOOL

Nearest settlement: Kidderminster	Site ref: BHS/18	Easting	382484	Site area (hectares): 1.38			
		Northing	276666				
Site address: County Buildings and Blakebrook School, Bewdley Road, Kidderminster Ward: Blakebrook and Habberley South				Within built area		✓	
				Adjoining built area			
				Other (See site description)			
Current or previous use: Former School & County Council Offices.				Greenfield (undeveloped)			
				Brownfield (prev. developed)		✓	
Site description: This site includes the former Blakebrook Special School and County Registry Office and adjoining car park and open space. The site has become available for redevelopment because these facilities have relocated to a number of different sites.							
Ownership: Worcestershire County Council – Currently on market		Private		Public	✓	Unknown	
Topography:		Flat	✓	Gently Sloping		Steeply Sloping	
Planning History: The site is allocated for a mix of residential and community uses in the Site Allocations and Policies Local Plan.							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		+	Within built area. Good access to local facilities: adjacent local centre and near to Kidderminster town centre.				
Housing needs of all		+	1.38ha				
Need to travel, sustainable travel modes		+	Good vehicular access. Good public transport access: on main bus route with bus stop adjacent. Potential for links through site to the open space at Church Walk.				
Soil & land		+	Brownfield site. Contamination unlikely				
Water resources and quality, flood risk		-	Some areas of the site are susceptible to surface water flooding. Aquifer protection zone 6/166.				
Landscape and townscape		0	Former school and County Council offices.				
Biodiversity and geodiversity		-	There are several protected trees, including four individual trees in the school playground near the Bewdley Road frontage and two groups of trees which form the boundary to the car park which are very important to the character of the area. BAP protected fauna Pipistrelle Bat.				
Economy & employment		0					
Historic environment		-	The school hall at Woodfield Middle School (middle/high significance) occupies part of the site. Woodfield House (high significance) lies 10m W of the site. Redevelopment of the site which removes the buildings of low significance leaving the library and chapel buildings will alter the relationship of these two surviving parts of the former grammar school. Construction of modern housing would affect inter-visibility between the heritage assets, and could impact on the setting of Woodfield House.				
Green Belt		0	Not in Green Belt				
Community & settlement identities		+/-	Within built area. Currently an Asset of Community Value.				
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		✓	Allocated without planning permission		✓	Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:		Housing	✓	Retail		Employment	
						Leisure	
						Gypsy/ Travelling Showpeople	
						Other	✓
WFDC OFFICER VIEWS:							
Character / visual impact: Impact on Registry Office/Listed buildings. Retention required.							
Vehicular access		Good	✓	Reasonable		Poor	

Access to local facilities Adjacent Local Centre and near to Kidderminster Town Centre	Good	✓	Reasonable		Poor	
Public transport accessibility On main bus route with bus stop adjacent	Good	✓	Reasonable		Poor	

LOCATION PLAN



BHS-21 RIDGEND, BEWDLEY HILL

Nearest settlement: Kidderminster	Site ref: BHS/21	Easting 380959	Site area (hectares): 3.98	
		Northing 276073		
Site address: land at Ridgend, Bewdley Hill, Kidderminster Ward: Blakebrook and Habberley South / Wribbenhall and Arley			Within built area	
			Adjoining built area	✓
			Other (See site description)	
Current or previous use: pastureland			Greenfield (undeveloped)	✓
			Brownfield (prev. developed)	
Site description: grazing land adjacent western edge of Kidderminster				
Ownership:	Private	✓	Public	Unknown
Topography:	Flat		Gently Sloping	✓
Planning History: none of relevant				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	0	Adjoins built area. Reasonable access to local facilities.		
Housing needs of all	+	3.98ha		
Need to travel, sustainable travel modes	0	Reasonable vehicular and public transport access.		
Soil & land	-	Greenfield site. Contamination unlikely		
Water resources and quality, flood risk	0	No flooding issues		
Landscape and townscape	--	Grazing land adjacent western edge of Kidderminster. Sensitive hilltop and hillside location with visual impact likely to receptors north and west of the site, and The Lea. Development would impact on open views towards Bewdley and Habberley..		
Biodiversity and geodiversity	-	TPI 17 and 53 adjacent to the site. BAP protected fauna: bats and badgers. 250m to Devil's Spittleful SSSI.		
Economy & employment	0			
Historic environment	0	Three undesignated heritage assets lie about 50m E of the site. It is unlikely that development on the site will impact directly on the significance of these assets due to the lack of inter-visibility: modern housing separates the site from these heritage assets.		
Green Belt	-	In Green Belt		
Community & settlement identities	0	Adjacent to built area.		
Other: Near oil pipeline.				
REASON FOR INCLUSION:				
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission	
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites	
Officer suggested - rural sites		Officer suggested – potential urban extension	Other	
PROPOSED USE:	Housing	✓	Retail	Employment
				Leisure
				Gypsy/ Travelling Showpeople
				Other
WFDC OFFICER VIEWS:				
Character / visual impact: development would impact on open views towards Bewdley and Habberley				
Vehicular access	Good		Reasonable	✓
			Poor	
Access to local facilities	Good		Reasonable	✓
			Poor	
Public transport accessibility	Good		Reasonable	✓
			Poor	

LOCATION PLAN



Ridgend, Bewley Hill, Kidderminster



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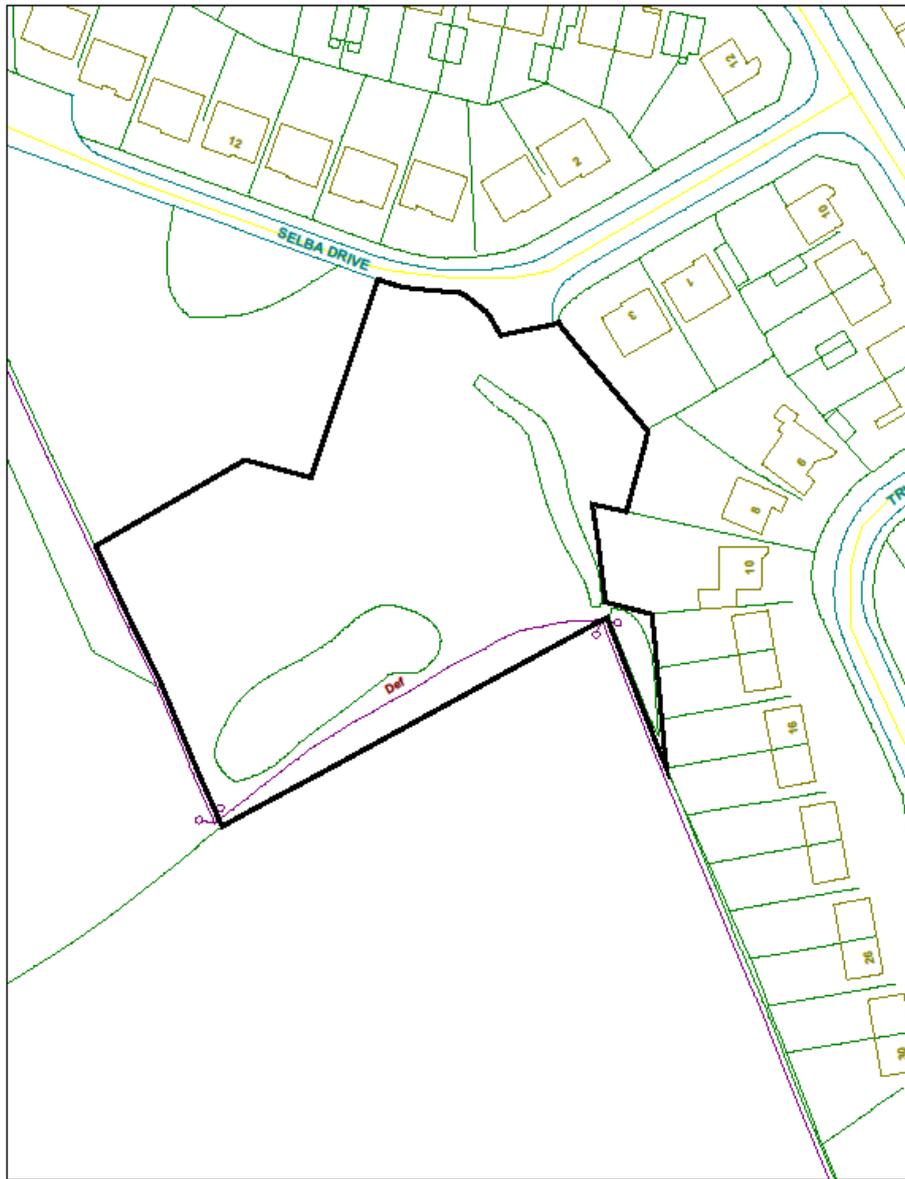


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BHS-22 LAND AT SELBA DRIVE

Nearest settlement: Kidderminster	Site ref: BHS/22	Easting 380933	Site area (hectares): 0.54					
		Northing 276584						
Site address: Land off Selba Drive, Kidderminster Ward: Blakebrook and Habberley South			Within built area					
			Adjoining built area	✓				
			Other (See site description)					
Current or previous use: open space			Greenfield (undeveloped)	✓				
			Brownfield (prev. developed)					
Site description: open space opposite housing with mature trees/hedges surrounding								
Ownership:		Private	Public	Unknown	✓			
Topography:	Flat	Gently Sloping	✓	Steeply Sloping				
Planning History: zoned as semi-natural open space								
SUSTAINABILITY APPRAISAL INFO	+/-	Notes						
Local services and facilities	+	Adjoins built area. Good access to local facilities: local shops within short walk.						
Housing needs of all	+	0.54ha						
Need to travel, sustainable travel modes	+	Good vehicular and public transport access: bus stop within walking distance						
Soil & land	-	Greenfield site. Contamination unlikely						
Water resources and quality, flood risk	0	No flooding issues						
Landscape and townscape	-	Site enclosed by mature trees. Sensitive site setting with rural views from existing Selba Drive properties. Would impact on open views from housing on Selba Drive.						
Biodiversity and geodiversity	-	Currently semi-natural open space. Site is enclosed by hedging and mature trees with good freestanding specimen.						
Economy & employment	0							
Historic environment	0	No known constraints						
Green Belt	0	Adjacent Green Belt						
Community & settlement identities	0	Adjacent to built area.						
Other:								
REASON FOR INCLUSION:								
Call for Sites submission		Allocated without planning permission		Sites with planning permission				
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites				
Officer suggested - rural sites		Officer suggested – potential urban extension	✓	Other				
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:								
Character / visual impact: Would impact on open views from housing on Selba Drive. Site enclosed by mature trees with good freestanding specimen								
Vehicular access		Good	✓	Reasonable		Poor		
Access to local facilities Local shops within short walk		Good	✓	Reasonable		Poor		
Public transport accessibility Bus stop within walking distance		Good	✓	Reasonable		Poor		

LOCATION PLAN



Land off Selba Drive, Kidderminster

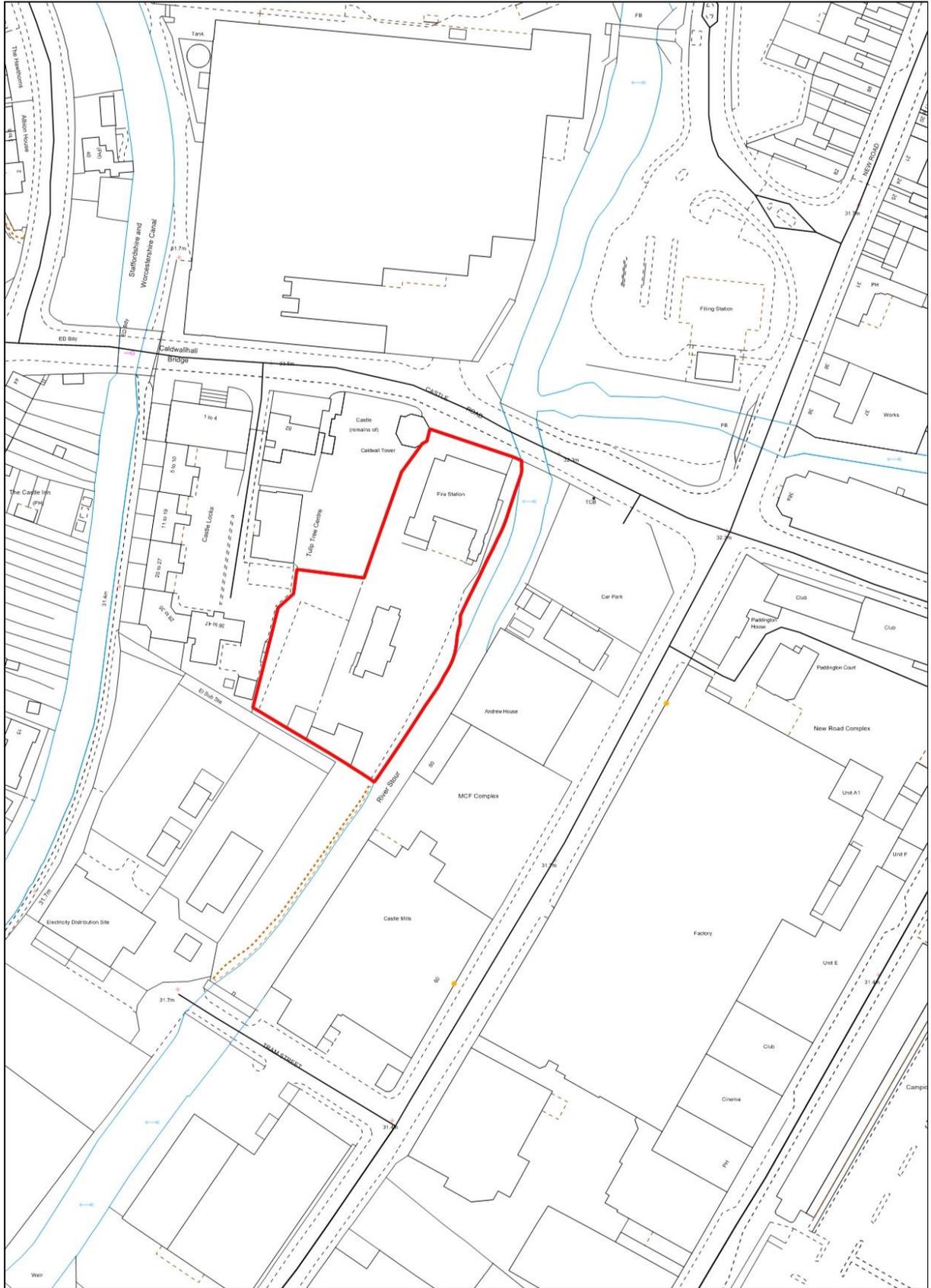


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BHS-38 KIDDERMINSTER FIRE STATION

Nearest settlement: Kidderminster	Site ref: BHS/38	Easting	383079	Site area (hectares): 0.38
		Northing	276176	
Site address: Kidderminster Fire Station, Castle Road Ward: Blakebrook & Habberley South				Within built area <input checked="" type="checkbox"/>
				Adjoining built area
				Other (See site description)
Current or previous use: Fire station				Greenfield (undeveloped)
				Brownfield (prev. developed) <input checked="" type="checkbox"/>
Site description: Art deco fire station in town centre surrounded by mix of uses adjacent to River Stour				
Ownership:		Private	Public	<input checked="" type="checkbox"/> Unknown
Topography:		Flat <input checked="" type="checkbox"/>	Gently Sloping	Steeply Sloping
Planning History: None of relevance – approval given summer 2018 for new combined emergency hub so site will be surplus to requirements				
SUSTAINABILITY APPRAISAL INFO		+/-	Notes	
Local services and facilities		+	Within built area. Good access to local facilities: in town centre.	
Housing needs of all		?	0.38ha	
Need to travel, sustainable travel modes		+	Good vehicular access: fronts onto Castle Street. Good public transport access: bus station within easy walking distance	
Soil & land		+	Brownfield site. Contamination unlikely	
Water resources and quality, flood risk		-	Most of site within flood zone 2 but protected by bund. Rear part of site in zone 3.	
Landscape and townscape		-	Currently an art deco fire station with a listed frontage.	
Biodiversity and geodiversity		-	TPO on tulip trees adjacent. River Stour local wildlife site lies adjacent.	
Economy & employment		?		
Historic environment		--	This is an extremely sensitive site situated in close proximity to a Grade II* listed building, and near the centre of the Green Street Conservation Area. It is highly visible from several viewpoints. The value of the buildings on the site is increased by their group relationship to other contemporary structures. The loss of the principal building on the site would cause harm to the significance of the Conservation Area.	
Green Belt		0	Not in Green Belt	
Community & settlement identities		+	Within built area.	
REASON FOR INCLUSION:				
Call for Sites submission		Allocated without planning permission		Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension		Other <input checked="" type="checkbox"/>
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail	<input checked="" type="checkbox"/> Employment	<input checked="" type="checkbox"/> Leisure
				Gypsy/ Travelling Showpeople
				Other
WFDC OFFICER VIEWS:				
Character / visual impact: Would look to retain locally listed frontage building and convert to residential with new build to rear and parking on rear of site – would form fully residential block between canal and river Stour.				
Vehicular access		Good <input checked="" type="checkbox"/>	Reasonable	Poor
		Fronts onto Castle Street		
Access to local facilities		Good <input checked="" type="checkbox"/>	Reasonable	Poor
		In town centre		
Public transport accessibility		Good <input checked="" type="checkbox"/>	Reasonable	Poor <input checked="" type="checkbox"/>
		Bus station within easy walk		
Suitability		Suitable for conversion with residential on upper floors and new build		
Availability		Will become vacant in next 2 years as new facility has planning approval		
Achievability		Achievable subject to viable scheme. On brownfield land register		
Potential Timescale for Delivery and Proposed Capacity		Within 5 years. Up to 20 flats		

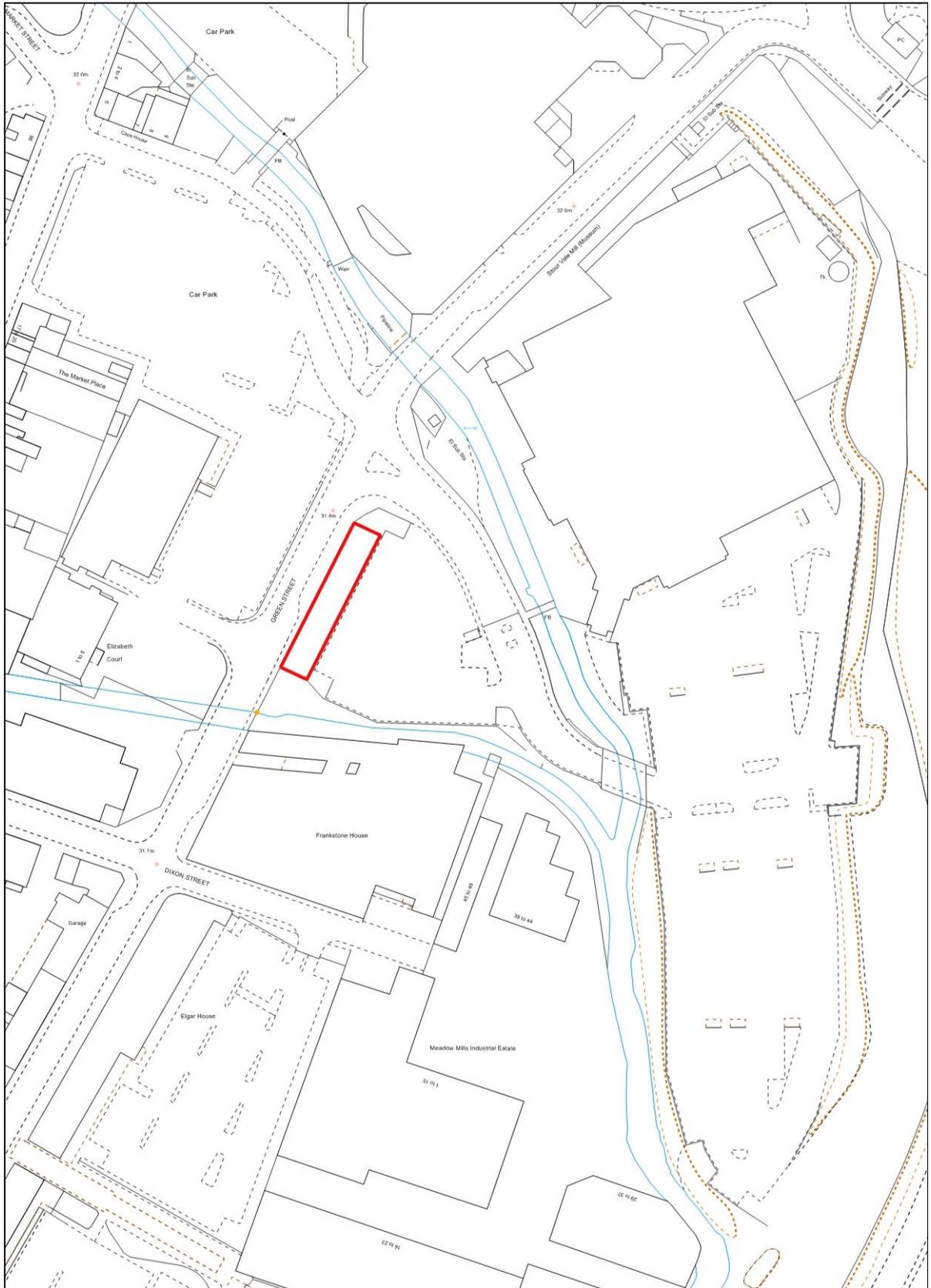


BHS-39 BOUCHER BUILDING

Nearest settlement: Kidderminster	Site ref: BHS/39	Easting	383320	Site area (hectares): 0.038	
		Northing	276242		
Site address: Boucher Building, Green Street Ward: Blakebrook & Habberley South				Within built area	✓
				Adjoining built area	
				Other (See site description)	
Current or previous use: Former textile engineering works				Greenfield (undeveloped)	
				Brownfield (prev. developed)	✓
Site description: Vacant building with car parks to rear and opposite on edge of retail area					
Ownership:		Private	✓	Public	Unknown
Topography:		Flat	✓	Gently Sloping	Steeply Sloping
Planning History: None of relevance					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		+	Within built area. Good access to local facilities: in town centre.		
Housing needs of all		?	0.038ha		
Need to travel, sustainable travel modes		+/-	Good vehicular access: fronts onto Green Street with supermarket parking at rear. Good public transport access: on bus route and bus station within easy walking distance. The site is 150m from the Kidderminster Air Quality Consultation Area.		
Soil & land		+	Brownfield site. Contamination unlikely		
Water resources and quality, flood risk		-	Entire site within flood zone 2 but protected by bund.		
Landscape and townscape		+	Empty building with vegetation growing out of walls detracts from the streetscene. Reuse of building would improve conservation area.		
Biodiversity and geodiversity		-	River Stour local wildlife site lies adjacent.		
Economy & employment		?			
Historic environment		--	Site lies within the Green Street Conservation Area (medium/high significance) and comprises the former Chlidema Carpet Factory Site undesignated heritage asset. Stour Vale Mills are 55m to the NE. The conversion of the building would remove some understanding of its former use but would retain its aesthetic contribution to the conservation area. Demolition of the building would cause total loss of significance of the undesignated heritage asset, and less than substantial harm to the Conservation Area.		
Green Belt		0	Not in Green Belt		
Community & settlement identities		+	Within built area.		
REASON FOR INCLUSION:					
Call for Sites submission			Allocated without planning permission		Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	✓	Retail	✓	Employment
				✓	Leisure
					Gypsy/ Travelling Showpeople
					Other
WFDC OFFICER VIEWS:					
Character / visual impact: empty building with vegetation growing out of walls detracts from streetscene. Reuse of building would improve conservation area.					
Vehicular access		Good	✓	Reasonable	Poor
Fronts onto Green Street with supermarket car park to rear					
Access to local facilities		Good	✓	Reasonable	Poor
In town centre					
Public transport accessibility		Good	✓	Reasonable	Poor
On bus route and bus station within easy walk					
Suitability		Suitable for conversion with residential on upper floors			
Availability		Vacant and available for reuse			
Achievability		Achievable subject to viable scheme. On brownfield land register			

Potential Timescale for Delivery and Proposed Capacity

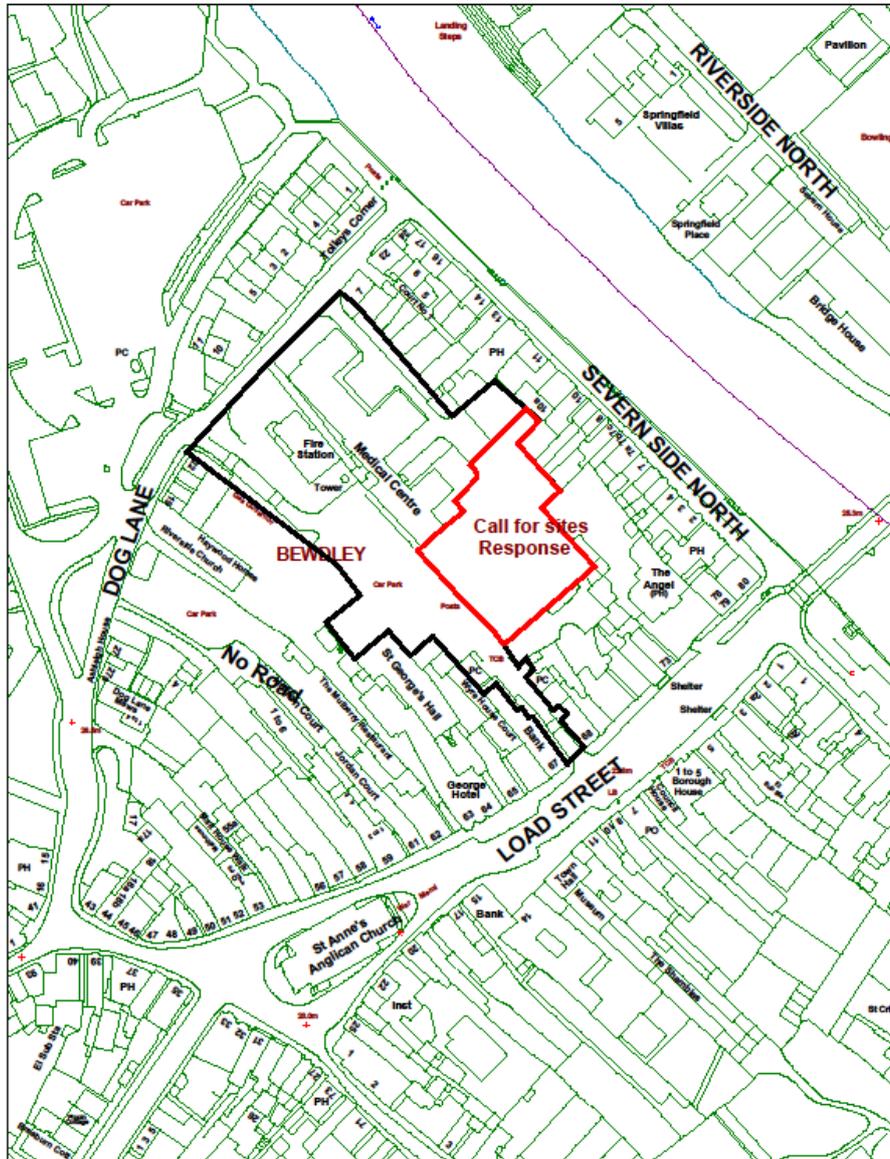
Within 5 years. Up to 10 flats



BR-BE-1 BEWDLEY LIBRARY

Nearest settlement: Bewdley		Site ref: BR/BE/1		Easting 378596 (E)		Site area (hectares): 0.66 ha					
				Northing 275438 (N)							
Site address: Bewdley Library and Medical Centre Ward: Bewdley and Rock						Within built area		<input checked="" type="checkbox"/>			
						Adjoining built area					
						Other (See site description)					
Current or previous use: Community uses/health care						Greenfield (undeveloped)					
						Brownfield (prev. developed)		<input checked="" type="checkbox"/>			
Site description: Library and medical centre adjacent to Load Street car park, Bewdley											
Ownership:			Private		Public		<input checked="" type="checkbox"/>		Unknown		
Topography:			Flat		<input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping		
Planning History: New medical centre currently under construction at Dog Lane Car Park. Allocated for a mix of uses in the Adopted Site Allocations and Local Plan. Medical centre site has permission for 49 space car park (13/0395FULL).											
SUSTAINABILITY APPRAISAL INFO			Notes								
Local services and facilities			+		Good access to local facilities, within built area						
Housing needs of all			+		0.66ha						
Need to travel, sustainable travel modes			+/-		Good vehicular access, access to local facilities, public transport accessibility. 130m from Bewdley AQMA.						
Soil & land			?		Possible contamination, brownfield						
Water resources and quality, flood risk			--		Within flood zones 2 and 3						
Landscape and townscape			-		Attractive area of open space. A sensitive historic townscape.						
Biodiversity and geodiversity			-		TPO ref 329 land at rear of Load Street Bewdley, BAP protected fauna Pipistrelle Bat						
Economy & employment			0								
Historic environment			--		Several Grade II Listed Buildings adjoin the site, it is within the Bewdley Conservation Area, and there is high potential for archaeology. Potential to impact immediate setting of buildings within 75m						
Green Belt			0								
Community & settlement identities			-		Asset of community value						
Other:											
REASON FOR INCLUSION:											
Call for Sites submission			<input checked="" type="checkbox"/>		Allocated without planning permission			<input checked="" type="checkbox"/>		Sites with planning permission	
Local Authority owned land			<input checked="" type="checkbox"/>		Refused / Withdrawn/ Pending applications (2006 to date)					Underused / Vacant sites	
Officer suggested - rural sites					Officer suggested – potential urban extension					Other	
PROPOSED USE:		Housing	<input checked="" type="checkbox"/>	Retail	<input type="checkbox"/>	Employment	<input type="checkbox"/>	Leisure	<input type="checkbox"/>	Gypsy/ Travelling Showpeople	
WFDC OFFICER VIEWS:											
Character / visual impact:											
Vehicular access				Good		<input checked="" type="checkbox"/>		Reasonable		Poor	
Access to local facilities				Good		<input checked="" type="checkbox"/>		Reasonable		Poor	
Public transport accessibility				Good		<input checked="" type="checkbox"/>		Reasonable		Poor	
PANEL'S VIEWS											
Panel's view on suitability for development											
Potential timescale for development											

LOCATION PLAN



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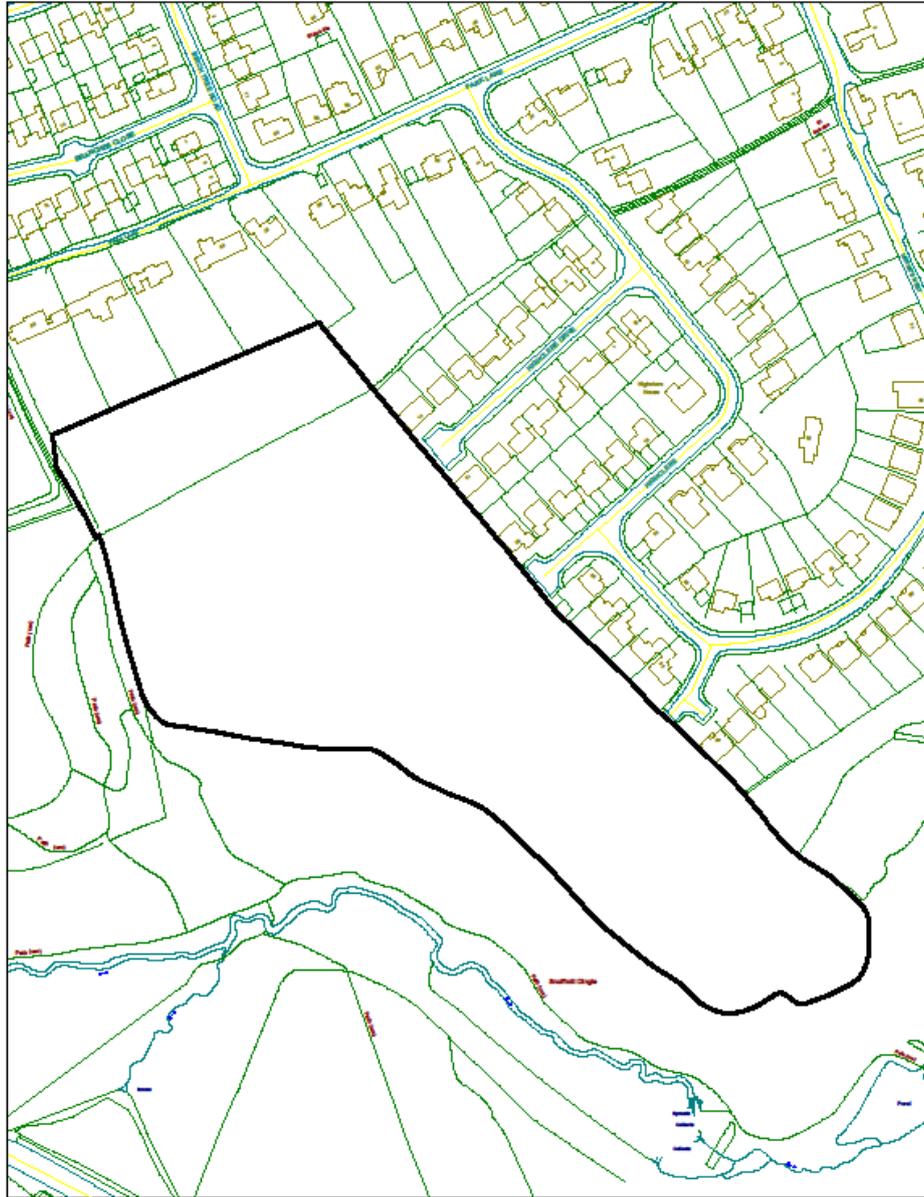
Bewdley Medical Centre

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BR-BE-6 LAND OFF HIGHCLERE

Nearest settlement: Bewdley		Site ref: BR/BE/6		Easting 378059	Site area (hectares): 4.27Ha			
				Northing 274709				
Site address: Land off Highclere Ward: Bewdley & Rock					Within built area			
					Adjoining built area <input checked="" type="checkbox"/>			
					Other (See site description)			
Current or previous use: pastureland					Greenfield (undeveloped) <input checked="" type="checkbox"/>			
					Brownfield (prev. developed)			
Site description: pastureland to west and south of housing with footpath crossing and another forming western boundary								
Ownership:			Private	<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Topography:			Flat	<input type="checkbox"/>	Gently Sloping	<input checked="" type="checkbox"/>	Steeply Sloping	<input type="checkbox"/>
Planning History: none of relevance								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		+	Good access. Primary school nearby; shop on Hales Park.					
Housing needs of all		+	4.27ha					
Need to travel, sustainable travel modes		+	Reasonable vehicular access: 3 hammerheads along eastern edge. Bus stop on Wyre Hill. Public footpaths 623 and 624 run along boundary of site.					
Soil & land		-	Greenfield. Contamination unlikely.					
Water resources and quality, flood risk		0	Not in flood zone 2 or 3.					
Landscape and townscape		-	Elevated site in area of distinctive rural historic landscape.					
Biodiversity and geodiversity		--	Adjacent Snuff Mill Dingle and Park. Land to south is local wildlife site.					
Economy & employment		0						
Historic environment		--	No heritage assets recorded on site. Bewdley Conservation Area 170 N of site, Ponds 40m E of site, High Clere House 100m NE of site. An extremely sensitive site in the setting of Snuffmill Dingle and an area of distinctive rural historic landscape character associated with 17 th -19 th century pastoral farming and traditional orchards. Development of this site would impose substantial harm to the historic setting of Bewdley.					
Green Belt		0						
Community & settlement identities		0	Adjoining built area					
Other:								
REASON FOR INCLUSION:								
Call for Sites submission			Allocated without planning permission				Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension				<input checked="" type="checkbox"/>	Other
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail	<input type="checkbox"/>	Employment	<input type="checkbox"/>	Leisure	<input type="checkbox"/>
							Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:								
Character / visual impact: Site is located within a prominent position								
Vehicular access 3 hammerheads along eastern edge			Good	<input type="checkbox"/>	Reasonable	<input checked="" type="checkbox"/>	Poor	<input type="checkbox"/>
Access to local facilities Primary school nearby; shop on Hales Park			Good	<input checked="" type="checkbox"/>	Reasonable	<input type="checkbox"/>	Poor	<input type="checkbox"/>
Public transport accessibility Bus stop on Wyre Hill			Good	<input checked="" type="checkbox"/>	Reasonable	<input type="checkbox"/>	Poor	<input type="checkbox"/>

LOCATION PLAN



Land off Highclere, Bewdley



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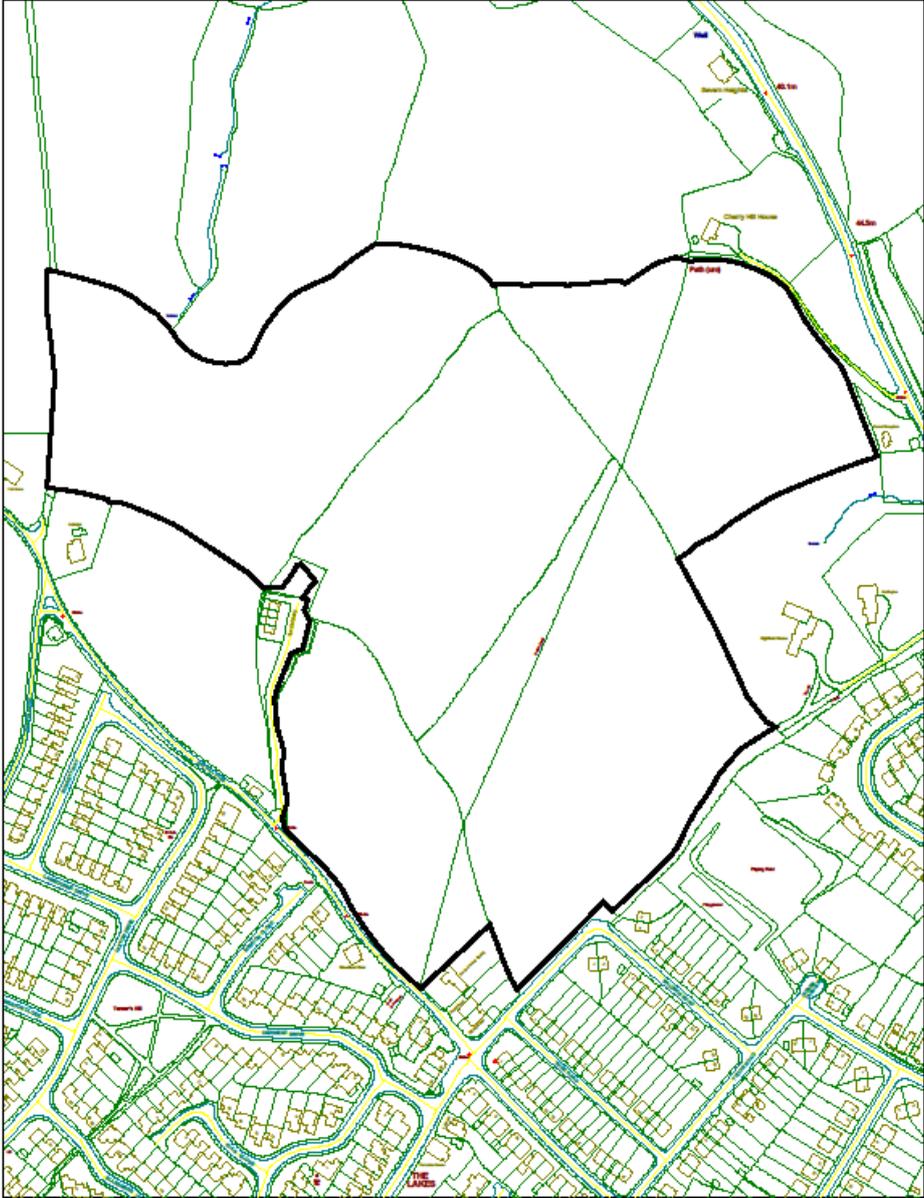


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BR-BE-10 DRY MILL LANE

Nearest settlement: Bewdley		Site ref: BR/BE/10		Easting 377790		Site area (hectares): 12.5Ha							
				Northing 275840									
Site address: Grove Farm, Dry Mill Lane Ward: Bewdley & Rock						Within built area							
						Adjoining built area <input checked="" type="checkbox"/>							
						Other (See site description)							
Current or previous use: Farmland						Greenfield (undeveloped) <input checked="" type="checkbox"/>							
						Brownfield (prev. developed)							
Site description: Agricultural land separated by low hedges with residential estate to south													
Ownership:		Private		<input checked="" type="checkbox"/>		Public							
						Unknown							
Topography:		Flat		<input type="checkbox"/>		Gently Sloping							
						<input checked="" type="checkbox"/>							
						Steeply Sloping							
Planning History: None of relevance													
SUSTAINABILITY APPRAISAL INFO		+/-		Notes									
Local services and facilities		0		Adjoining built area and local centre.									
Housing needs of all		+		12.5ha									
Need to travel, sustainable travel modes		0		Good vehicular access from The Lakes Road/Baldwin Road. Public footpath 518 crosses site. Bus stops on adjacent estate.									
Soil & land		-		Greenfield, contamination unlikely									
Water resources and quality, flood risk		0											
Landscape and townscape		--		Loss of open aspect. An extremely sensitive site in the setting of Wyre Forest that would encroach into an area of piecemeal field parcels that originated as a result of historic pastoral farming and traditional orchards.									
Biodiversity and geodiversity		--		Wyre Forest SSSI adjoins site. Potential loss of hedgerows.									
Economy & employment		0											
Historic environment		-		Development on the site may disturb buried archaeology and undesignated heritage assets; could cause less than substantial harm to significance of Severn Heights Grade II building (former pub); affect setting of Bewdley Conservation Area									
Green Belt		0											
Community & settlement identities		0		Adjoins built area									
Other:													
REASON FOR INCLUSION:													
Call for Sites submission		<input checked="" type="checkbox"/>		Allocated without planning permission			Sites with planning permission						
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites						
Officer suggested - rural sites				Officer suggested – potential urban extension			Other						
PROPOSED USE:		Housing <input checked="" type="checkbox"/>		Retail <input type="checkbox"/>		Employment <input type="checkbox"/>		Leisure <input type="checkbox"/>		Gypsy/ Travelling Showpeople <input type="checkbox"/>		Other <input type="checkbox"/>	
WFDC OFFICER VIEWS:													
Character / visual impact: Loss of open aspect, Potential loss of hedgerows. SSSI nearby.													
Vehicular access from The Lakes Road/Baldwin Road				Good		<input checked="" type="checkbox"/>		Reasonable				Poor	
Access to local facilities local centre adjacent				Good				Reasonable		<input checked="" type="checkbox"/>		Poor	
Public transport accessibility bus stops on adjacent estate				Good				Reasonable		<input checked="" type="checkbox"/>		Poor	

LOCATION PLAN



Land at Dry Mill Lane, Bewdley



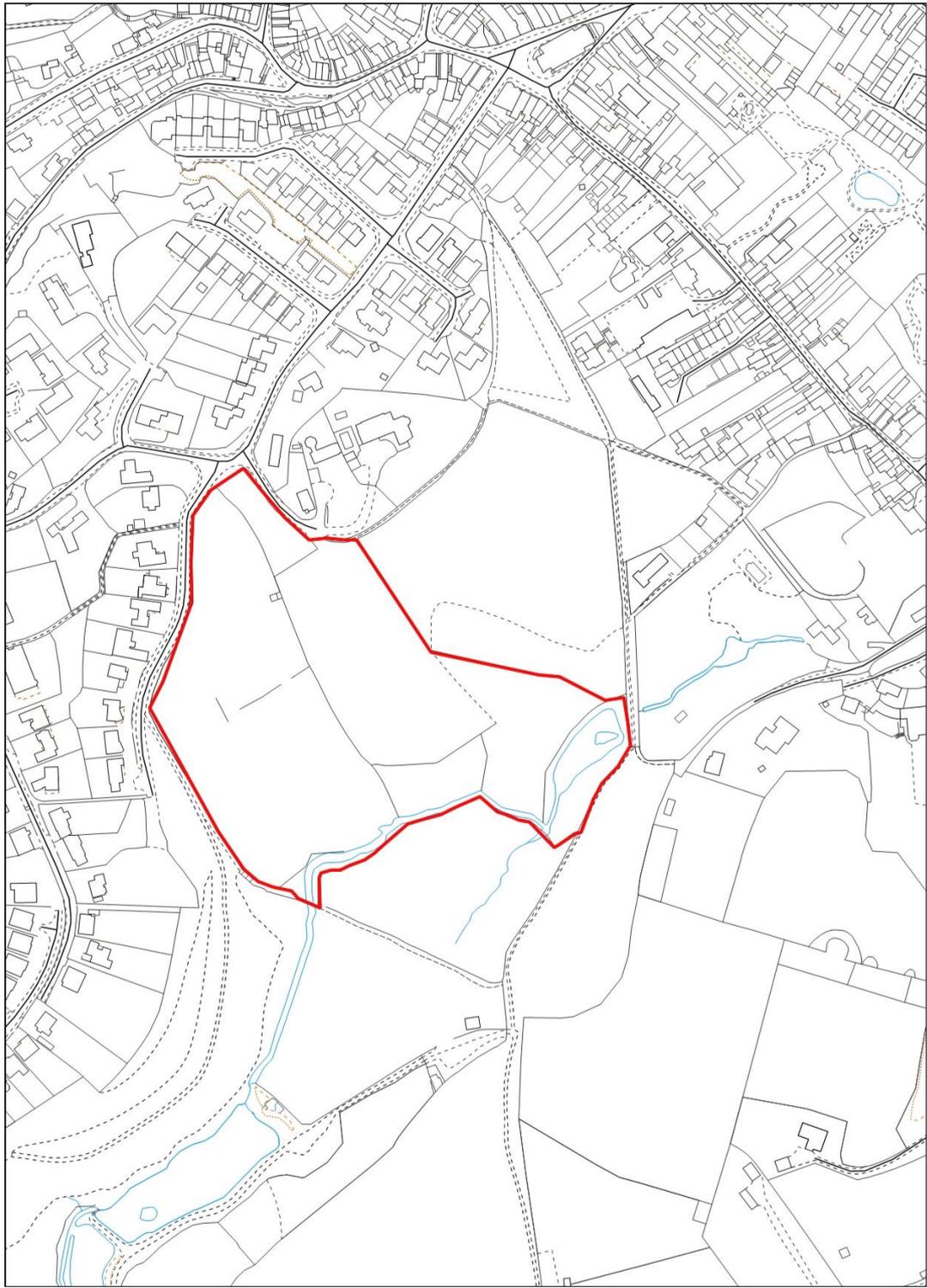
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BR-BE-15 LAND OFF SNUFF MILL WALK

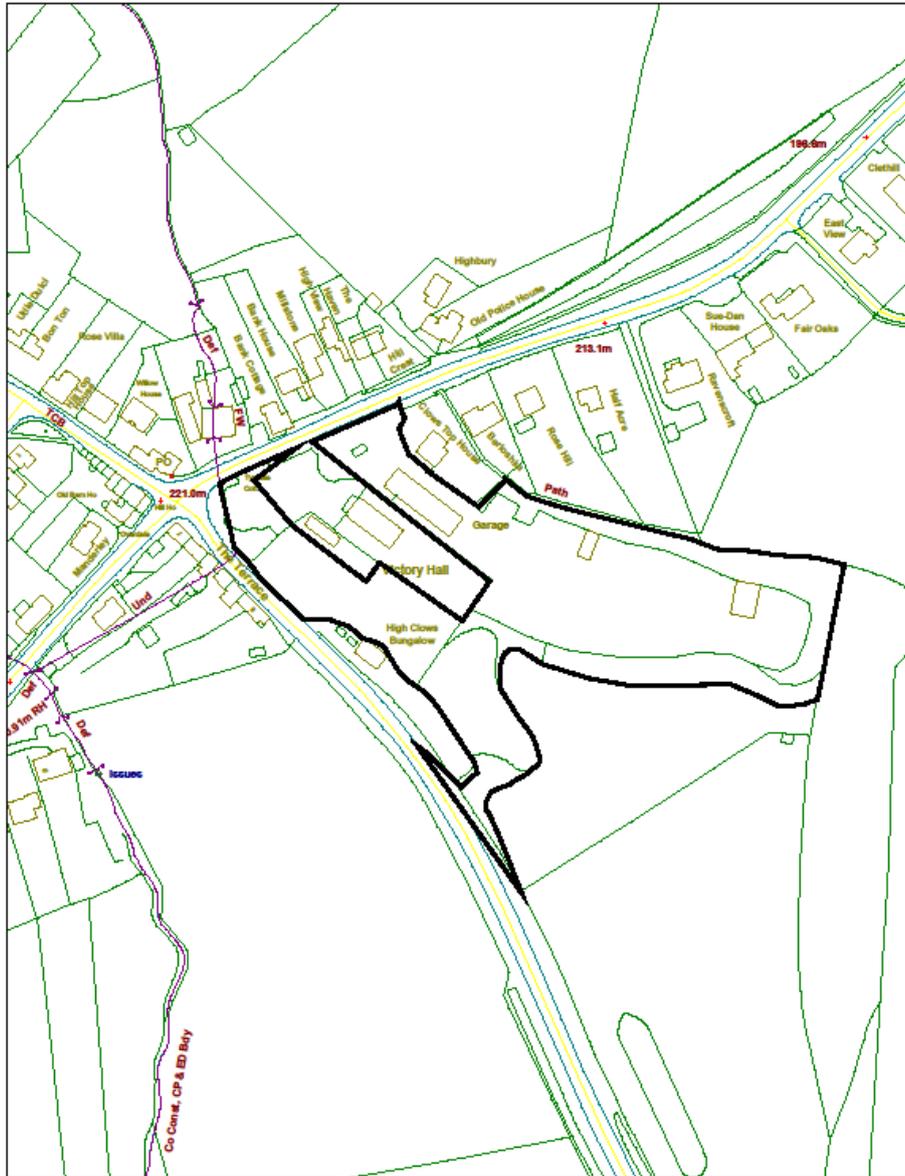
Nearest settlement: Bewdley	Site ref: BR/BE/15	Easting 378440	Site area (hectares): 3.5
		Northing 274934	
Site address: Land off Snuff Mill Walk Ward: Bewdley & Rock		Within built area	
		Adjoining built area	✓
		Other (See site description)	
Current or previous use: Pasture land		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: Pastureland adjoining edge of urban area with footpaths forming site boundary. Pools and wetland form southern part of site			
Ownership:	Private	✓	Public
			Unknown
Topography:	Flat		Gently Sloping
			Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Adjoining built area, but steep walk down to town centre.	
Housing needs of all	+	3.5ha	
Need to travel, sustainable travel modes	-	Poor vehicular access: access off sharp bend on steep hill. Poor public transport accessibility: buses accessible in city centre	
Soil & land	-	Greenfield, contamination unlikely. On steep hill.	
Water resources and quality, flood risk	-	Drainage problems	
Landscape and townscape	-	Sloping site surrounded by woodland.	
Biodiversity and geodiversity	-	Snuff Mill Dingle nearby, several TPO trees along edge of site on Snuff Mill Walk	
Economy & employment	0		
Historic environment	--	Tickenhall Grade II* is directly NW of the site, also Coach House Grade II. Undesignated barrow lies to N of site. High archaeological potential. Extremely sensitive site whose development could impose substantial harm to the historic setting of Bewdley and the adjacent heritage assets.	
Green Belt	0		
Community & settlement identities	-	No development currently E of Snuff Mill Walk.	
Part of Worcestershire Way runs past site.			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Sloping site surrounded by woodland. Important for setting of adjacent listed building. No development currently E of Snuff Mill Walk as land drops away steeply.			
Vehicular access	Good	Reasonable	Poor
			✓
Access off sharp bend on steep hill. Not ideal.			
Access to local facilities	Good	Reasonable	Poor
		✓	
Steep walk down to town centre – not ideal			
Public transport accessibility	Good	Reasonable	Poor
			✓
Buses accessible in town centre.			
Suitability	Not considered suitable – impact on listed building, landscape, drainage		
Availability	Put forward by landowner		
Achievability	Achievable but not considered to be deliverable		
Potential Timescale for Delivery and Proposed Capacity	N/A		



BR-RO-1 LAND AT CLOWS TOP

Nearest settlement: Clows Top	Site ref: BR/RO/1	Easting 371576	Site area (hectares): 1.44Ha	
		Northing 271806		
Site address: The Terrace, Clows Top Ward: Bewdley and Rock Ward			Within built area	✓
			Adjoining built area	
			Other (See site description)	
Current or previous use: Previous site of public house, garage and associated hardstanding.			Greenfield (undeveloped)	✓
			Brownfield (prev. developed)	✓
Site description: scrubland adjacent village hall and parking area with shop and houses opposite, garage and associated hardstanding.				
Ownership:	Private	✓	Public	Unknown
Topography:	Flat		Gently Sloping	✓
Planning History: Allocated for residential development in the Site Allocations and Policies Local Plan (2013) 01/265 Outline Redevelopment of commercial garage, transport yard and vacant land for residential Approved. 06/295 Redevelopment of commercial garage transport yard and vacant land for 21 dwellings (following outline approval 01/265) Approved				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	0	Within built area. Reasonable access to local facilities. Local shop opposite site		
Housing needs of all	+	1.44ha		
Need to travel, sustainable travel modes	0	Good vehicular access. Reasonable public transport access: buses pass site every 2 hours. Public footpath 622 runs along boundary and onto edge of site.		
Soil & land	0	Greenfield and brownfield: former pub, garage and hardstanding, now scrubland. Contamination unknown.		
Water resources and quality, flood risk	0	No flood issues		
Landscape and townscape	+	Possibility for improvement to the streetscene		
Biodiversity and geodiversity	-	Some scrubland and trees with potential biodiversity value		
Economy & employment	0			
Historic environment	0?	Site of Old Crown Inn undesignated asset is adjacent to NW boundary. High Clows bungalow is adjacent to W boundary. Underground monitoring post and Royal Observer Corps Post undesignated assets are 20m S of site. Development of the site could impact on setting of these assets.		
Green Belt	0	Not in Green Belt		
Community & settlement identities	+	Within built area.		
Other:				
REASON FOR INCLUSION:				
Call for Sites submission		Allocated without planning permission	✓	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	✓	Retail	Employment
				Leisure
				Gypsy/ Travelling Showpeople
				Other
WFDC OFFICER VIEWS:				
Character / visual impact: Potential improvement to streetscene at crossroads				
Vehicular access	Good	✓	Reasonable	Poor
Access to local facilities local shop opposite site	Good		Reasonable	✓
Public transport accessibility buses pass site every 2 hours	Good		Reasonable	Poor
				✓

LOCATION PLAN



Land at Clows Top



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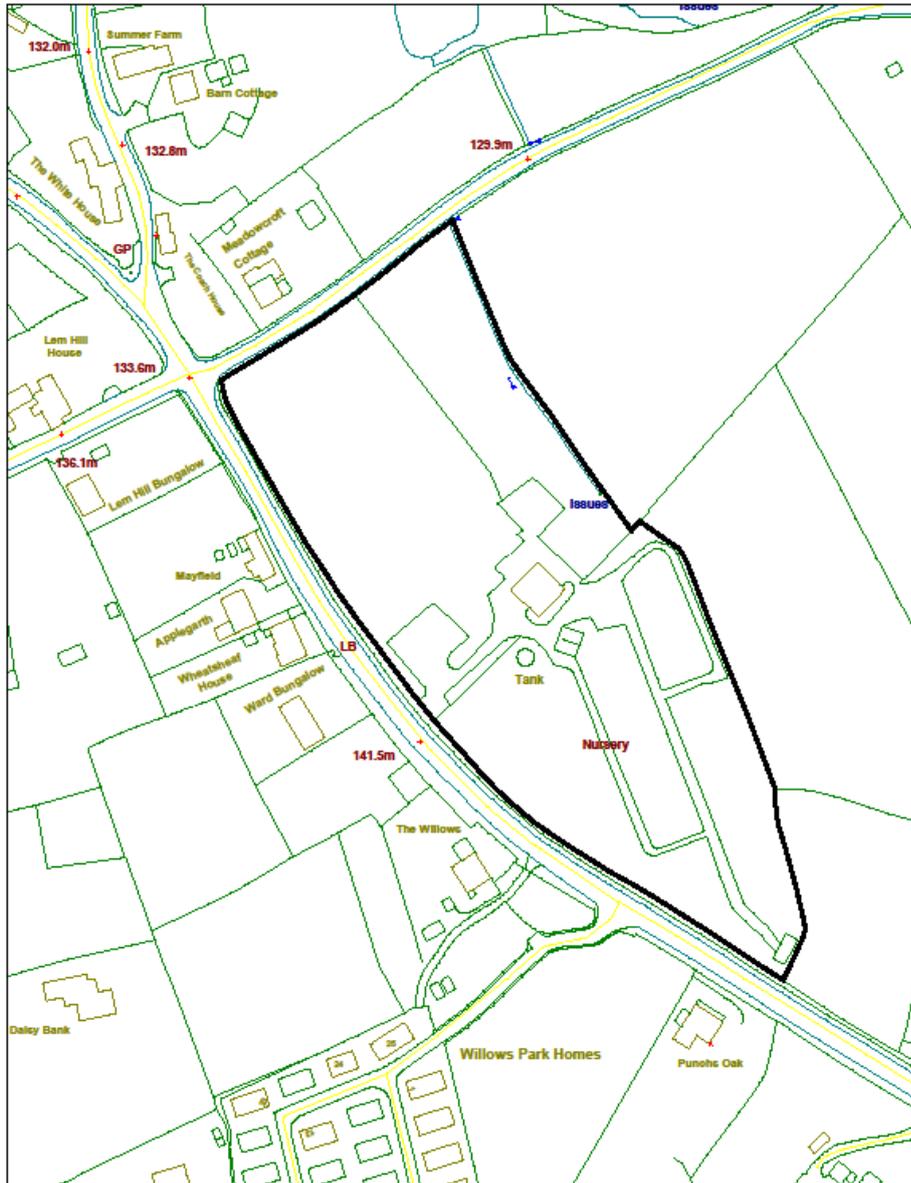


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BR-RO-2 LEM HILL NURSERIES

Nearest settlement: Far Forest		Site ref: BR/RO/2		Easting 372586	Site area (hectares): 2.09Ha			
				Northing 274840				
Site address: Bill White Nurseries Lem Hill, Far Forest					Within built area			
Ward: Bewdley & Rock					Adjoining built area			
					Other (See site description)		✓	
Current or previous use: plant nursery					Greenfield (undeveloped)		✓	
					Brownfield (prev. developed)		✓	
Site description: small car park, polytunnels and planting beds with housing opposite and fields to eastern boundary								
Ownership:		Private	✓	Public	Unknown			
Topography:		Flat	✓	Gently Sloping	Steeply Sloping			
Planning History: none of relevance								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		0	Plant nursery and small car park with housing opposite and fields to E boundary. Reasonable access to local facilities in Far Forest village					
Housing needs of all		+	2.09ha					
Need to travel, sustainable travel modes		-	Good vehicular access from A4117. Poor public transport access: bus stop adjacent but infrequent service.					
Soil & land		0	Plant nursery. Contamination unknown.					
Water resources and quality, flood risk		?	No flood issues. Identified by the water cycle study as being of possible concern.					
Landscape and townscape		?	Currently well screened from road by mature hedging. However Far Forest has been heavily impacted by infill, expansion and inappropriate block development during the last 30-40 years and this has had a negative impact on the formerly open landscape character punctuated with dispersed settlement. Need for careful design of any new housing					
Biodiversity and geodiversity		-	Badgers close to site. Potential loss of hedgerows. 180m to Ranters Bank Pastures SSSI.					
Economy & employment		0						
Historic environment		0	No known heritage constraints					
Green Belt		0	Not in Green Belt					
Community & settlement identities		-	Not adjoining built area.					
Other: Water and electricity on site.								
REASON FOR INCLUSION:								
Call for Sites submission		✓	Allocated without planning permission			Sites with planning permission		
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites		
Officer suggested - rural sites			Officer suggested – potential urban extension			Other		
PROPOSED USE:		Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:								
Character / visual impact: Currently well screened from road by mature hedging Potential loss of hedgerows								
Vehicular access Good from A4117		Good	✓	Reasonable	Poor			
Access to local facilities Facilities in Far Forest village		Good		Reasonable	✓	Poor		
Public transport accessibility Bus stop adjacent – infrequent service		Good		Reasonable		Poor	✓	

LOCATION PLAN



Nurseries, Lem Hill, Cleobury Road



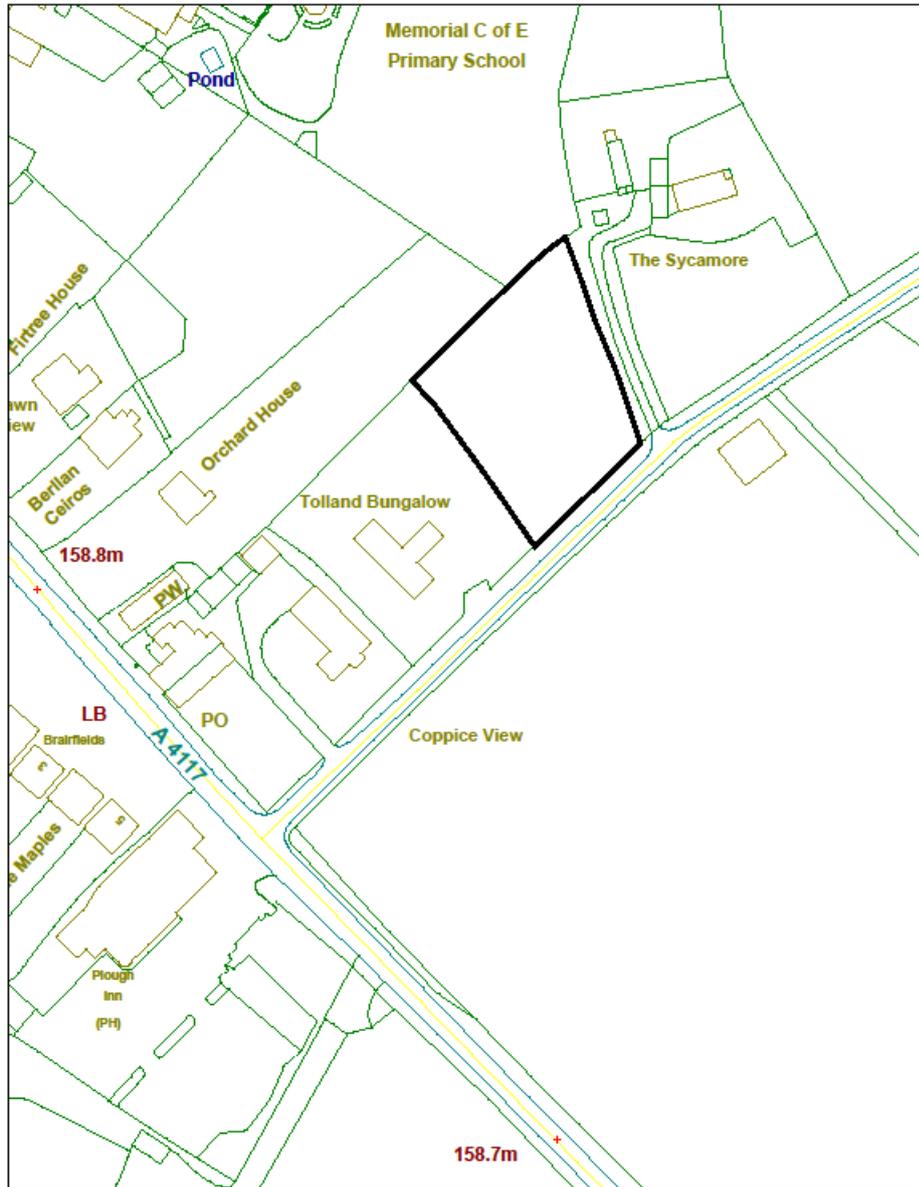
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Scale: 1:1500

BR-RO-4 TOLLAND BUNGALOW

Nearest settlement: Far Forest		Site ref: BR/RO/4		Easting 373085		Site area (hectares): 0.18Ha						
				Northing 274533								
Site address: Land adj Tolland bungalow, Far Forest						Within built area						
Ward: Bewdley and Rock						Adjoining built area		✓				
						Other (See site description)						
Current or previous use: Field						Greenfield (undeveloped)				✓		
						Brownfield (prev. developed)						
Site description: Field adj Tolland bungalow also is adj to settlement boundary												
Ownership:			Private		✓		Public		Unknown			
Topography:			Flat		✓		Gently Sloping		Steeply Sloping			
Planning History: None												
SUSTAINABILITY APPRAISAL INFO		+/-	Notes									
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities in Far Forest village									
Housing needs of all		+	0.18ha									
Need to travel, sustainable travel modes		-	Poor vehicular access. Poor public transport access: bus stop within walking distance. Public footpath 541 runs along access lane.									
Soil & land		-	Greenfield (field). Contamination unlikely.									
Water resources and quality, flood risk		0	No flood issues									
Landscape and townscape		-	Character of lane is rural with well spaced out dwellings.									
Biodiversity and geodiversity		0	Hedging/tree boundary									
Economy & employment		0										
Historic environment		0	Undesignated heritage assets – Farmhouse 25m E of site and pond 53m E of site. Impact on these is unlikely to be significant.									
Green Belt		0	Not in Green Belt									
Community & settlement identities		0	Adjoining built area.									
Other:												
REASON FOR INCLUSION:												
Call for Sites submission			Allocated without planning permission				Sites with planning permission					
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites					
Officer suggested - rural sites			✓	Officer suggested – potential urban extension				Other				
PROPOSED USE:		Housing	✓	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople		Other
WFDC OFFICER VIEWS:												
Character / visual impact: Character of lane is rural with well spaced out dwellings Hedgerow												
Vehicular access onto narrow lane (looks unadopted)			Good		Reasonable		Poor		✓			
Access to local facilities facilities in Far Forest			Good		Reasonable		✓		Poor			
Public transport accessibility Within walking distance of bus stops			Good		Reasonable		Poor		✓			

LOCATION PLAN



Adj Tolland Bungalow, Far Forest



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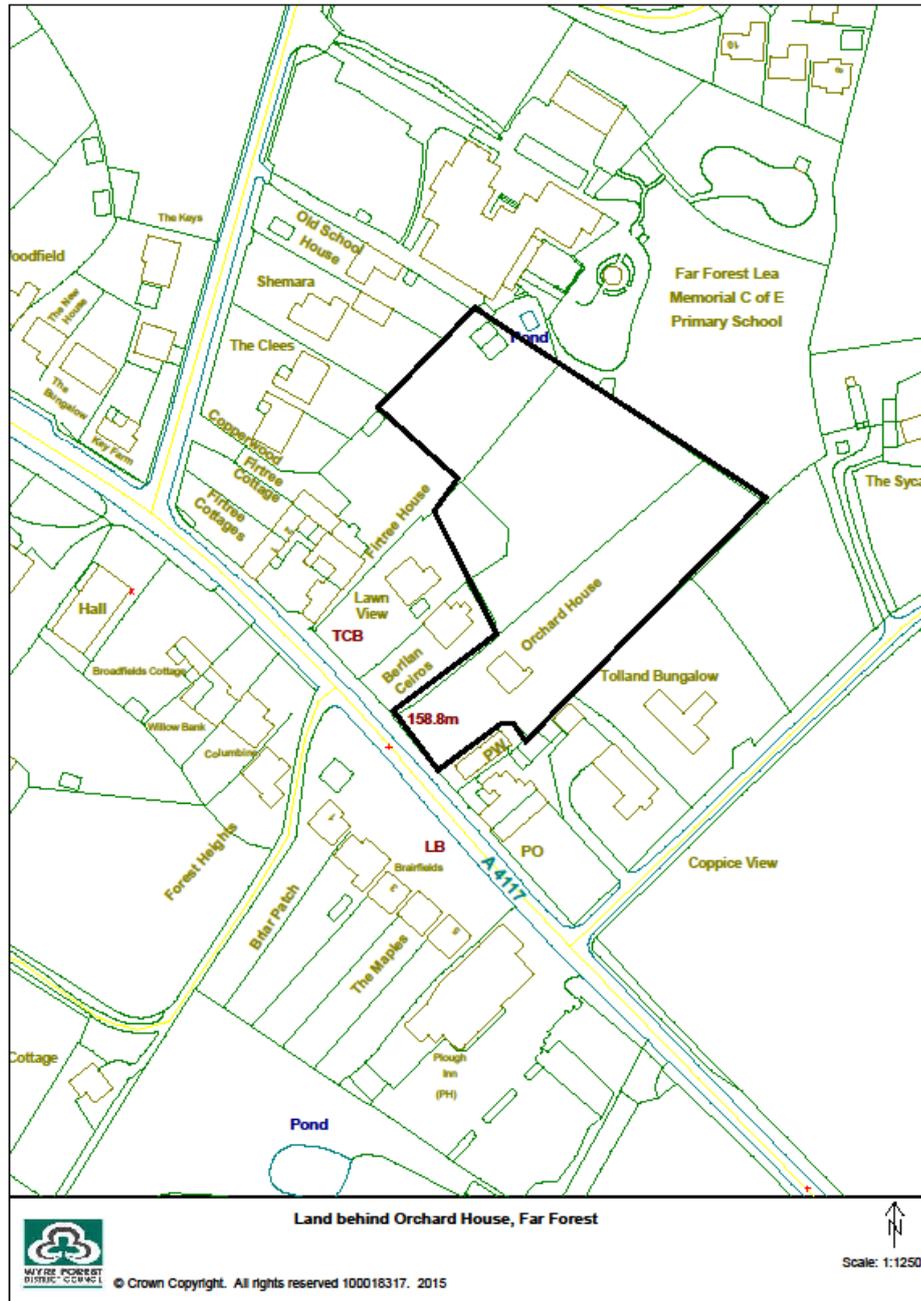


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BR-RO-6 ORCHARD HOUSE

Nearest settlement: Far Forest		Site ref: BR/RO/6		Easting 373019		Site area (hectares): 0.64Ha					
				Northing 274551							
Site address: Land behind Orchard House, Far Forest						Within built area					
Ward: Bewdley and Rock						Adjoining built area		✓			
						Other (See site description)					
Current or previous use: Garden/orchard land						Greenfield (undeveloped)				✓	
						Brownfield (prev. developed)					
Site description: Land that is garden/orchard/field behind Orchard House, Far Forest											
Ownership:			Private		✓		Public		Unknown		
Topography:			Flat		✓		Gently Sloping		Steeply Sloping		
Planning History: 99/612 Alterations, extensions, double garage close existing access and create new access Approved											
SUSTAINABILITY APPRAISAL INFO		+/-	Notes								
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities in Far Forest village								
Housing needs of all		+	0.64ha								
Need to travel, sustainable travel modes		-	Poor vehicular access: would need significant works to enable access. Poor public transport access: bus stop within walking distance.								
Soil & land		-	Greenfield (field). Contamination unlikely.								
Water resources and quality, flood risk		0	No flood issues								
Landscape and townscape		0	Behind existing building								
Biodiversity and geodiversity		0	Trees on site								
Economy & employment		0									
Historic environment		-	Development would impact on setting of undesignated Firtree Farm (low/medium significance)								
Green Belt		0	Not in Green Belt								
Community & settlement identities		0	Adjoining built area.								
Other: Adj settlement boundary so infrastructure may be suitable											
REASON FOR INCLUSION:											
Call for Sites submission			Allocated without planning permission				Sites with planning permission				
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites				
Officer suggested - rural sites			✓	Officer suggested – potential urban extension				Other			
PROPOSED USE:		Housing	✓	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:											
Character / visual impact: No visual impact from road as behind existing dwellings. Trees on site											
Vehicular access Would likely involve either demolition of Orchard House and access onto main road (good access) or through field adj Tolland bungalow onto lane which would need improvement as may be unadopted (poor access)			Good	✓	Reasonable		Poor	✓			
Access to local facilities facilities in Far Forest			Good		Reasonable	✓	Poor				
Public transport accessibility within walking distance of bus stops			Good		Reasonable		Poor	✓			

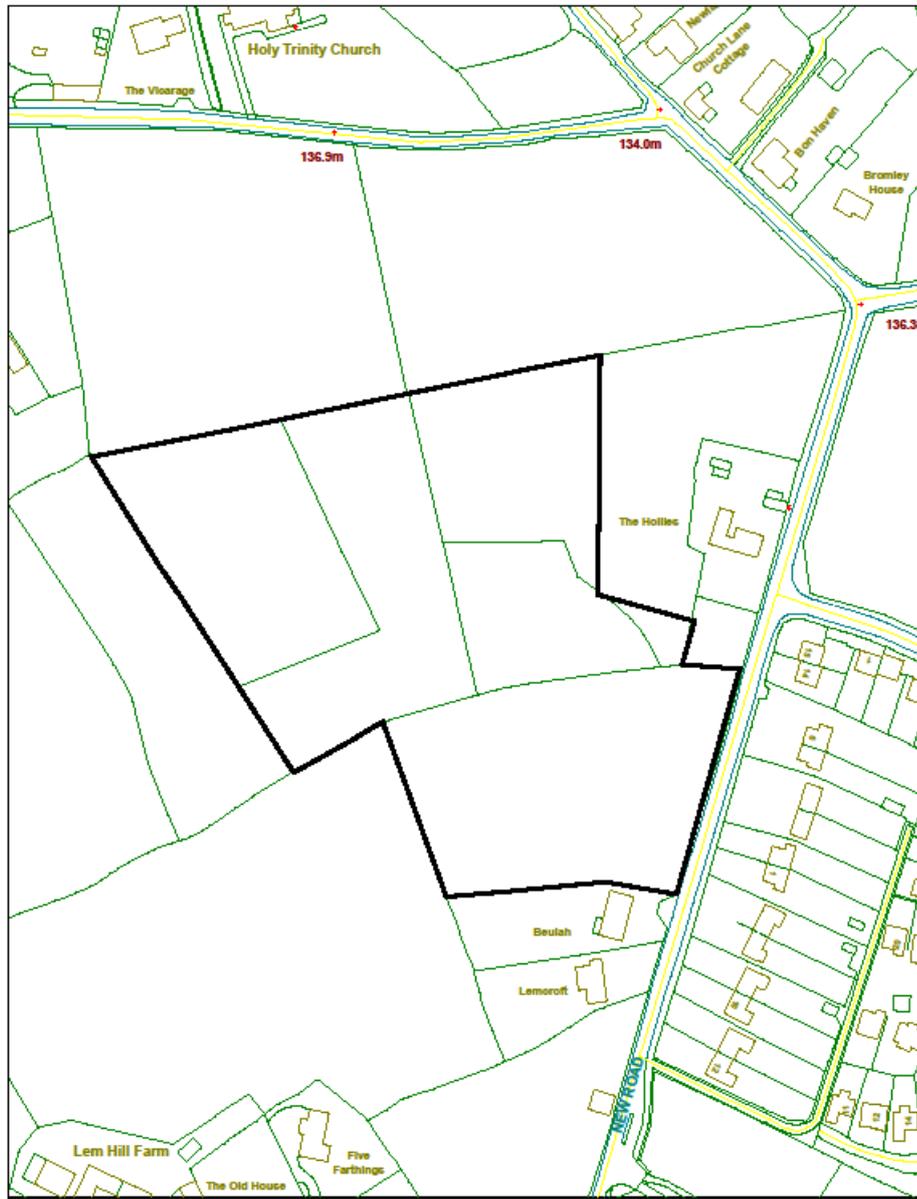
LOCATION PLAN



BR-RO-7 LAND AT NEW ROAD

Nearest settlement: Far Forest		Site ref: BR/RO/7		Easting 372895		Site area (hectares): 2.21Ha					
				Northing 274870							
Site address: Land at New Road Far Forest Ward: Bewdley & Rock						Within built area					
						Adjoining built area		✓			
						Other (See site description)					
Current or previous use: farmland						Greenfield (undeveloped)				✓	
						Brownfield (prev. developed)					
Site description: fields across road from new housing estate and primary school separated from road by low hedge											
Ownership:			Private		✓		Public		Unknown		
Topography:			Flat		✓		Gently Sloping		Steeply Sloping		
Planning History: 95/389 Erection of Baptist church Refused											
SUSTAINABILITY APPRAISAL INFO		+/-	Notes								
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities: shop and school within walking distance								
Housing needs of all		+	2.21ha								
Need to travel, sustainable travel modes		-	Good vehicular access. Poor public transport access: bus stops on main road.								
Soil & land		-	Greenfield (farmland). Contamination unlikely.								
Water resources and quality, flood risk		0	No flood issues								
Landscape and townscape		--	Field across the road from a new housing estate and primary school separated from the road by a low hedge. This site's traditional orchards and landscape setting is highly sensitive to impact from development. Open views would be affected by development								
Biodiversity and geodiversity		-	Potential loss of hedgerows and trees. Traditional orchard on northern section of site shown in Worcestershire Habitat Inventory. 425m to Wyre Forest SSSI.								
Economy & employment		0									
Historic environment		-	Church of Holy Trinity undesignated heritage asset is 120m to the N of the site. The Hollies farmhouse is 25m to the NE of the site. Development of the site would harm the traditional orchard and landscape setting of both assts. Inter-visibility between the assets may be affected and inter-visibility between the church and the remainder of the village.								
Green Belt		0	Not in Green Belt								
Community & settlement identities		0	Adjoining built area.								
Other:											
REASON FOR INCLUSION:											
Call for Sites submission		✓	Allocated without planning permission				Sites with planning permission				
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites				
Officer suggested - rural sites			Officer suggested – potential urban extension				Other				
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:											
Character / visual impact: Open views. Potential loss of hedgerows											
Vehicular access			Good	✓	Reasonable			Poor			
Access to local facilities Shop and school within walking distance			Good		Reasonable		✓	Poor			
Public transport accessibility Bus stops on main road			Good		Reasonable			Poor	✓		

LOCATION PLAN



New Road, Far Forest



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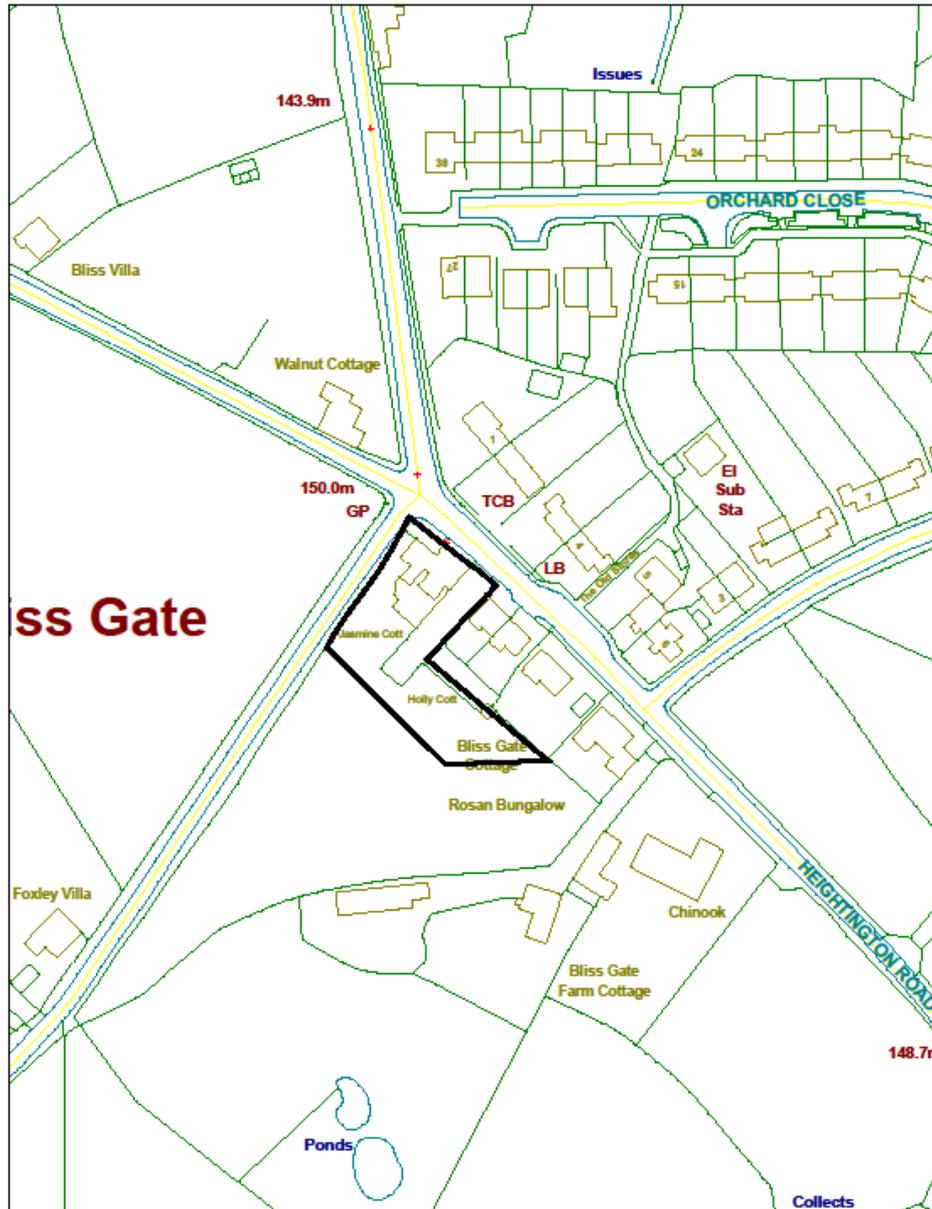


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BR-RO-12 BLISS GATE PH

Nearest settlement: Bliss Gate	Site ref: BR/RO/12	Easting 374740	Site area (hectares): 0.16Ha				
		Northing 272532					
Site address: Bliss Gate Public house, Bliss Gate Ward: Bewdley and Rock			Within built area	✓			
			Adjoining built area				
			Other (See site description)				
Current or previous use: Pub, car park and beer garden – pub has closed down			Greenfield (undeveloped)				
			Brownfield (prev. developed)	✓			
Site description: Existing public house which appears to have closed down. Site adj has 2 new dwellings							
Ownership:		Private	✓	Public	Unknown		
Topography: Front of site is flat then land falls steeply away	Flat	✓	Gently Sloping	Steeply Sloping	✓		
Planning History: 003/138 Residential development – withdrawn, 2004/1189 Demolition of pub and residential redevelopment of site – refused, Site adj 2006/1272 2 dwellings with modified access - approved							
SUSTAINABILITY APPRAISAL INFO	+/-	Notes					
Local services and facilities	-	Within built area. Poor access to local facilities: Bliss Gate has very few facilities					
Housing needs of all	+	0.16ha					
Need to travel, sustainable travel modes	-	Good vehicular access close to where several quiet roads with little traffic come together. Poor public transport access.					
Soil & land	+	Brownfield (public house). Contamination unknown.					
Water resources and quality, flood risk	0	No flood issues					
Landscape and townscape	?	A distinctive junction setting with a south facing slope.					
Biodiversity and geodiversity	0	No significant biodiversity features on site					
Economy & employment	0						
Historic environment	-	Site of Bliss Gate House and Garden (undesigned, medium significance). Clearance of the site would destroy the significance of this asset.					
Green Belt	0	Not in Green Belt					
Community & settlement identities	+	Within built area.					
Other: Within settlement so infrastructure may be suitable							
REASON FOR INCLUSION:							
Call for Sites submission		Allocated without planning permission		Sites with planning permission			
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites			
Officer suggested - rural sites	✓	Officer suggested – potential urban extension		Other			
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Not likely to have detrimental impact on natural heritage as existing car park and beer garden							
Vehicular access close to where a number of roads come together but they are quiet roads with little traffic	Good	✓	Reasonable	Poor			
Access to local facilities Bliss Gate has very few facilities	Good		Reasonable	Poor	✓		
Public transport accessibility Bliss Gate has a bus	Good		Reasonable	Poor	✓		

LOCATION PLAN



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Public house, Bliss gate

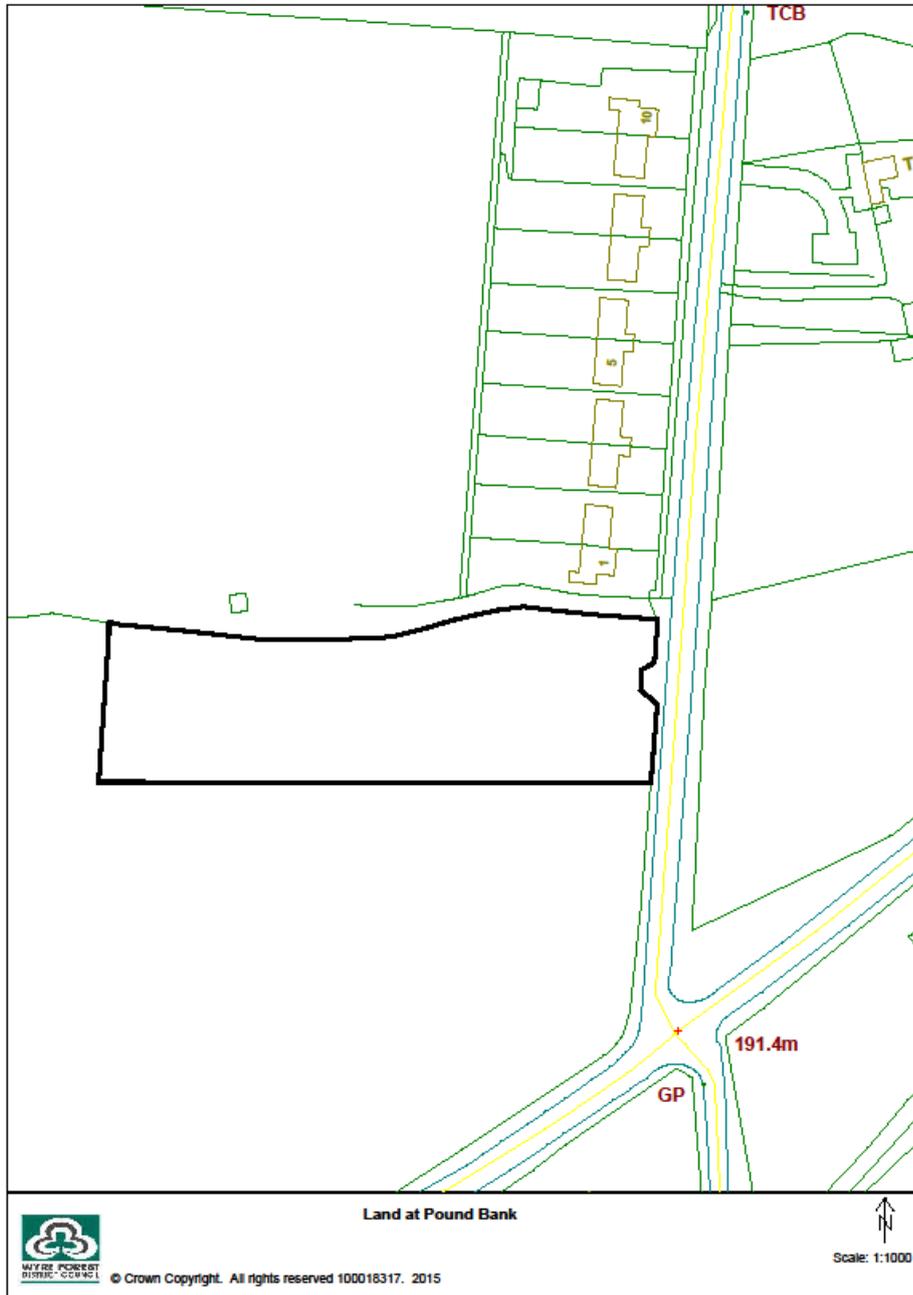


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BR-RO-14 LAND AT POUND BANK

Nearest settlement: Far Forest		Site ref: BR/RO/14		Easting 373028		Site area (hectares): 0.42Ha				
				Northing 273670						
Site address: Land adjacent 1 Pound Bank						Within built area				
Ward: Bewdley & Rock						Adjoining built area				
						Other (See site description)		✓		
Current or previous use: farmland						Greenfield (undeveloped)		✓		
						Brownfield (prev. developed)				
Site description: farmland adjacent row of former council houses										
Ownership:			Private		✓		Public		Unknown	
Topography:			Flat		✓		Gently Sloping		Steeply Sloping	
Planning History: None of relevance										
SUSTAINABILITY APPRAISAL INFO		+/-	Notes							
Local services and facilities		-	Not within built area. Farmland adjacent row of former council houses. Poor access to local facilities: Far Forest accessible but some distance away							
Housing needs of all		+	0.42ha							
Need to travel, sustainable travel modes		-	Reasonable vehicular access. Poor public transport access. Bus stop almost adjacent.							
Soil & land		-	Greenfield. Contamination unlikely. Farmland would be lost.							
Water resources and quality, flood risk		0	No flood issues							
Landscape and townscape		-	Open ploughed fields looking west towards water tower. Open views towards the Cle Hill							
Biodiversity and geodiversity		0?	Development could cause hedgerows to be lost.							
Economy & employment		0								
Historic environment		0?	Horton's Pound undesignated heritage assets 25m SW of site but may already have been obliterated. Impact of development low.							
Green Belt		0	Not in Green Belt							
Community & settlement identities		-	Outside built area.							
Other:										
REASON FOR INCLUSION:										
Call for Sites submission		✓	Allocated without planning permission				Sites with planning permission			
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites			
Officer suggested - rural sites			Officer suggested – potential urban extension				Other			
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:										
Character / visual impact: Open ploughed fields looking west towards water tower. Open views towards the Clee Hill.										
Vehicular access			Good		Reasonable	✓	Poor			
Access to local facilities Far Forest accessible but some distance away			Good		Reasonable		Poor	✓		
Public transport accessibility Bus stop almost adjacent			Good		Reasonable		Poor	✓		

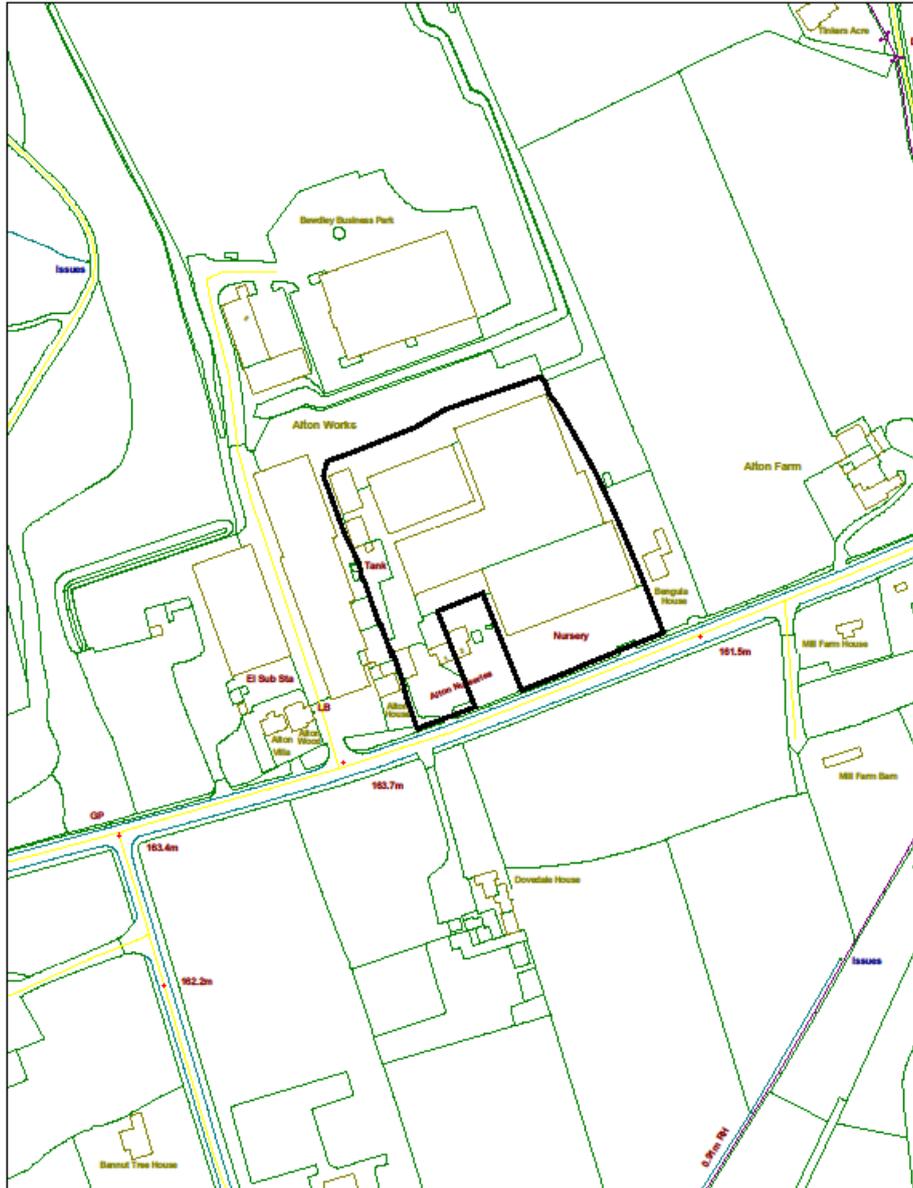
LOCATION PLAN



BR-RO-21 ALTON NURSERIES

Nearest settlement: Callow Hill	Site ref: BR/RO/21	Easting 375479	Site area (hectares): 1.32Ha				
		Northing 274154					
Site address: Alton Nurseries, Callow Hill Ward: Bewdley and Rock			Within built area				
			Adjoining built area				
			Other (See site description)	✓			
Current or previous use: Garden nursery			Greenfield (undeveloped)				
			Brownfield (prev. developed)	✓			
Site description: Existing garden nursery Site consists of glass/greenhouses and ancillary buildings							
Ownership:		Private	✓	Public	Unknown		
Topography:		Flat	✓	Gently Sloping	Steeply Sloping		
Planning History: WF199/99 Approved - Creation of new vehicular access and formation of new car parking area, 2009/374 Creation of new vehicular access and formation of new car parking area							
SUSTAINABILITY APPRAISAL INFO	+/-	Notes					
Local services and facilities	-	Not within built area. Existing garden nursery. Poor access to local facilities as there are few facilities in Callow Hill.					
Housing needs of all	+	1.32ha					
Need to travel, sustainable travel modes	0	Good vehicular access onto busy A456. Reasonable public transport access: within walking distance of bus stops.					
Soil & land	+	Brownfield (garden nursery). Contamination unlikely.					
Water resources and quality, flood risk	0	No flood issues					
Landscape and townscape	?	Visually prominent site which fronts onto A456					
Biodiversity and geodiversity	-	No significant biodiversity assets. 200m from Wyre Forest SSSI.					
Economy & employment	0						
Historic environment	0	No known built heritage assets. Former 20 th century factory 25m W of site unlikely to be affected.					
Green Belt	0	Not in Green Belt					
Community & settlement identities	-	Not within built area.					
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		Allocated without planning permission		Sites with planning permission			
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites			
Officer suggested - rural sites	✓	Officer suggested – potential urban extension		Other			
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Visually prominent site which fronts onto A456							
Vehicular access onto busy A456		Good	✓	Reasonable		Poor	
Access to local facilities Poor local facilities as few facilities in Callow Hill		Good		Reasonable		Poor	✓
Public transport accessibility within walking distance of bus stops		Good		Reasonable	✓	Poor	

LOCATION PLAN



Alton Nurseries, Callow Hill



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Scale: 1:2000

RT-TO-22 LAND AT RECTORY LANE

Nearest settlement: Rock		Site ref: BR/RO/22		Easting 373072		Site area (hectares): 5.29Ha							
				Northing 271434									
Site address: Land west of Rectory Lane Rock						Within built area							
Ward: Bewdley & Rock						Adjoining built area <input checked="" type="checkbox"/>							
						Other (See site description)							
Current or previous use: Farmland						Greenfield (undeveloped)				<input checked="" type="checkbox"/>			
						Brownfield (prev. developed)				<input type="checkbox"/>			
Site description: Arable farmland with housing along eastern edge crossed by footpath													
Ownership:			Private		<input checked="" type="checkbox"/>	Public		Unknown		<input type="checkbox"/>			
Topography:			Flat		<input checked="" type="checkbox"/>	Gently Sloping		Steeply Sloping		<input type="checkbox"/>			
Planning History: put forward for development at SAPLP EIP no planning history													
SUSTAINABILITY APPRAISAL INFO		+/-	Notes										
Local services and facilities		-	Adjoining built area. Poor access to local facilities: pub and village hall in Rock.										
Housing needs of all		+	5.29ha										
Need to travel, sustainable travel modes		-	Reasonable vehicular access from Rectory Lane. Poor public transport access: bus stop nearby. Public footpath 648 crosses the site, and another along boundary of site.										
Soil & land		-	Greenfield (farmland). Contamination unlikely.										
Water resources and quality, flood risk		0	No flood issues										
Landscape and townscape		-	Open aspect farmland overlooked by housing on Rectory Lane.										
Biodiversity and geodiversity		0	Potential loss of hedgerows										
Economy & employment		0											
Historic environment		-	Development could affect the setting of Church of St. Peter & St. Paul Grade I and Rock Moor Farmhouse Grade II.										
Green Belt		0	Not in Green Belt										
Community & settlement identities		0	Adjoins built area.										
Other:													
REASON FOR INCLUSION:													
Call for Sites submission			<input checked="" type="checkbox"/>	Allocated without planning permission				Sites with planning permission					
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites					
Officer suggested - rural sites				Officer suggested – potential urban extension				Other					
PROPOSED USE:		Housing	<input checked="" type="checkbox"/>	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:													
Character / visual impact: Open aspect. Potential loss of boundary hedgerows													
Vehicular access From Rectory Lane			Good		Reasonable	<input checked="" type="checkbox"/>	Poor						
Access to local facilities Pub and village hall in Rock			Good		Reasonable		Poor	<input checked="" type="checkbox"/>					
Public transport accessibility Bus stop nearby			Good		Reasonable		Poor	<input checked="" type="checkbox"/>					

BR-RO-25 LAND ADJ WALNUT COTTAGE

Nearest settlement: Bliss Gate	Site ref: BR/RO/26	Easting 374684	Site area (hectares): 0.303
		Northing 272638	
Site address: Land adjacent Walnut Cottage, Bliss Gate Ward: Bewdley & Rock		Within built area	
		Adjoining built area	✓
		Other (See site description)	
Current or previous use: former orchard and market garden – part of Walnut Cottage grounds		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: former orchard area on edge of small settlement abutting current settlement boundary			
Ownership:	Private	✓	Public
			Unknown
Topography:	Flat		Gently Sloping
		✓	Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Adjoining built area. Poor access to local facilities: no facilities in village.	
Housing needs of all	+	0.303ha	
Need to travel, sustainable travel modes	0	Reasonable vehicular access near junction with poor visibility but limited traffic. Reasonable public transport access: bus stop in village with 3 buses each way to Tenbury Wells and Bewdley/Kidderminster.	
Soil & land	-	Greenfield (former orchard and market garden). Contamination unlikely.	
Water resources and quality, flood risk	0	No flood issues	
Landscape and townscape	0		
Biodiversity and geodiversity	-	Ecological constraints may limit developable area: remnant orchard and hedgerow.	
Economy & employment	0		
Historic environment	0?	Bliss Villa adjacent to the site on the N. Cottage on Parcel 902 at NE corner of site seems to have been demolished. Site may contain buried archaeological remains of the buildings. Impact likely to be limited.	
Green Belt	0	Not in Green Belt	
Community & settlement identities	0	Adjoins built area.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact:			
Vehicular access	Good	Reasonable	✓
			Poor
	Access near junction with poor visibility but limited traffic		
Access to local facilities	Good	Reasonable	
			Poor
	No facilities in village		
Public transport accessibility	Good	Reasonable	✓
			Poor
	Bus stop in village with 3 buses each way to Tenbury Wells and Bewdley/Kidderminster		
Suitability	Potentially suitable for a small number of cottages in an orchard setting		
Availability	Put forward by landowner		
Achievability	Development may be achievable if no adverse impact		
Potential Timescale for Development and Proposed Capacity	Within 5 years - maximum of 5 dwellings		



BR-RO-27 LAND ADJ THE OXLEYS, CLOWS TOP

Nearest settlement: Clows Top	Site ref: BR/RO/27	Easting 371822	Site area (hectares): 0.6
		Northing 272047	
Site address: Land adj. The Oxleys, Clows Top		Within built area	
Ward: Bewdley & Rock		Adjoining built area <input checked="" type="checkbox"/>	
		Other (See site description)	
Current or previous use: open sheep pasture		Greenfield (undeveloped) <input checked="" type="checkbox"/>	
		Brownfield (prev. developed)	
Site description: Area of open pasture between large residential properties at bottom of hill on main A4117. Site lies before start of 'ribbon development' extending up hill to village centre.			
Ownership:	Private <input checked="" type="checkbox"/>	Public	Unknown
Topography:	Flat	Gently Sloping <input checked="" type="checkbox"/>	Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Adjoining built area. Poor access to local facilities: facilities 400m up steep hill with no pavement.	
Housing needs of all	+	0.6ha	
Need to travel, sustainable travel modes	0	Reasonable vehicular access onto very busy road but with good visibility. Reasonable public transport access: Bus stop in village, and 5 buses per day in each direction Tenbury Wells / Kidderminster	
Soil & land	-	Greenfield (sheep pasture). Contamination unlikely.	
Water resources and quality, flood risk	-	Drainage – would require connection to Rock pumping station	
Landscape and townscape	-	Area of open pasture between large residential properties. Site lies before start of 'ribbon development' extending up hill to village centre.	
Biodiversity and geodiversity	0		
Economy & employment	0		
Historic environment	0	Yew Tree Colliery Rock adjacent to SW boundary of site – no tangible remains.	
Green Belt	0	Not in Green Belt	
Community & settlement identities	-	Adjoins built area. Site would extend 'village' down to the bottom of the hill.	
Other: Drainage – would require connection to Rock pumping station			
REASON FOR INCLUSION:			
Call for Sites submission	<input checked="" type="checkbox"/>	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Open pasture land - More recent development is front of plot ribbon development on large plots. Development would extend 'village' down to bottom of hill.			
Vehicular access	Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>
Very busy road – 40mph – but good visibility			
Access to local facilities	Good <input type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>
Local facilities within 400m up steep hill – no pavement			
Public transport accessibility	Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>
291 to Tenbury Wells/Kidderminster. Bus stop in village. 5 per day in each direction			
Suitability	Site not considered suitable for development as it does not relate well to main village		
Availability	Site has been submitted by landowner		
Achievability	Development is achievable subject to the site being allocated for housing.		
Potential timescale for development and capacity	N/A		



BR-RO-29 LAND ADJ THE WAIN HOUSE, LYE HEAD

Nearest settlement: Callow Hill	Site ref: BR/RO/29	Easting 375521	Site area (hectares): 0.11
		Northing 273800	
Site address: Land adjacent to The Wain House, Lye Head Ward: Bewdley & Rock		Within built area	
		Adjoining built area	
		Other (See site description)	✓
Current or previous use: Pasture land		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: Pastureland adjoining Wain House with large corrugated building on site. Accessed down unmade track (public footpath) serving neighbouring dwelling			
Ownership:	Private	✓	Public
			Unknown
Topography:	Flat	✓	Gently Sloping
			Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Not adjoining built area. Poor access to local facilities.	
Housing needs of all	+	0.11ha	
Need to travel, sustainable travel modes	-	Poor vehicular access: unmade track with poor visibility onto fast road. Reasonable public transport accessibility: 10 minute walk on routes to Bewdley, Ludlow and Tenbury Wells – 5 per day in each direction. Footpath runs along site.	
Soil & land	-	Greenfield (pasture). Contamination unlikely.	
Water resources and quality, flood risk	?	Stream adjacent. No flood modelling carried out but not aware of any flooding.	
Landscape and townscape	0	Pastureland	
Biodiversity and geodiversity	-	250m to edge of Burnt Wood & Rock Coppice (Wyre Forest) National Nature Reserve and Wyre Forest SSSI. Stream adjacent and mature trees on site	
Economy & employment	0		
Historic environment	0?	Wainhouse Rock and Withypool Bewdley undesignated heritage assets are within 40m of the site. They form a loose farmstead cluster with limited historic and aesthetic significance. Limited impact.	
Green Belt	0	Not in Green Belt	
Community & settlement identities	-	Does not adjoin built area.	
Other: footpath runs alongside site			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: May be suitable for single dwelling possibly converting existing building			
Vehicular access	Good	Reasonable	Poor
			✓
Unmade track with poor visibility onto fast road			
Access to local facilities	Good	Reasonable	Poor
			✓
Public transport accessibility	Good	Reasonable	Poor
		✓	
Bus stop 10 minutes walk on routes to Bewdley, Ludlow and Tenbury Wells – 5 per day in each direction			
Suitability	Uncertain of what is proposed. Potential to convert small building		
Availability	Put forward by landowner		
Achievability	Development may be achievable if no adverse impact		

**Potential Timescale for
Development and Proposed
Capacity**

Within 5 years – single dwelling

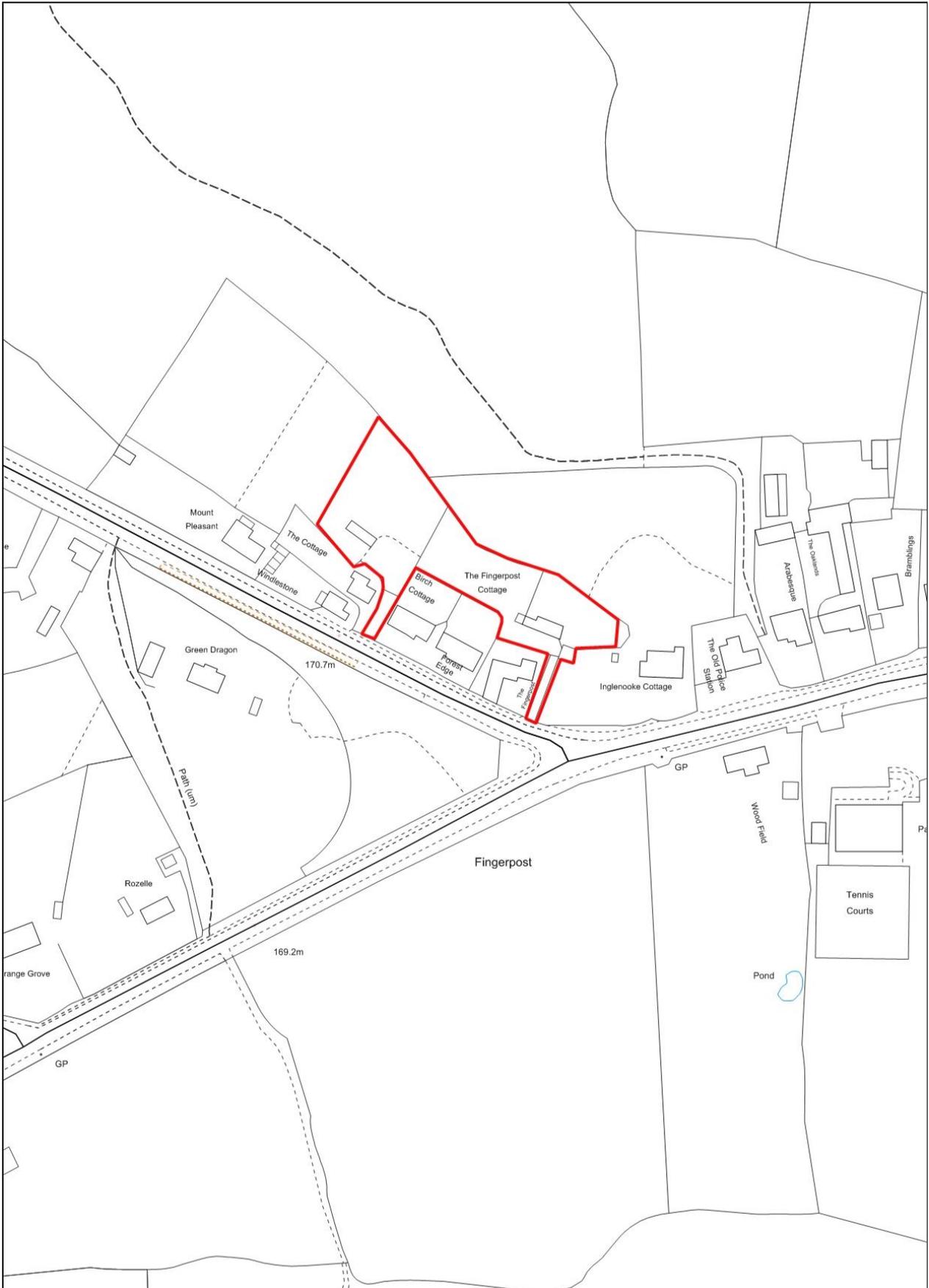


BR-RO-30 LAND AT FINGERPOST COTTAGE, CALLOW HILL

Nearest settlement: Callow Hill	Site ref: BR/RO/30	Easting 373620	Site area (hectares): 0.62
		Northing 274026	
Site address: Land at Fingerpost Cottage, Callow Hill		Within built area	
Ward: Bewdley & Rock		Adjoining built area <input checked="" type="checkbox"/>	
		Other (See site description)	
Current or previous use: grounds of dwelling		Greenfield (undeveloped) <input checked="" type="checkbox"/>	
		Brownfield (prev. developed)	
Site description: land adjoining cottage with 2 narrow access points between existing dwellings backing onto forest			
Ownership:		Private <input checked="" type="checkbox"/>	Public <input type="checkbox"/>
		Unknown <input type="checkbox"/>	
Topography:		Flat <input checked="" type="checkbox"/>	Gently Sloping <input type="checkbox"/>
		Steeply Sloping <input type="checkbox"/>	
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Adjoining built area. Poor access to local facilities. No facilities within walking distance other than sports pavilion	
Housing needs of all	+	0.62ha	
Need to travel, sustainable travel modes	0	Poor vehicular access: 2 narrow access points between dwellings at very busy road junction. Reasonable public transport accessibility: on bus routes to Kidderminster, Ludlow and Tenbury Wells.	
Soil & land	-	Greenfield (grounds of dwelling). Contamination unlikely.	
Water resources and quality, flood risk	0		
Landscape and townscape	-	Backland development so site would not be visible. However the forest edge setting and existing historic buildings would be affected by any development on this site.	
Biodiversity and geodiversity	-	Wyre Forest SSSI lies adjacent to the site. Ancient woodland adjacent Earnwood Copse.	
Economy & employment	0		
Historic environment	0	No known heritage constraints	
Green Belt	0	Not in Green Belt	
Community & settlement identities	0	Adjoins built area.	
Other: Backland development with limited access.			
REASON FOR INCLUSION:			
Call for Sites submission	<input checked="" type="checkbox"/>	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>
		Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>
			Other <input type="checkbox"/>
WFDC OFFICER VIEWS:			
Character / visual impact: hard to assess as not possible to access. Backland site so would not be visible.			
Vehicular access	Good <input type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>
	2 narrow access points between dwellings at very busy road junction		
Access to local facilities	Good <input type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>
	No facilities within walking distance other than sports pavilion		
Public transport accessibility	Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>
	On bus routes to Tenbury/Ludlow and Kidderminster		
Suitability	Not suitable for development on highway and ecological grounds		
Availability	Put forward by landowner		
Achievability	Development is not considered to be deliverable at this location		

Potential timescale for development and Proposed Capacity

N/A

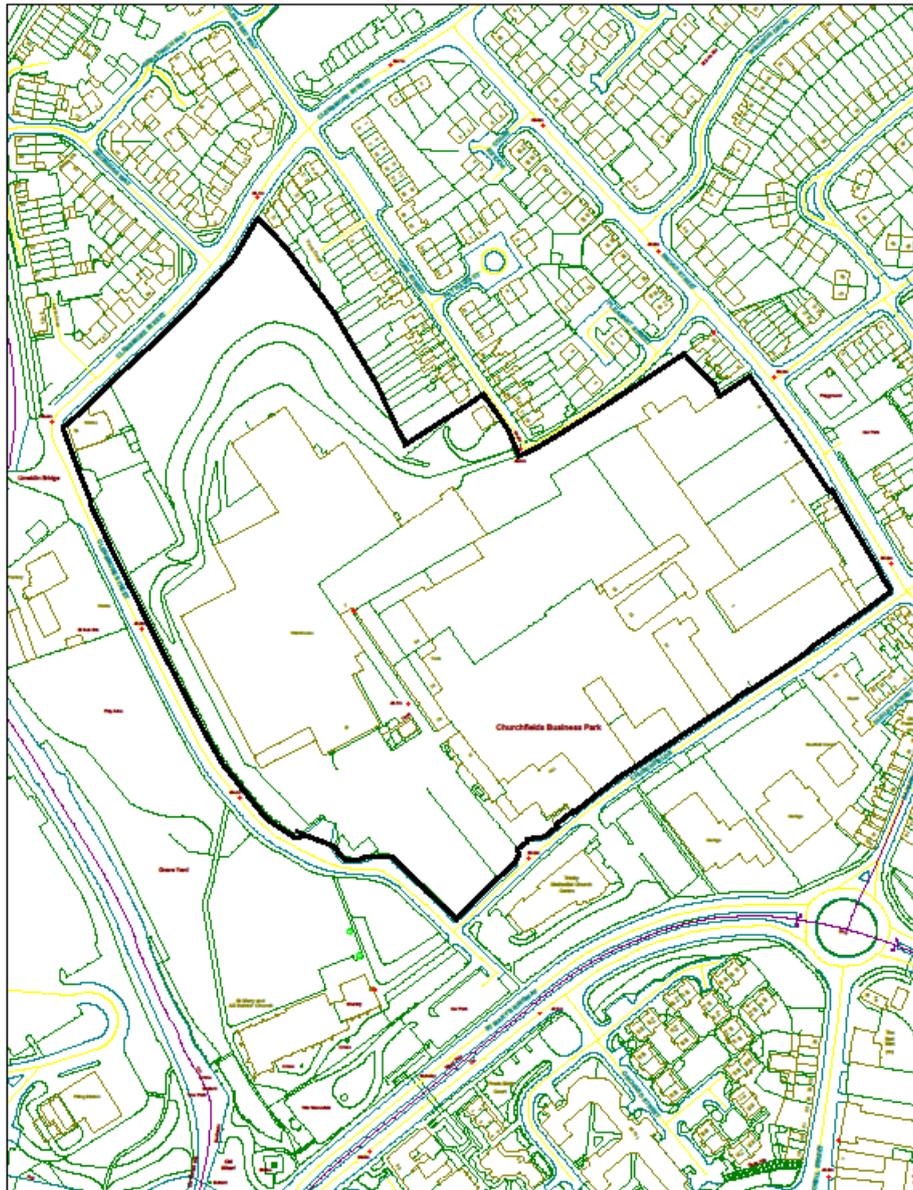


BW-1 CHURCHFIELDS BUSINESS PARK

Nearest settlement: Kidderminster		Site ref: BW/1		Easting 383082		Site area (hectares): 7.09 Ha													
				Northing 277166															
Site address: Churchfields Business Park, Clensmore Street, Kidderminster						Within built area		✓											
Ward: Broadwaters						Adjoining built area													
Current or previous use: Industrial estate, short-term leases, partially vacated						Other (See site description)													
						Greenfield (undeveloped)													
						Brownfield (prev. developed)		✓											
Site description: Formerly Tomkinson Carpets – many different buildings and uses with steep wooded embankment to north																			
Ownership: Kidderminster Property Investments			Private		✓		Public		Unknown										
Topography:		Flat		Gently Sloping		✓		Steeply Sloping											
Planning History: Application for supermarket and PFS with 26 residential units, appeal on the grounds of non-determination, appeal later withdrawn. No decision issued. Allocated for a mix of uses including residential, offices, non-residential institutions, small scale A1-A3 retail and a hotel in the KCAAP (2013) Current planning application 15/0514/OUTL (residential development for 95 dwellings on part of site together with some B1 office space)																			
SUSTAINABILITY APPRAISAL INFO		+/-		Notes															
Local services and facilities		+		Within built area. Good access to local facilities: within walking distance of local shops and Crossley Retail Park and Kidderminster town centre.															
Housing needs of all		?		7.09ha															
Need to travel, sustainable travel modes		-		Poor vehicular access: roads very congested. Reasonable public transport access: bus stop 10 minutes walk with buses every 30 minutes. 50m from AQMA. Majority of site in Kidderminster Air Quality Consultation Area.															
Soil & land		+		Brownfield site. Contamination likely															
Water resources and quality, flood risk		0		No flooding issues.															
Landscape and townscape		+/-		Currently partially vacated industrial estate. Excellent existing GI connectivity and potential for enhancement. Prominent site that must respond to the setting of St. Mary's Church.															
Biodiversity and geodiversity		+/-		Steep wooded embankment to the north. Potential to improve the biodiversity of the site. 175m from Puxton Marshes SSSI (unfavourable declining status due to Kidderminster Flood Alleviation Scheme)															
Economy & employment		?																	
Historic environment		--		The historic environment adjacent to the site is very sensitive to change. Development of the site would affect the setting of St Mary's Church (Grade I). The W part of the site forms the backdrop to the Staffordshire and Worcestershire Canal Conservation Area (high significance). Development also has the potential to impact on the setting of other designated heritage assets. The site contains the undesignated heritage asset Tomkinson's Carpet Factory Site, offices and manufacturing buildings c. 1900, industrial building 1902 and 46 Clensmore St.															
Green Belt		0		Not in Green Belt															
Community & settlement identities		+		Within built area.															
Other: Infrastructure costs; existing business occupiers. British Waterways consultation zone EIA and major scale development and minor and household scale development (20110729) yet.																			
REASON FOR INCLUSION:																			
Call for Sites submission			Allocated without planning permission				✓		Sites with planning permission										
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)						Underused / Vacant sites										
Officer suggested - rural sites			Officer suggested – potential urban extension						Other										
PROPOSED USE:		Housing		✓		Retail		✓		Employment		✓		Leisure		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:																			
Character / visual impact: No adverse impact																			
Vehicular access			Good				Reasonable				Poor		✓						

	Roads very congested, AQMA			
Access to local facilities	Good	✓	Reasonable	Poor
	Within walking distance of local shops and Crossley Retail Park and Kidderminster town centre			
Public transport accessibility	Good		Reasonable	✓
	Bus stop 10 minutes walk – buses every 30 minutes			

LOCATION PLAN



Churchfields Business park, Kidderminster



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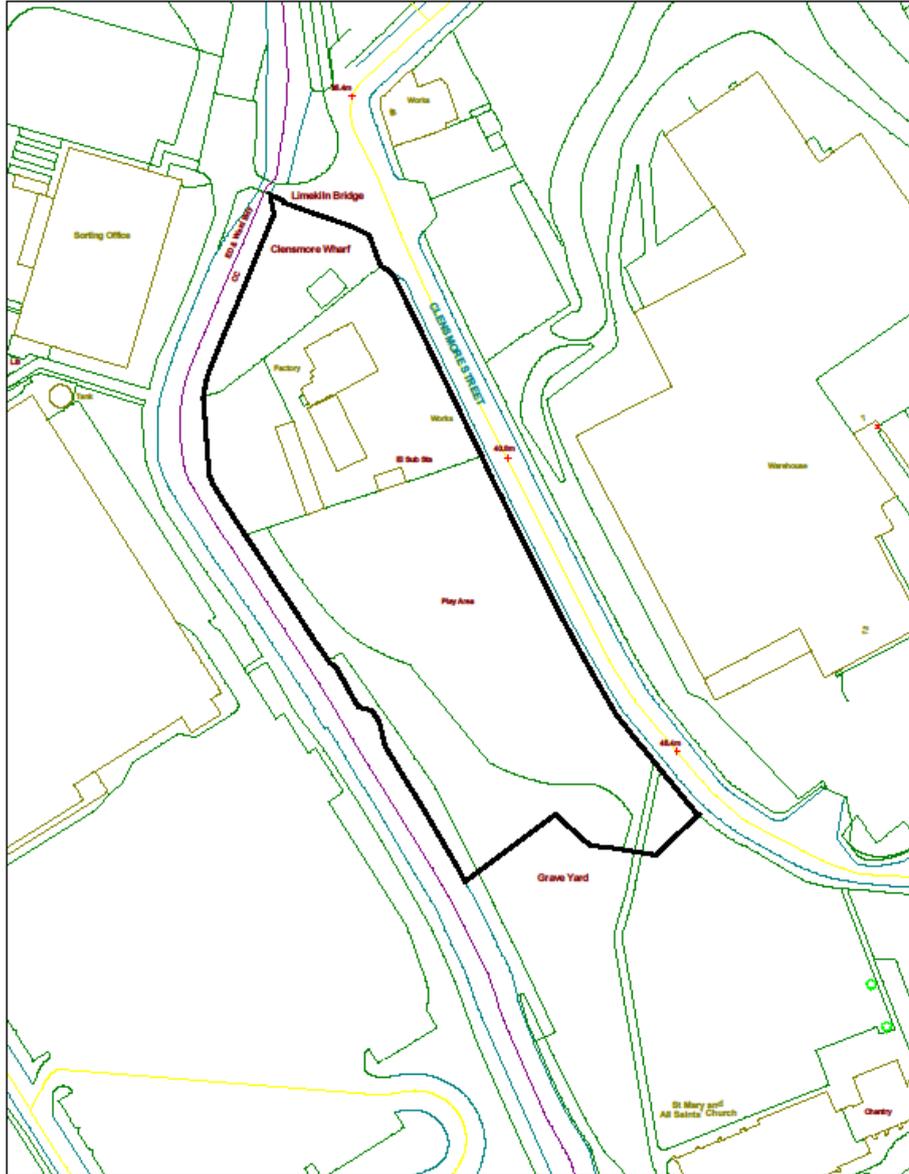
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BW-2 LIMEKILN BRIDGE

Nearest settlement: Kidderminster		Site ref: BW/2		Easting 382907		Site area (hectares): 1.16Ha	
				Northing 277112			
Site address: Land adjacent Limekiln Bridge, Clensmore Street, Kidderminster						Within built area <input checked="" type="checkbox"/>	
Ward: Broadwaters						Adjoining built area	
Current or previous use: Vacant land, small industrial units with open space/ former ball court						Other (See site description)	
						Greenfield (undeveloped)	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Parcel of land backing onto Staffs. & Worcs. Canal with St. Mary's Church adjacent							
Ownership: Some WFDC, some private		Private		<input checked="" type="checkbox"/>		Public	
				<input checked="" type="checkbox"/>		Unknown	
Topography:		Flat		Gently Sloping		<input checked="" type="checkbox"/>	
						Steeply Sloping	
Planning History: Allocated for a mix of C3 dwellings and small scale A3 retail in KCAAP (2013)							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Within built area. Good access to local facilities: retail park on other side of canal, town centre within walking distance.			
Housing needs of all		?		1.16ha			
Need to travel, sustainable travel modes		+/-		Good vehicular and public transport access: development could help to improve public transport links. The site is 20m from the Kidderminster Air Quality Consultation Area.			
Soil & land		+?		Brownfield site. Contamination likely			
Water resources and quality, flood risk		0		No flooding issues.			
Landscape and townscape		+		Currently vacant land and small industrial units. Potential to improve the canal frontage and street scene. Excellent existing GI connectivity			
Biodiversity and geodiversity		+/-		Adjacent to Staffordshire and Worcestershire Canal local wildlife site. Some mature trees on site. Potential to improve the wildlife corridor. 175m from Puxton Marshes SSSI (unfavourable declining status due to Kidderminster Flood Alleviation Scheme)			
Economy & employment		?					
Historic environment		--		The high value of St. Mary's Church 125m to the east of the site mean that the historic environment adjacent to the site is very sensitive to change. The site is very visible from Crossley Park on the opposite side of the canal adjacent to built designated heritage assets. It also acts as a backdrop to the Canal Conservation Area and St Mary's Church from the ring-road. The Clensmore Works lie within the site boundary.			
Green Belt		0		Not in Green Belt			
Community & settlement identities		+		Within built area.			
Other: British Waterways Consultation Zone EIA and major scale development and minor and household scale development							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		<input checked="" type="checkbox"/>	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)			
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:		Housing <input checked="" type="checkbox"/>		Retail <input checked="" type="checkbox"/>		Employment	
						Leisure	
						Gypsy/ Travelling Showpeople	
						Other	
WFDC OFFICER VIEWS:							
Character / visual impact: No adverse impact – potential improvement to canal frontage and streetscene							
Vehicular access		Good <input checked="" type="checkbox"/>		Reasonable		Poor	
Access to local facilities Retail park on other side of canal, town centre within walking distance		Good <input checked="" type="checkbox"/>		Reasonable		Poor	
Public transport accessibility		Good		Reasonable		Poor <input checked="" type="checkbox"/>	

Development could potentially improve transport links

LOCATION PLAN



Land adj Lime Kiln Bridge, Clensmore Street, Kiddeminster



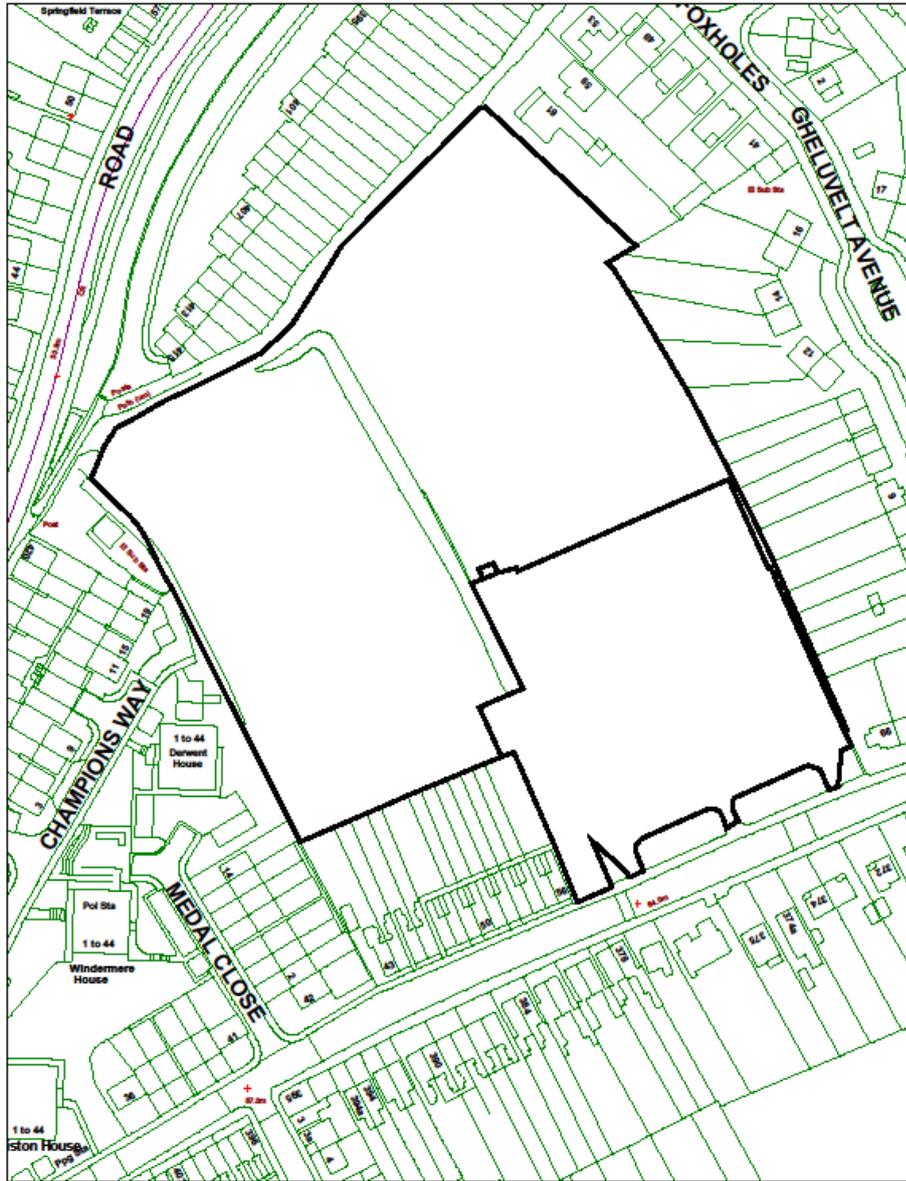
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BW-3 SLADEN SCHOOL

Nearest settlement: Kidderminster	Site ref: BW/3	Easting	383568	Site area (hectares): 2.53 ha		
		Northing	277459			
Site address: Former Sladen School and playing fields Ward: Broadwaters				Within built area	✓	
				Adjoining built area		
				Other (See site description)		
Current or previous use: Disused due to school closure and subsequent demolition. Education/open space.				Greenfield (undeveloped)	✓	
				Brownfield (prev. developed)	✓	
Site description: The Sladen School site was deemed surplus to requirements by WCC and has been demolished. The site includes the building itself and the associated playing fields. Surrounded by housing with footpath running along northern edge linking Stourbridge Road to The Foxholes						
Ownership: Worcestershire County Council		Private		Public	✓	Unknown
Topography:						
Flat		✓	Gently Sloping		Steeply Sloping	
Planning History: Allocated for C3/C2 and D2 development in the Kidderminster Central Area Action Plan. 14/737/TREE Application to fell 15 trees with TPO's on site – withdrawn.						
SUSTAINABILITY APPRAISAL INFO		+/-	Notes			
Local services and facilities		+	Within built area. Good access to local facilities.			
Housing needs of all		+	2.53ha			
Need to travel, sustainable travel modes		+	Good vehicular access from Hurcott Road. Good public transport access.			
Soil & land		0	Partly greenfield and partly brownfield site. Contamination unlikely			
Water resources and quality, flood risk		0	No flooding issues.			
Landscape and townscape		+	Currently disused land: former school now demolished. Opportunity to improve townscape.			
Biodiversity and geodiversity		-	At front of site 8 individual trees with TPOs, and a group of 30 trees with TPOs in the centre of the site (eastern side). 400m from Stourvale Marsh SSSI (unfavourable declining condition due to poor management)			
Economy & employment		0				
Historic environment		0?	Former buildings on site were of historic interest, but now demolished. Potential for archaeological remains.			
Green Belt		0	Not in Green Belt			
Community & settlement identities		+	Within built area.			
Other: Viability of scheme. Retention of Greenfield area/amenity space.						
REASON FOR INCLUSION:						
Call for Sites submission		✓	Allocated without planning permission		Sites with planning permission	
Local Authority owned land		✓	Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension		Other	
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople
						Other
WFDC OFFICER VIEWS:						
Character / visual impact: Opportunity to improve townscape						
Vehicular access Directly from Hurcott Road			Good	✓	Reasonable	Poor
Access to local facilities			Good	✓	Reasonable	Poor
Public transport accessibility			Good	✓	Reasonable	Poor

LOCATION PLAN



Former Sladen School & Playing Fields, Hurcott Road



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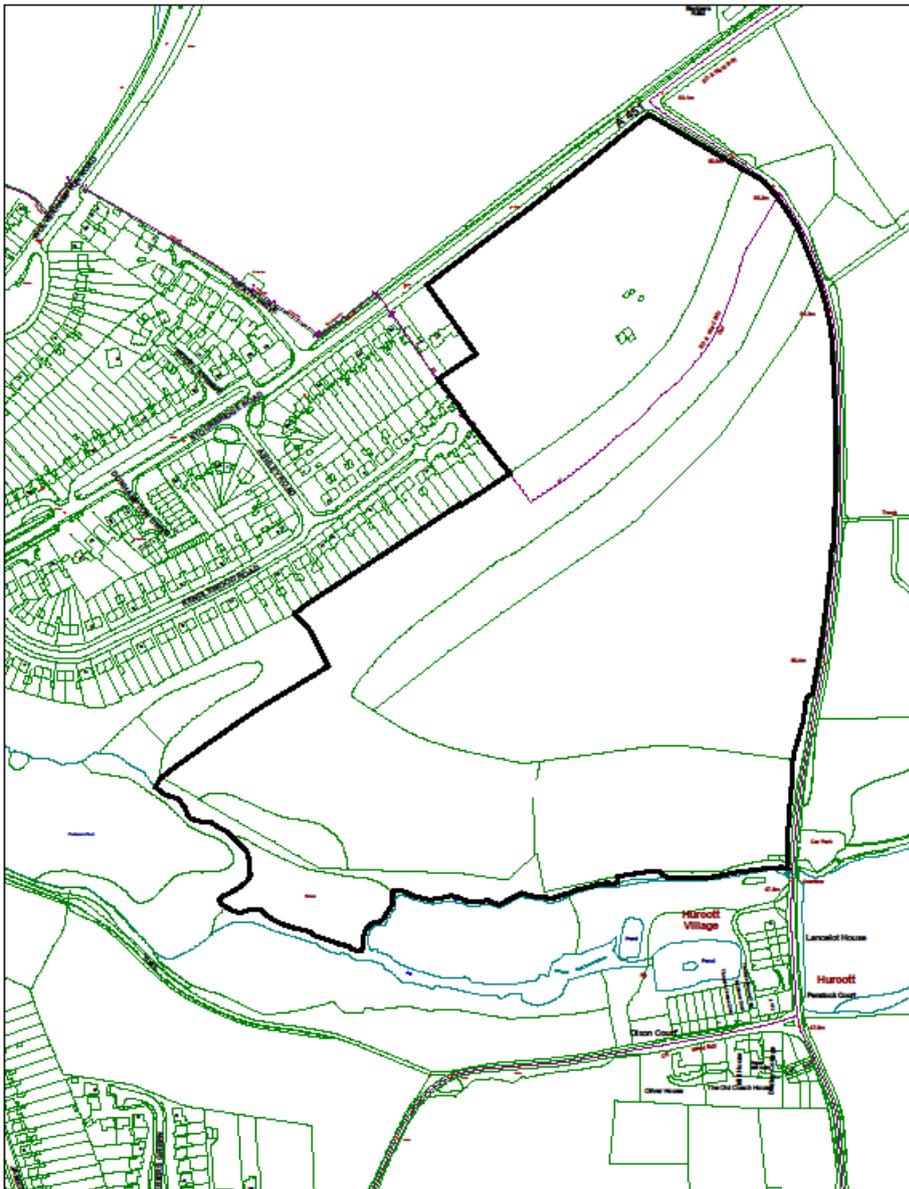


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BW-4 HURCOTT ADR

Nearest settlement: Kidderminster		Site ref: BW/4		Easting 384965		Site area (hectares): 19.63				
				Northing 278155						
Site address: Land south of Stourbridge Road (Hurcott ADR) Ward: Broadwaters						Within built area				
						Adjoining built area		✓		
						Other (See site description)				
Current or previous use: farmland						Greenfield (undeveloped)		✓		
						Brownfield (prev. developed)				
Site description: farmland to east of residential estate with SSSI to south and Hurcott Woods nature reserve to east. Dry valley runs across site. Hedged boundaries										
Ownership: Miller Homes have option on northern part of site (3.58Ha)			Private		✓		Public		Unknown	
Topography:		Flat		Gently Sloping		✓		Steeply Sloping		
								✓		
Planning History: none of relevance – Zoned as Area of Development Restraint										
SUSTAINABILITY APPRAISAL INFO		+/-	Notes							
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities.							
Housing needs of all		+	19.63ha							
Need to travel, sustainable travel modes		0	Good vehicular access: main road frontage. Reasonable public transport access: bus stop nearby on hourly route. Dry valley forms potential green link into town.							
Soil & land		-	Greenfield site, contamination unlikely							
Water resources and quality, flood risk		0	No significant flooding issues: less than 5% on southern end of site in flood zone 3							
Landscape and townscape		-	Potential adverse impact from southern part of the site on setting of Hurcott village, mill and pool. Potential impact on views into Kidderminster							
Biodiversity and geodiversity		--	SSSI Hurcott Pasture and SSSI Hurcott and Podmore Pools on site, adjacent to Hurcott Wood local nature reserve. BAP protected fauna adjacent site: pole cats and Pipistrelle bats.							
Economy & employment		0								
Historic environment		0	No known built heritage assets on site, unknown potential							
Green Belt		-	Approx 50% of site is in Green Belt							
Community & settlement identities		0	Adjoins built area							
Other: Minerals consultation area.										
REASON FOR INCLUSION:										
Call for Sites submission		✓	Allocated without planning permission				Sites with planning permission			
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites			
Officer suggested - rural sites			Officer suggested – potential urban extension				Other			
PROPOSED USE:	Housing	✓	Retail	Employment		Leisure		Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:										
Character / visual impact: Potential adverse impact on setting of Hurcott village and views into Kidderminster										
Vehicular access main road frontage			Good	✓	Reasonable		Poor			
Access to local facilities			Good		Reasonable		✓	Poor		
Public transport accessibility Bus stop nearby on hourly route			Good		Reasonable		✓	Poor		

LOCATION PLAN



Hurcott ADR



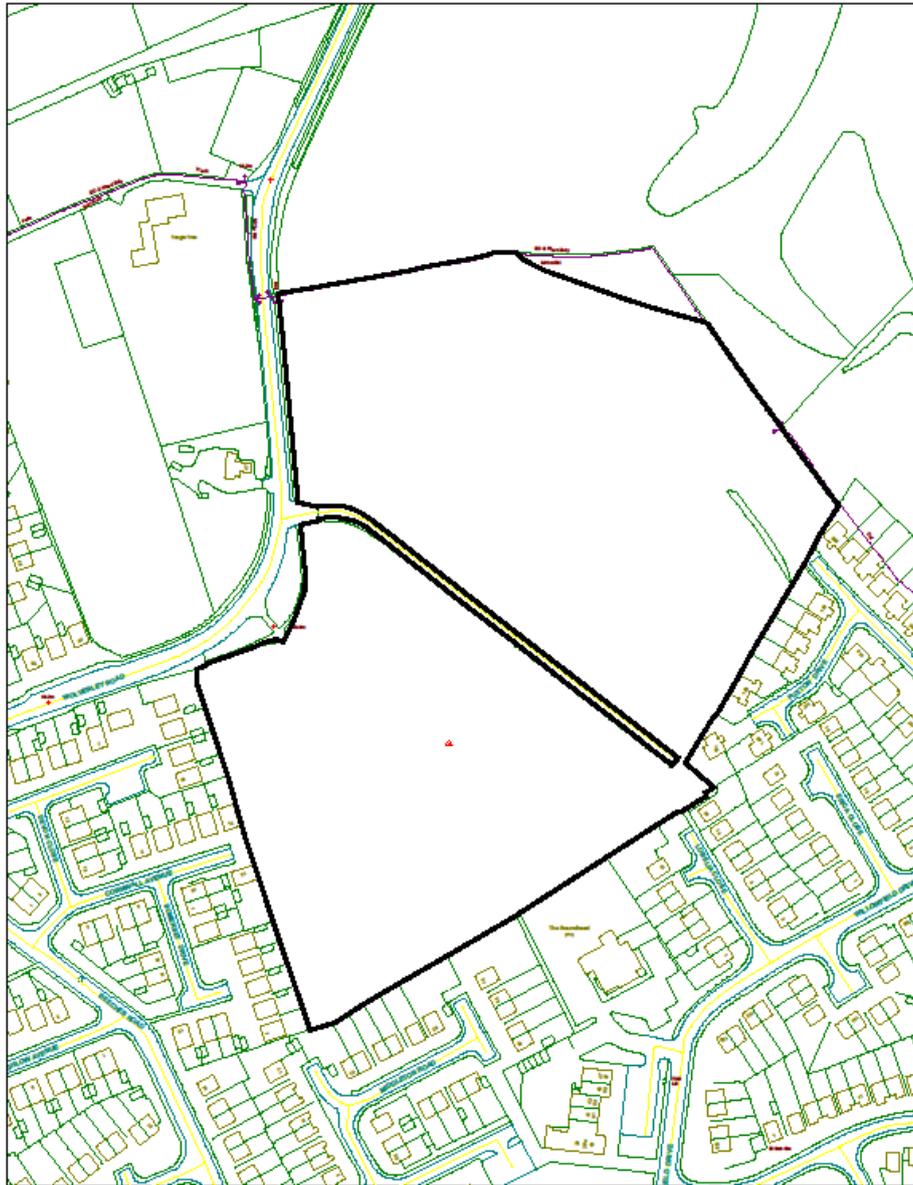
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FHN-7 LAND NORTH OF MARLPOOL ESTATE

Nearest settlement: Kidderminster	Site ref: FHN/7	Easting 382392	Site area (hectares): 6.0	
		Northing 278351		
Site address: Land North of Marlpool Estate Ward: Franche and Habberley North			Within built area	✓
			Adjoining built area	
			Other (See site description)	
Current or previous use: farmland / pasture			Greenfield (undeveloped)	✓
			Brownfield (prev. developed)	
Site description: field to north of Puxton Drive housing with frontage to Wolverley Road, footpath from Lobelia Close to Wolverley Road bisects site.				
Ownership:	Private	✓	Public	Unknown
Topography:	Flat		Gently Sloping	✓
Planning History: Northern part of site put forward in previous SHLAA.				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	+	Within built area. Good access to local facilities: local shops within short walk.		
Housing needs of all	?	6.0ha		
Need to travel, sustainable travel modes	+	Reasonable vehicular access. Good public transport access: bus stop within walking distance. Public footpath 538 crosses the site.		
Soil & land	-	Greenfield site, contamination unlikely		
Water resources and quality, flood risk	0	No flooding issues		
Landscape and townscape	--	Undeveloped gap between settlements. Partially screened from Wolverley Road by mature trees and hedge. Borders a sensitive rural landscape and greenbelt corridor between Kidderminster and Fairfield.		
Biodiversity and geodiversity	--	Adjacent to Puxton Marsh Local Wildlife Site. TPO 38 adjacent to site and TPO 43 opposite site. 330m to Stourvale Marsh SSSI (unfavourable declining condition due to poor management). Woodland on site.		
Economy & employment	?			
Historic environment	0	No known built heritage assets on site, unknown potential		
Green Belt	-	Approx 50% of site is in Green Belt		
Community & settlement identities	+/-	Within built area: undeveloped gap between settlements.		
Other:				
REASON FOR INCLUSION:				
Call for Sites submission		Allocated without planning permission		Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	✓	Other
PROPOSED USE:	Housing	Retail	Employment	Leisure
				Gypsy/ Travelling Showpeople
				Other
WFDC OFFICER VIEWS:				
Character / visual impact: Undeveloped gap between settlements. Partially screened from Wolverley Road by mature trees and hedge.				
Vehicular access	Good		Reasonable	✓
			Poor	
Access to local facilities	Good	✓	Reasonable	
Local shops within short walk			Poor	
Public transport accessibility	Good	✓	Reasonable	
Bus stop within walking distance			Poor	

LOCATION PLAN



Land north of Marpool estate, Kidderminster



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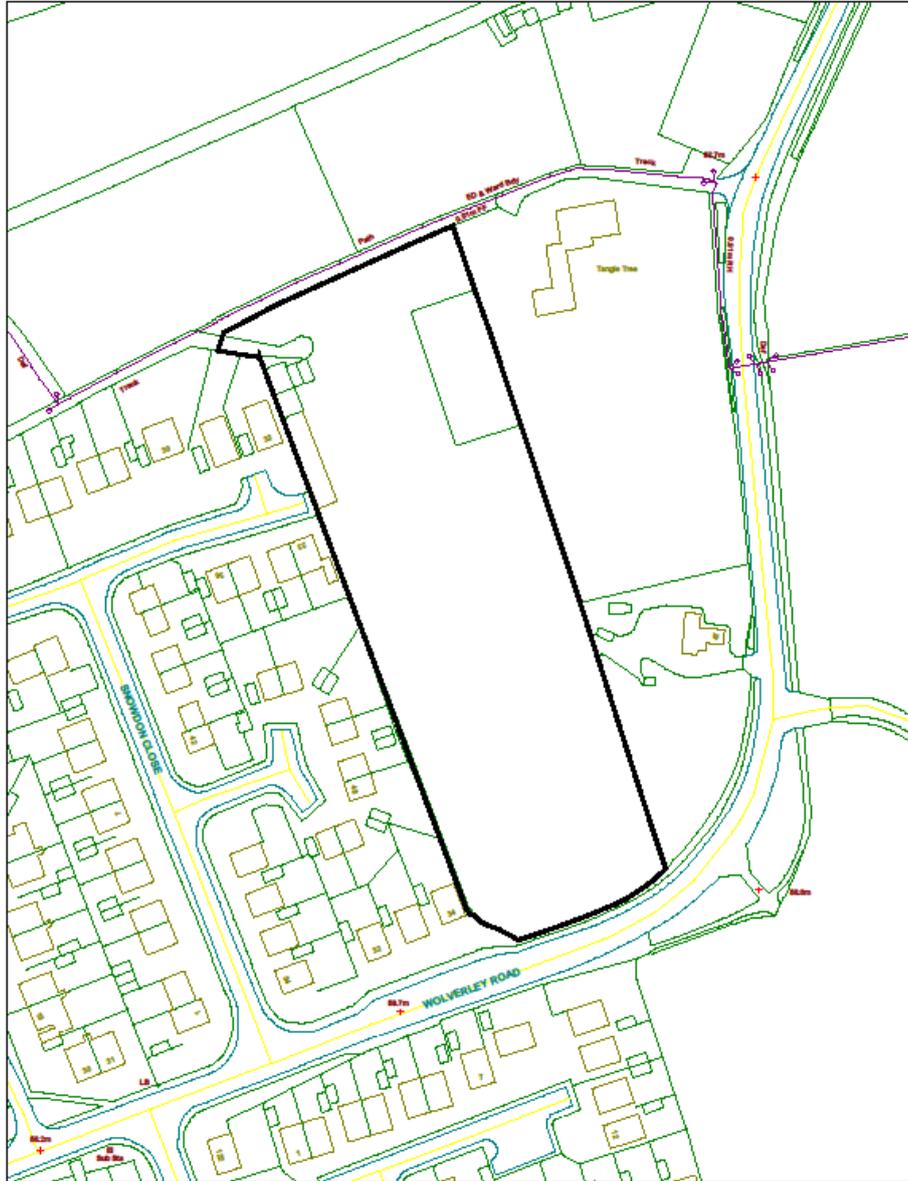


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FHN-8 LAND OFF SNOWDON CLOSE

Nearest settlement: Kidderminster	Site ref: FHN/8	Easting 382211	Site area (hectares): 1.14				
		Northing 278427					
Site address: Land off Snowdon Close, Kidderminster Ward: Franche and Habberley North			Within built area				
			Adjoining built area	✓			
			Other (See site description)				
Current or previous use: Paddock for horses?			Greenfield (undeveloped)	✓			
			Brownfield (prev. developed)				
Site description: Field to rear of houses on Snowdon Close with frontage to Wolverley Road, accessed along track off Franchecourt Drive							
Ownership:		Private	✓	Public	Unknown		
Topography:		Flat	✓	Gently Sloping	Steeply Sloping		
Planning History: Suggested site at LPI 2002. 06/0576/TREE Fell several sycamore trees notice of consent.							
SUSTAINABILITY APPRAISAL INFO	+/-	Notes					
Local services and facilities	0	Adjoining built area. Reasonable access to local facilities: local shops within 10 min walk.					
Housing needs of all	+	1.14ha					
Need to travel, sustainable travel modes	0	Reasonable vehicular access. Reasonable public transport access: bus stop within walking distance.					
Soil & land	-	Greenfield site, contamination unlikely					
Water resources and quality, flood risk	0	No flooding issues					
Landscape and townscape	--	Undeveloped gap between settlements. Partially screened from Wolverley Road by mature trees and hedge. Borders a sensitive rural landscape and greenbelt corridor between Kidderminster and Fairfield.					
Biodiversity and geodiversity	-	TPO 43 covers site.					
Economy & employment	0						
Historic environment	0	Potential for below ground archaeology. No known built heritage assets.					
Green Belt	-	In Green Belt					
Community & settlement identities	0	Adjoining built area: gap in built frontage between edge of Kidderminster and two older detached dwellings.					
Other: Infrastructure – There is a water supply on site but no other services							
REASON FOR INCLUSION:							
Call for Sites submission		Allocated without planning permission		Sites with planning permission			
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites			
Officer suggested - rural sites		Officer suggested – potential urban extension	✓	Other			
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Gap in built frontage between edge of Kidderminster and 2 older detached dwellings Well screened from Wolverley Road by mature trees and hedge.							
Vehicular access		Good		Reasonable	✓	Poor	
Access to local facilities Local shops within 10 minute walk		Good		Reasonable	✓	Poor	
Public transport accessibility Bus stop within walking distance		Good		Reasonable	✓	Poor	

LOCATION PLAN



Land at Snowdon Close, Kidderminster



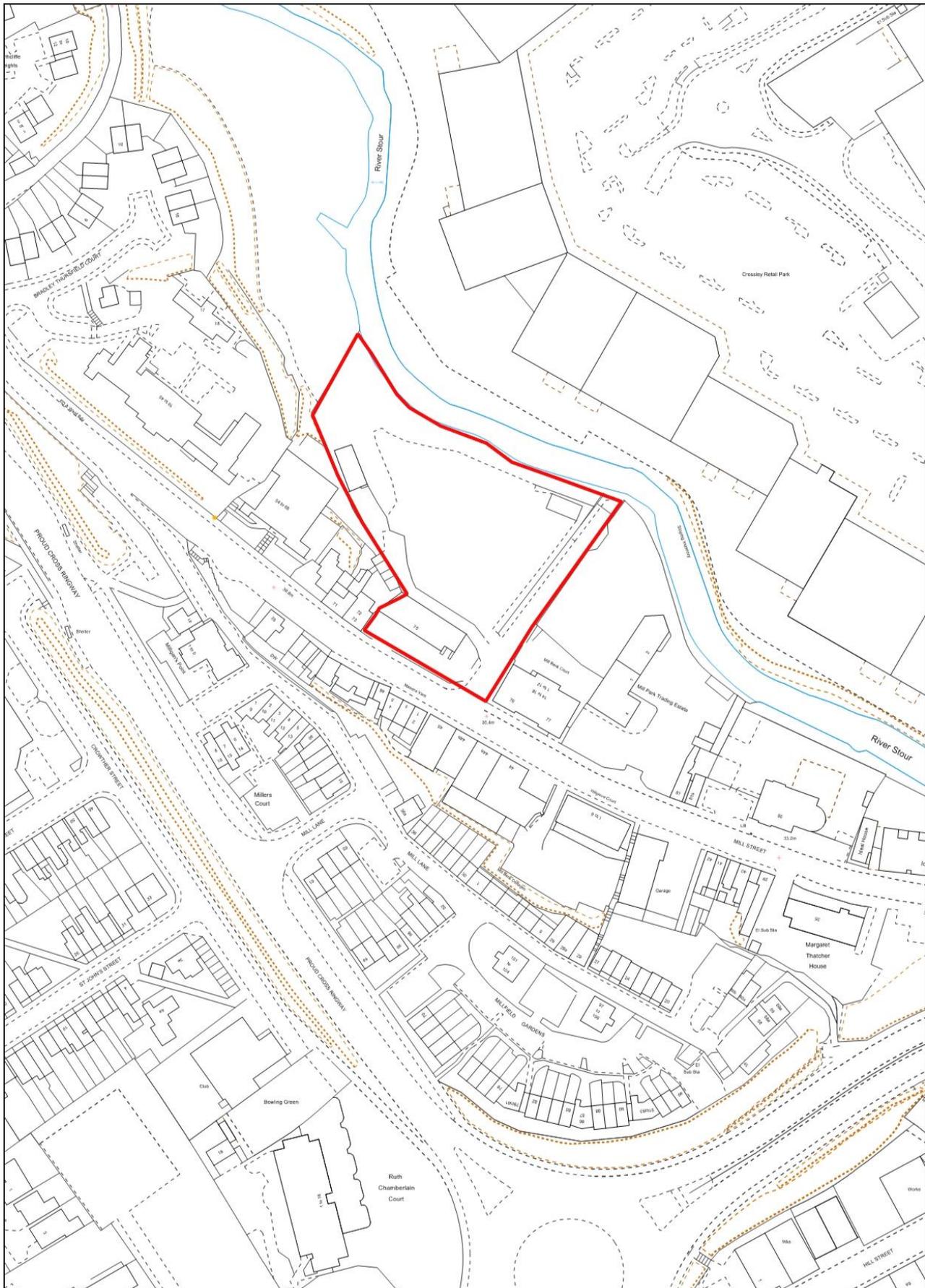
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FHN-11 BT BUILDING, MILL STREET

Nearest settlement: Kidderminster	Site ref: FHN/11	Easting 381358	Site area (hectares): 3.3
		Northing 271029	
Site address: BT Building, Mill Street Ward: Franche & Habberley North		Within built area	<input checked="" type="checkbox"/>
		Adjoining built area	
		Other (See site description)	
Current or previous use: former telephone exchange and offices		Greenfield (undeveloped)	
		Brownfield (prev. developed)	<input checked="" type="checkbox"/>
Site description: vacant office building with mix of retail and residential uses adjacent and River Stour to rear			
Ownership:	Private	<input checked="" type="checkbox"/>	Public
			Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping
			Steeply Sloping
Planning History: site is part of mixed use allocation under KCA.MS1			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	+	Within built area. Good access to local facilities: adjacent to Crossley Retail Park and edge of town centre.	
Housing needs of all	+	3.3ha	
Need to travel, sustainable travel modes	+	Good vehicular access: fronts onto Mill Street with rear access road. Good public transport access – buses accessible in town centre.	
Soil & land	+?	Brownfield site. Contamination likely (previously a carpet factory)	
Water resources and quality, flood risk	--	Flood zone 3 in rear half of the site, flood zone 2 affects rest of site apart from current building footprint. Site also suffers from surface water flooding. Protected by flood alleviation bund to rear of Crossley Retail Park.	
Landscape and townscape	+	Currently vacant office building with mix of retail and residential uses adjacent. Redevelopment could improve the street scene. Good GI connectivity with the river corridor.	
Biodiversity and geodiversity	-	River Stour Special Wildlife Site forms eastern site boundary. 335m from Puxton Marshes SSSI (unfavourable declining status due to Kidderminster Flood Alleviation Scheme).	
Economy & employment	0		
Historic environment	-	Range of designated heritage assets (some historic, e.g. medieval street system, old course of River Stour) on and adjacent to site. Development of the site may affect the setting of the former Kidderminster General Hospital. The site is potentially associated with well-preserved medieval and later archaeology.	
Green Belt	0	Not in Green Belt	
Community & settlement identities	+	Within built area.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	<input checked="" type="checkbox"/>
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	
Officer suggested - rural sites		Officer suggested – potential urban extension	
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
			<input checked="" type="checkbox"/>
WFDC OFFICER VIEWS:			
Character / visual impact: Redevelopment could improve streetscene and continue building line by bringing development forward to rear of pavement			
Vehicular access	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Fronts onto Mill Street with rear access road			
Access to local facilities	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Adjacent to Crossley Retail Park and edge of town centre			
Public transport accessibility	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Buses accessible in town centre.			
Suitability	Site is currently allocated for mixed use and would be suitable for housing on upper floors		

Availability	Site is being marketed
Achievability	Site is deliverable subject to viability
Potential Timescale for Delivery and Proposed Capacity	Expected to deliver housing within first five years. Capacity depends on mix of uses – potential for up to 40 units



FPH-1 SETTILING PONDS, WILDEN LANE

Nearest settlement: Kidderminster	Site ref: FPH/1	Easting	383032	Site area (hectares): 14.5
		Northing	274189	
Site address: Settling Ponds Wilden Lane, Kidderminster Ward: Foley Park & Hoobrook				Within built area
				Adjoining built area <input checked="" type="checkbox"/>
				Other (See site description)
Current or previous use: previously settling ponds used for cleaning sugar beet, now naturally regenerated				Greenfield (undeveloped)
				Brownfield (prev. developed) <input checked="" type="checkbox"/>
Site description: former settling ponds adjacent Wilden Marsh SSSI and River Stour with residential on other side of Wilden Lane				
Ownership:		Private	<input checked="" type="checkbox"/>	Public
			<input type="checkbox"/>	Unknown
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping
			<input type="checkbox"/>	Steeply Sloping
Planning History: none of relevance				
SUSTAINABILITY APPRAISAL INFO		+/-	Notes	
Local services and facilities		0	Adjoining built area. Reasonable access to local facilities: northern end of site within 10 minutes walk of local shop	
Housing needs of all		+	14.5ha	
Need to travel, sustainable travel modes		+	Good vehicular access. Good public transport access – bus stops nearby.	
Soil & land		+?	Brownfield site, now overgrown. Contamination unknown.	
Water resources and quality, flood risk		-	Flood zone 2 adjacent to site. Historic former floodplain with potential for waterlogged deposits dating to 13,000BP	
Landscape and townscape		-	Potential loss of open aspect	
Biodiversity and geodiversity		--	Wilden Marsh & Meadows SSSI adjacent to the site (unfavourable recovering condition). BAP protected – badgers. Former settling ponds used for cleaning sugar beet, now naturally regenerated.	
Economy & employment		0		
Historic environment		0	Site of former rifle range (low significance)	
Green Belt		-	In Green Belt	
Community & settlement identities		0	Adjoins built area.	
Other: Health and Safety Executive.				
REASON FOR INCLUSION:				
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission	
Local Authority owned land		<input type="checkbox"/>	Refused / Withdrawn/ Pending applications (2006 to date)	
Officer suggested - rural sites		<input type="checkbox"/>	Officer suggested – potential urban extension	
PROPOSED USE:		Housing	<input checked="" type="checkbox"/>	Retail
			<input type="checkbox"/>	Employment
			<input type="checkbox"/>	Leisure
			<input type="checkbox"/>	Gypsy/ Travelling Showpeople
			<input type="checkbox"/>	Other
WFDC OFFICER VIEWS:				
Character / visual impact: Potential loss of open aspect. Detrimental impact on Wilden Marsh SSSI				
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable
			<input type="checkbox"/>	Poor
Access to local facilities		Good	<input type="checkbox"/>	Reasonable
			<input checked="" type="checkbox"/>	Poor
		Northern end of site within 10 minutes walk of local shop		
Public transport accessibility		Good	<input checked="" type="checkbox"/>	Reasonable
			<input type="checkbox"/>	Poor
		Bus stops nearby		

LOCATION PLAN



Settling ponds, Wilden Lane, Kidderminster



WYLE POWER
DISTRIBUTION

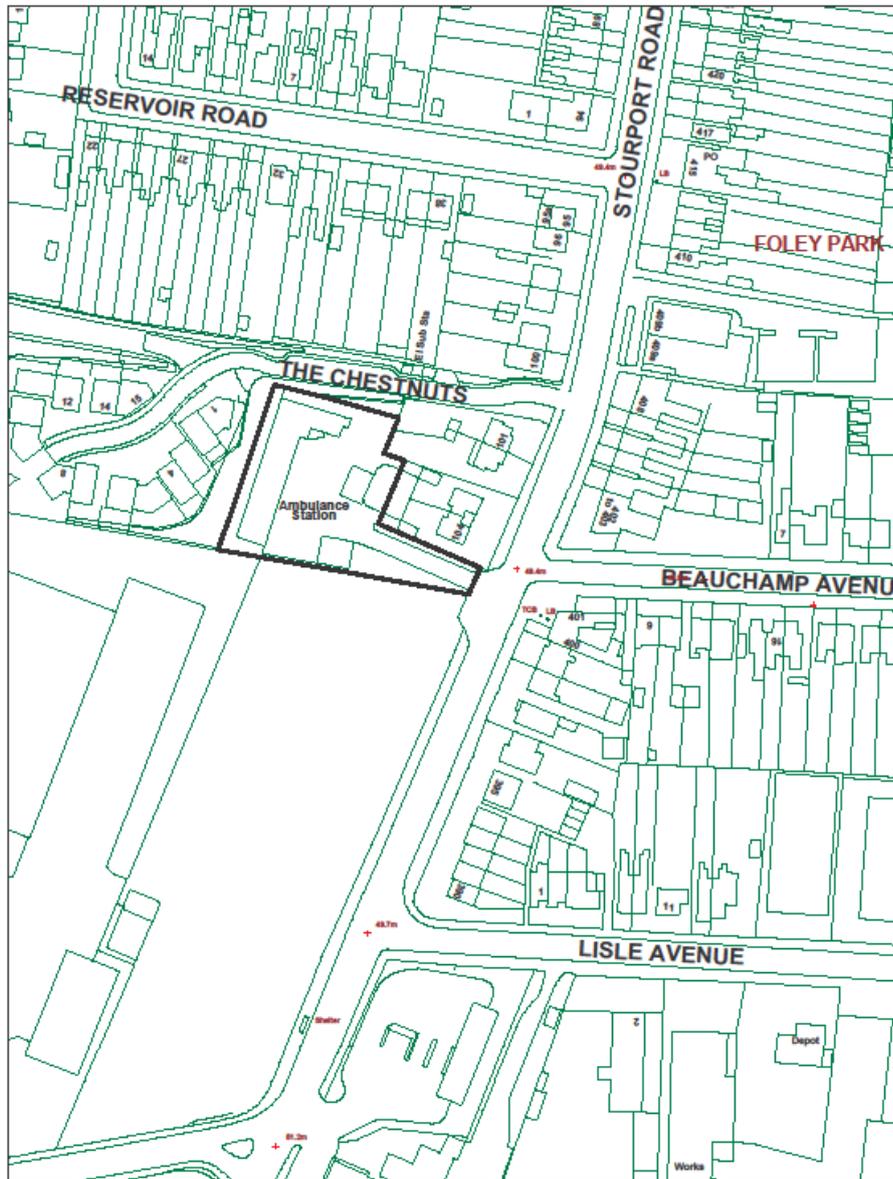
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FPH-5 AMBULANCE STATION

Nearest settlement: Kidderminster	Site ref: FPH/5	Easting 382326	Site area (hectares): 0.214
		Northing 275156	
Site address: Ambulance Station, Stourport Road, Kidderminster		Within built area	<input checked="" type="checkbox"/>
Ward: Foley Park and Hoobrook		Adjoining built area	
		Other (See site description)	
Current or previous use: Ambulance station		Greenfield (undeveloped)	
		Brownfield (prev. developed)	<input checked="" type="checkbox"/>
Site description: Ambulance station on main road frontage surrounded by residential development			
Ownership:	Private	Public	<input checked="" type="checkbox"/> Unknown
Topography:	Flat	Gently Sloping	<input checked="" type="checkbox"/> Steeply Sloping
Planning History: 13/0604 approved for change of use to vehicle rental premises. Zoned for residential uses on policies map			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	+	Within built area. Good access to local facilities.	
Housing needs of all	+	0.214ha	
Need to travel, sustainable travel modes	+	Good vehicular and public transport access.	
Soil & land	+	Brownfield site. Contamination unlikely	
Water resources and quality, flood risk	-	No flooding issues. Aquifer protection zone.	
Landscape and townscape	+	Existing ambulance station. Residential development could improve the streetscene as the site is currently surrounded by housing.	
Biodiversity and geodiversity	+/-	TPO 198 runs along northern edge of site. BAP protected – bats. Opportunity to enhance GI network.	
Economy & employment	0		
Historic environment	0	Development of the site would have no impact on the three undesignated heritage assets situated outside the site boundary.	
Green Belt	0	Not in Green Belt	
Community & settlement identities	+	Within built area.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites <input checked="" type="checkbox"/>
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: residential development would improve streetscene as site now surrounded by housing			
Vehicular access	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Access to local facilities	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Public transport accessibility	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor

LOCATION PLAN



Ambulance Station, Stourport Road



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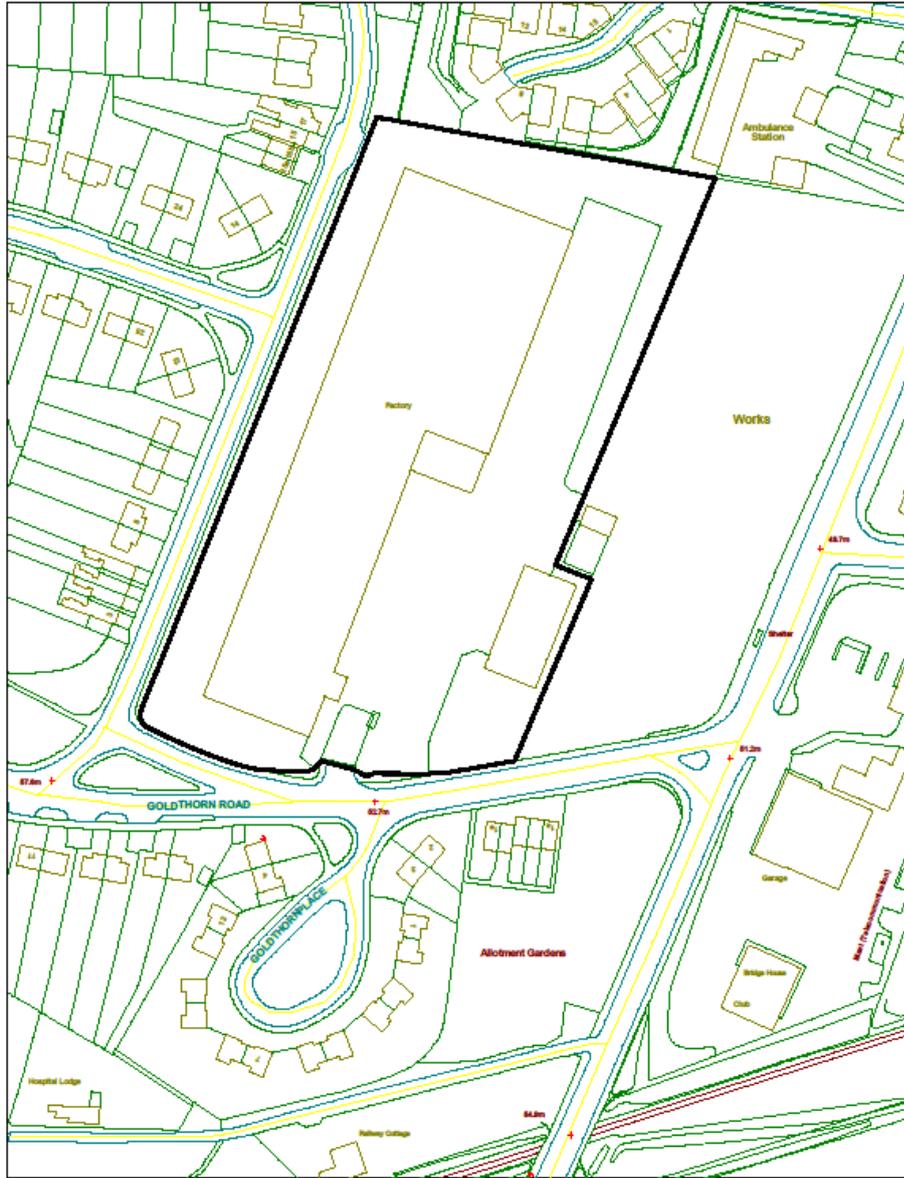


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FPH-6 OASIS ARTS & CRAFTS

Nearest settlement: Kidderminster		Site ref: FPH/6		Easting 382229		Site area (hectares): 1.78					
				Northing 275056							
Site address: Oasis Arts & Crafts, Goldthorn Road						Within built area		✓			
Ward: Foley Park & Hoobrook						Adjoining built area					
						Other (See site description)					
Current or previous use: Warehousing						Greenfield (undeveloped)					
						Brownfield (prev. developed)				✓	
Site description: Modern warehousing now surrounded by housing. Adjoining site to east developed for housing 2014/15. Ambulance station to NE relocating – long term is likely to go residential											
Ownership:			Private		✓		Public		Unknown		
Topography:			Flat				Gently Sloping		✓		
							Steeply Sloping				
Planning History: None of relevance – allocated for mixed residential and business uses SAL.SK3											
SUSTAINABILITY APPRAISAL INFO		+/-	Notes								
Local services and facilities		+	Within built area. Good access to local facilities.								
Housing needs of all		+	1.78ha								
Need to travel, sustainable travel modes		+	Good vehicular and public transport access. Access on Goldthorn Road. Bus stop nearby on high frequency route. Currently used by heavy lorries.								
Soil & land		+?	Brownfield site. Contamination unknown								
Water resources and quality, flood risk		0	No flooding issues. NE corner of site in Aquifer protection zone – tiny part.								
Landscape and townscape		+	Existing warehousing. Residential development could improve the streetscene and remove heavy lorries.								
Biodiversity and geodiversity		+/-	TPO 198 adjacent to the site. BAP protected fauna: Pipistrelle bats on site and otters adjacent to site. Opportunity to enhance GI network.								
Economy & employment		0									
Historic environment		0	No known heritage affected.								
Green Belt		0	Not in Green Belt								
Community & settlement identities		+	Within built area.								
Other: Planning constraints – IPC area.											
REASON FOR INCLUSION:											
Call for Sites submission		✓	Allocated without planning permission				✓	Sites with planning permission			
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)					Underused / Vacant sites			
Officer suggested - rural sites			Officer suggested – potential urban extension					Other			
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:											
Character / visual impact: Housing development would improve street scene and remove heavy lorries. Mature trees along western edge with Summer Road.											
Vehicular access Retain current access from Goldthorn Road			Good	✓	Reasonable		Poor				
Access to local facilities			Good	✓	Reasonable		Poor				
Public transport accessibility Bus stop nearby on high frequency route			Good	✓	Reasonable		Poor				

LOCATION PLAN



Oasis factory, Goldthorne Road, Kidderminster



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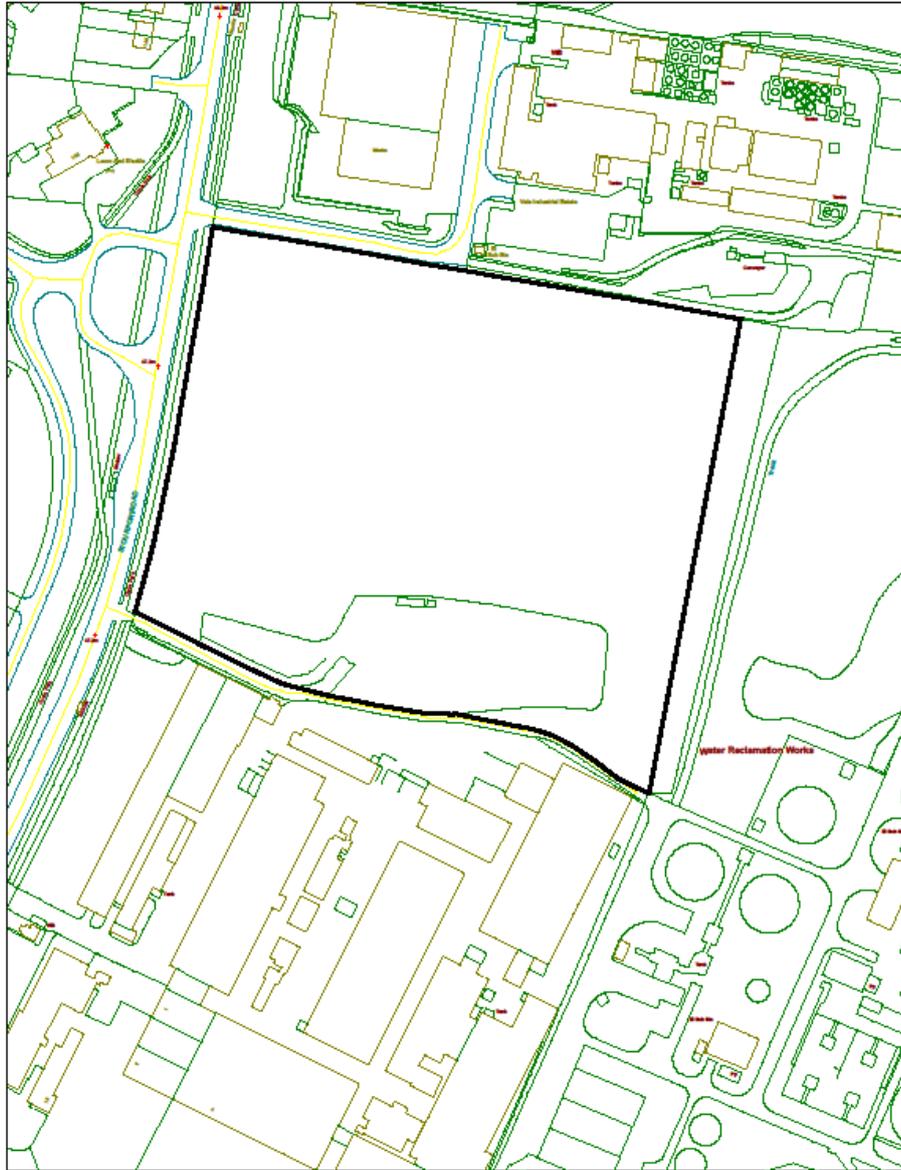


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FPH-8 LAND ADJACENT SDF

Nearest settlement: Kidderminster	Site ref: FPH/8	Easting 382245	Site area (hectares): 4.29
		Northing 274330	
Site address: Land adjacent SDF Stourport Road Ward: Foley Park & Hoobrook			Within built area <input checked="" type="checkbox"/>
			Adjoining built area
			Other (See site description)
Current or previous use: mainly woodland			Greenfield (undeveloped) <input checked="" type="checkbox"/>
			Brownfield (prev. developed) <input checked="" type="checkbox"/>
Site description: small area of woodland adjacent industrial estate with car park and industrial storage on southern edge. Chemical plant to north, sewage works to east and general industrial to south			
Ownership:	Private	<input checked="" type="checkbox"/>	Public
			Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping
			Steeply Sloping
Planning History: none of relevance – western 2.66Ha zoned as natural/semi natural open space			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	+	Within built area. Good access to local facilities.	
Housing needs of all	0	4.29ha	
Need to travel, sustainable travel modes	+	Good vehicular and public transport access. Access on A451. Nearby bus stop nearby on high frequency route.	
Soil & land	?	Part greenfield (woodland), part brownfield site. Contamination possible. Industrial storage on S edge. Chemical plant to N, sewage works to E, general industrial to S. Contamination possible. Planning constraints: IPC, Her Majesty's Inspector of Pollution.	
Water resources and quality, flood risk	0	No flooding issues. NE corner of site in Aquifer protection zone – tiny part.	
Landscape and townscape	+	Existing warehousing. Residential development could improve the streetscene and remove heavy lorries.	
Biodiversity and geodiversity	--	TPO 12 and 259 cover most of the site. One dates from the 1950s. Shown as ancient woodland on Worcestershire Habitat Inventory – remnant of Oldington Wood. BAP protected fauna badgers close to site. Important for wildlife and Green Infrastructure. 300m from Wilden Marsh and Meadows SSSI (unfavourable recovering condition)	
Economy & employment	+		
Historic environment	0	Development would remove traces of a 1939 factory that made components for aircraft and vehicles (low significance).	
Green Belt	0	Not in Green Belt	
Community & settlement identities	+	Within built area.	
Other: Suggestion that railway sidings connected SDF and British Sugar to rear of site. Employment uses proposed. Health and Safety Executive area. Planning constraints IPC, Her Majesty's Inspector of Pollution,			
REASON FOR INCLUSION:			
Call for Sites submission	<input checked="" type="checkbox"/>	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	Retail	Employment
			<input checked="" type="checkbox"/> Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Any development would need to require majority of trees to be kept as woodland important to streetscene and for wildlife/Green Infrastructure.			
Vehicular access access onto A451 at N & S end of site	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Access to local facilities	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Public transport accessibility Nearby bus stop on high frequency route	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor

LOCATION PLAN



Land adj SDF Stourport Road, Kidderminster



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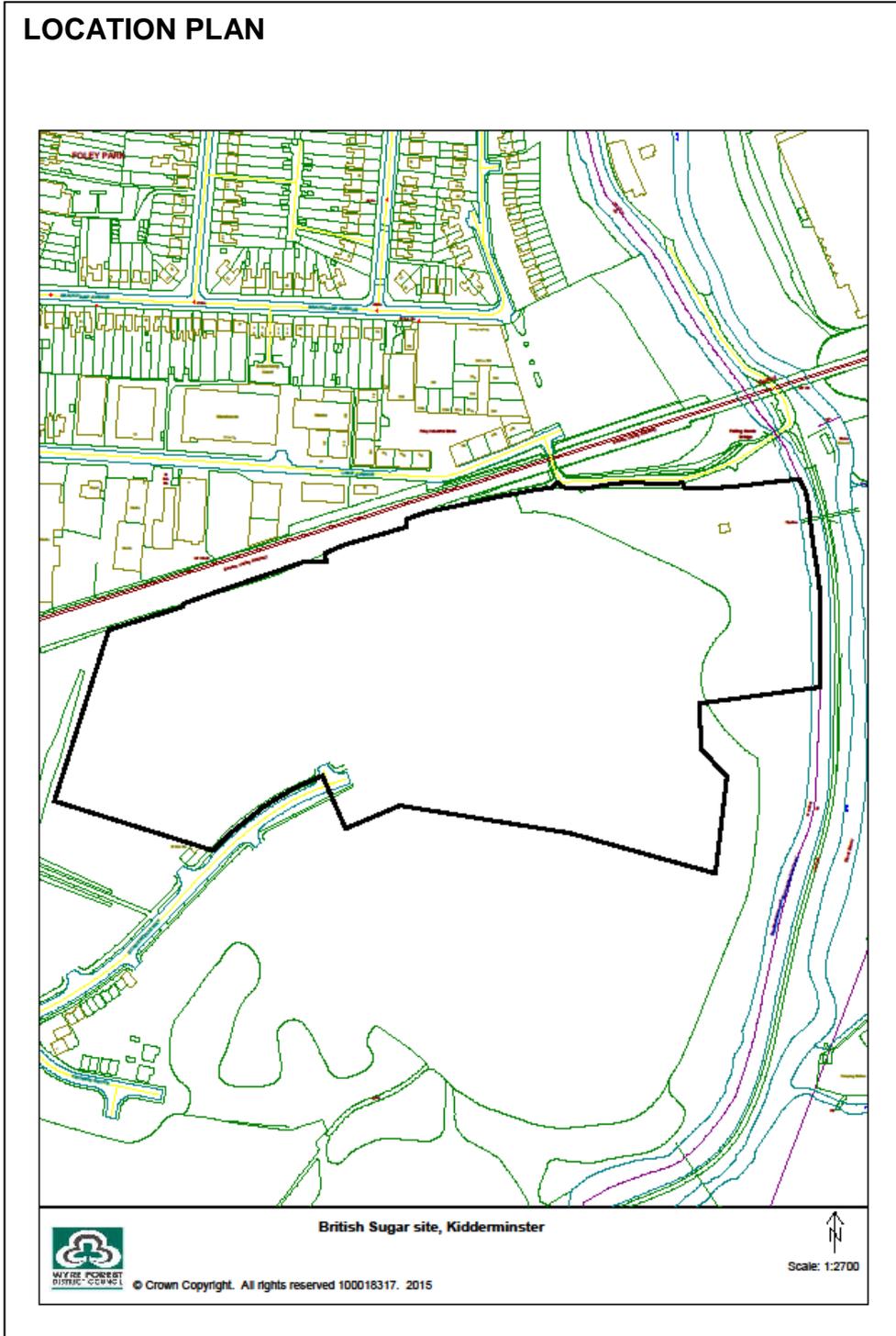


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FPH-10 BRITISH SUGAR PHASE 2

Nearest settlement: Kidderminster	Site ref: FPH/10	Easting	382708	Site area (hectares): 8.86		
		Northing	274880			
Site address: Former British Sugar Site, Stourport Road, Kidderminster				Within built area <input checked="" type="checkbox"/>		
Ward: Foley Park and Hoo Brook				Adjoining built area		
				Other (See site description)		
Current or previous use: Former sugar processing plant – closed early 2002				Greenfield (undeveloped)		
				Brownfield (prev. developed) <input checked="" type="checkbox"/>		
Site description: Largely cleared industrial site adjacent Severn Valley Railway and River Stour / Staffordshire and Worcestershire Canal.						
Ownership: St. Francis Group		Private	<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>	Unknown
Topography: Multiple levels – geological features within site	Flat	<input checked="" type="checkbox"/>	Gently Sloping		<input type="checkbox"/>	Steeply Sloping <input checked="" type="checkbox"/>
Planning History: Former British Sugar site was allocated for a mix of uses including residential, B1,B2 and B8, ancillary commercial uses, Community facilities, tourism and non town centre leisure uses. 13/579/WCCR phase 2 development Hoo Brook Link Road to complete the link from the A451 Stourport Road to the A442 Worcester Road Approved.						
SUSTAINABILITY APPRAISAL INFO		+/-	Notes			
Local services and facilities		+	Within built area. Good access to local facilities: shops within 10 min walk			
Housing needs of all		?	8.86ha			
Need to travel, sustainable travel modes		+	Good vehicular access: will be enhanced by the Hoo Brook Link Road. Good public transport access. Nearby bus stop nearby on high frequency route.			
Soil & land		+?	Brownfield site. Contamination likely. Former British Sugar site, closed 2002. Most of site is in Health and Safety Executive area.			
Water resources and quality, flood risk		0	No flooding issues. Part of site in Aquifer protection zone.			
Landscape and townscape		0	Largely cleared industrial site.			
Biodiversity and geodiversity		+/-	Blanket TPO 307 covers site. Some areas of scrub and woodland on site together with some Green Infrastructure works implementd during phase 1 – there is a large detention pond constructed on site. Adjacent to Staffordshire and Worcestershire Canal local wildlife site: opportunity to enhance this. 160m from Wilden Marsh and Meadows SSSI (unfavourable recovering condition).			
Economy & employment		?				
Historic environment		-	The site is on raised land to the west of the canal and development on it may thus affect views towards and out of the Conservation Area (high significance) and thus its significance in the wider landscape. There is good inter-visibility between the site and the Severn Valley Railway and its associated structures. Development on it may thus affect the setting of these undesignated heritage assets, and thus their significance in the wider landscape.			
Green Belt		0	Not in Green Belt			
Community & settlement identities		+	Within built area.			
Other: Planning constraints IPC. British Waterways consultation zone EIA and major development and minor and household scale development (20110729)						
REASON FOR INCLUSION:						
Call for Sites submission			Allocated without planning permission		<input checked="" type="checkbox"/>	Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension			Other
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail	<input type="checkbox"/>	Employment	<input checked="" type="checkbox"/>
					Leisure	<input type="checkbox"/>
					Gypsy/ Travelling Showpeople	<input type="checkbox"/>
					Other	<input type="checkbox"/>
WFDC OFFICER VIEWS:						
Character / visual impact: No adverse effect. Opportunity to enhance Staffordshire and Worcestershire Canal corridor						

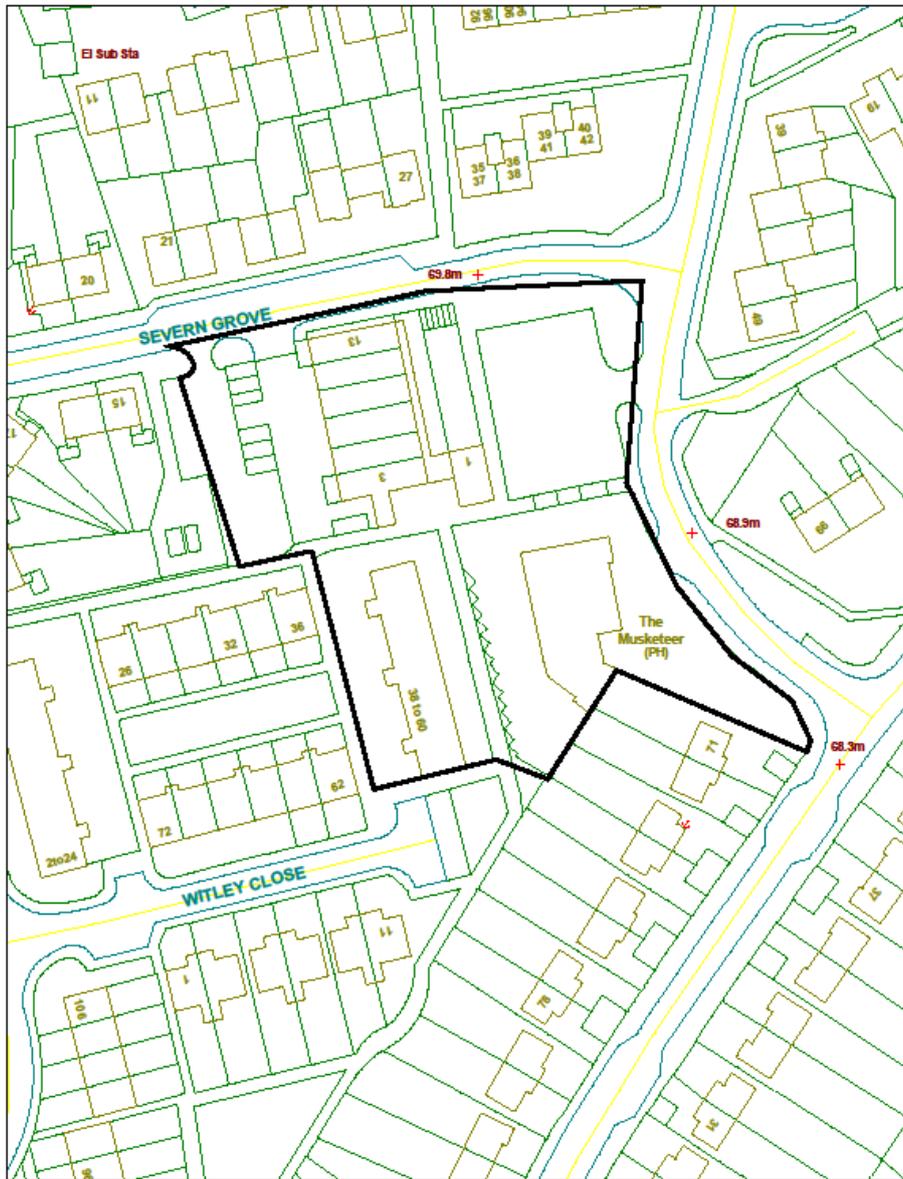
Vehicular access Will be enhanced by the provision of the Hoo Brook Link Road	Good	✓	Reasonable		Poor
Access to local facilities local shops within 10 minutes walk.	Good	✓	Reasonable		Poor
Public transport accessibility Bus stop on high frequency corridor within walking distance	Good	✓	Reasonable		Poor



FPH-15 RIFLE RANGE SHOPS AND MUSKETEER PH

Nearest settlement: Kidderminster	Site ref: FPH/15	Easting 381718	Site area (hectares): 0.58	
		Northing 275026		
Site address: Rifle Range Shops and Musketeer Public House, Avon Road, Kidderminster Ward: Foley Park and Hoobrook			Within built area	✓
			Adjoining built area	
			Other (See site description)	
Current or previous use: Parade of shops with flats over, public house with car park.			Greenfield (undeveloped)	
			Brownfield (prev. developed)	✓
Site description: 1960s small group of shops with flats above on housing estate, vacant public house with car park.				
Ownership: Wyre Forest Community Housing/Private	Private	✓	Public	✓
			Unknown	
Topography:	Flat		Gently Sloping	✓
			Steeply Sloping	
Planning History: allocated for redevelopment (residential) in Site Allocations and Policies Local Plan (2013)				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	+	Within built area. Good access to local facilities: retail would be incorporated into any development		
Housing needs of all	?	0.58ha		
Need to travel, sustainable travel modes	+	Good vehicular access. Good public transport access. Bus stop nearby on high frequency route within 5 min walk.		
Soil & land	+	Brownfield site. Contamination unlikely.		
Water resources and quality, flood risk	0	No flooding issues.		
Landscape and townscape	+	Existing parade of shops. Development could improve the streetscene.		
Biodiversity and geodiversity	-	190m to Devil's Spittleful SSSI		
Economy & employment	?			
Historic environment	0	No known heritage assets		
Green Belt	0	Not in Green Belt		
Community & settlement identities	+	Within built area.		
Other: Funding; existing occupiers. Adj planning constraint IPC.				
REASON FOR INCLUSION:				
Call for Sites submission		Allocated without planning permission	✓	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	✓	Retail	✓
			Employment	
			Leisure	
			Gypsy/ Travelling Showpeople	
			Other	
WFDC OFFICER VIEWS:				
Character / visual impact: Improvement to street scene				
Vehicular access	Good	✓	Reasonable	Poor
Access to local facilities Retail would be incorporated into any development	Good	✓	Reasonable	Poor
Public transport accessibility bus stop on high frequency route within 5 minutes walk.	Good	✓	Reasonable	Poor

LOCATION PLAN



Rifle Range shops and pub, Avon Road, Kiddeminster



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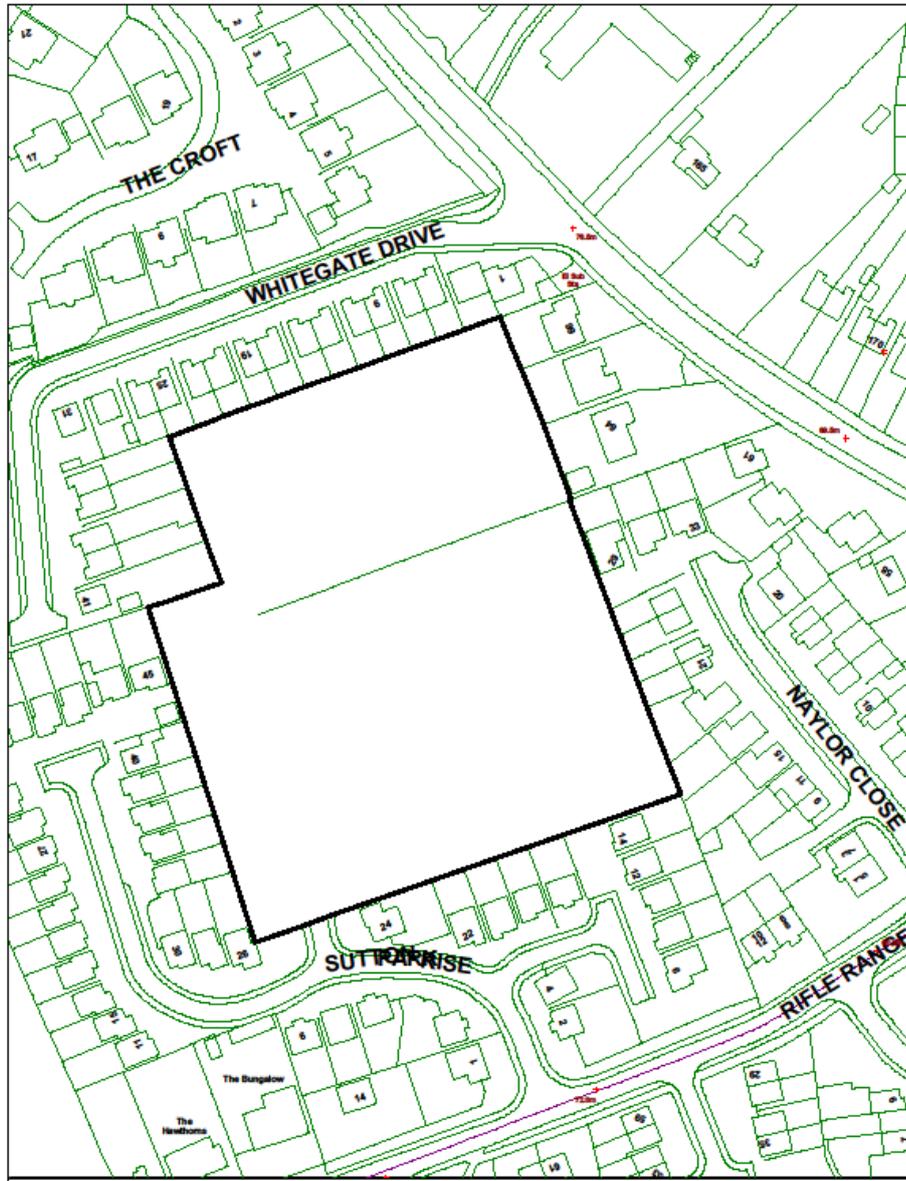


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FPH-18 NAYLORS FIELD, SUTTON PARK RISE

Nearest settlement: Kidderminster	Site ref: FPH/18	Easting 381553	Site area (hectares): 1.65	
		Northing 275346		
Site address: Former Birchen Coppice Playing Field (Naylors Field) off Sutton Park Rise, Kidderminster Ward: Foley Park and Hoobrook Ward			Within built area	✓
			Adjoining built area	
			Other (See site description)	
Current or previous use: Open Space			Greenfield (undeveloped)	✓
			Brownfield (prev. developed)	
Site description: Area of maintained open space surrounded on all sides by housing				
Ownership: Worcestershire County Council	Private		Public	✓
			Unknown	
Topography:	Flat	✓	Gently Sloping	
			Steeply Sloping	
Planning History:				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	+	Within built area. Good access to local facilities		
Housing needs of all	+	1.65ha		
Need to travel, sustainable travel modes	+	Good vehicular and public transport access. Gated access on SW corner.		
Soil & land	-	Greenfield site. Contamination unlikely.		
Water resources and quality, flood risk	0	No flooding issues.		
Landscape and townscape	0	Currently an area of maintained open space surrounded by housing.		
Biodiversity and geodiversity	-	Adjacent to TPO 95: 3 individual trees, 1 area of trees, 2 groups of trees. Existing late 19 th century hedgerow provides GI connectivity through and off site. 80m to Devil's Spittleful SSSI.		
Economy & employment	0			
Historic environment	0	No known heritage assets		
Green Belt	0	Not in Green Belt		
Community & settlement identities	-	Within built area. Currently provides an open space/playing field which is a focal point for the residential area		
Other:				
REASON FOR INCLUSION:				
Call for Sites submission		Allocated without planning permission		Sites with planning permission
Local Authority owned land	✓	Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	✓	Retail	Employment
				Leisure
				Gypsy/ Travelling Showpeople
				Other
WFDC OFFICER VIEWS:				
Character / visual impact: Provides open space/playing field which is a focal point for the residential area.				
Vehicular access Gated access on SW corner	Good	✓	Reasonable	Poor
Access to local facilities	Good	✓	Reasonable	Poor
Public transport accessibility	Good	✓	Reasonable	Poor

LOCATION PLAN



Former Birchen Coppice Playing Field



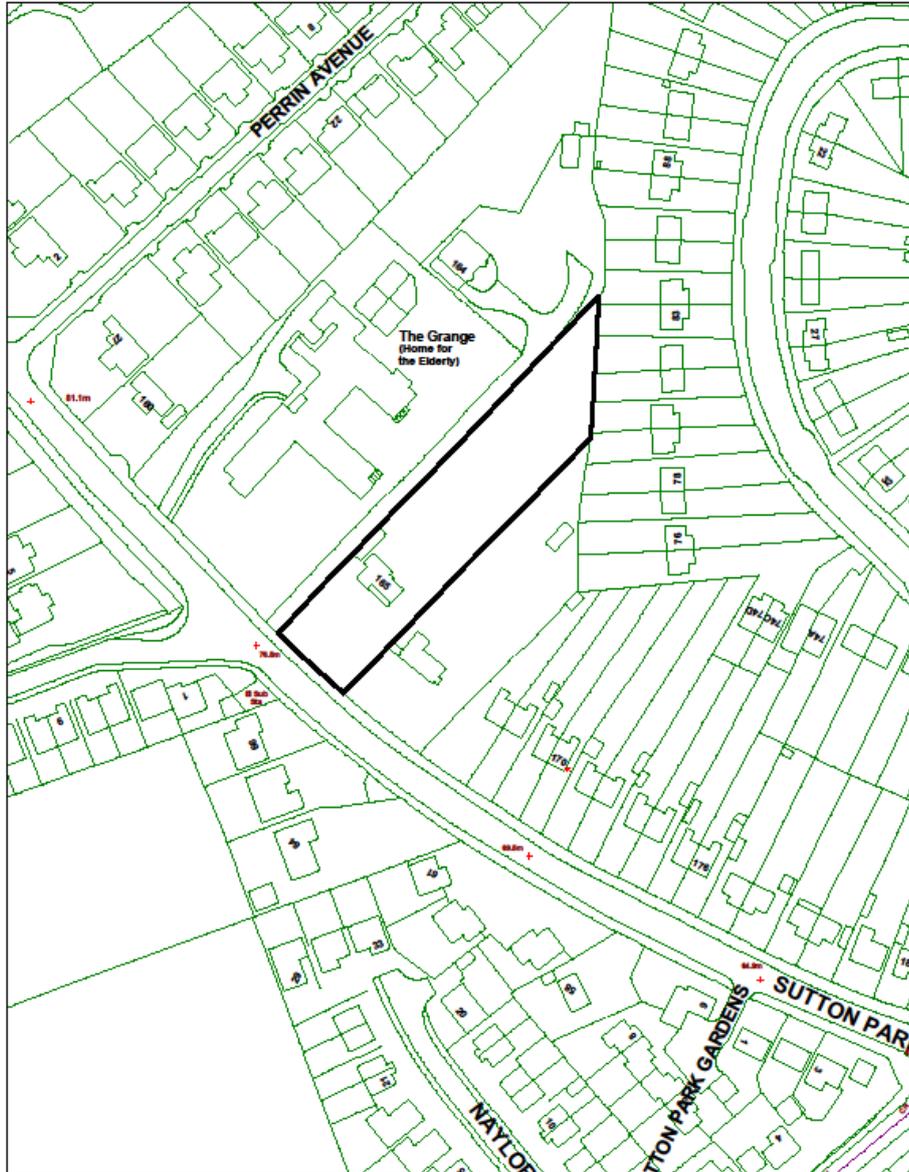
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FPH-19 165 SUTTON PARK ROAD

Nearest settlement: Kidderminster	Site ref: FPH/19	Easting 381656	Site area (hectares): 0.29				
		Northing 275498					
Site address: 165 Sutton Park Road, Kidderminster Ward: Foley Park and Hoobrook			Within built area	✓			
			Adjoining built area				
			Other (See site description)				
Current or previous use: Residential dwelling and garden			Greenfield (undeveloped)	✓			
			Brownfield (prev. developed)	✓			
Site description: Residential dwelling and large garden							
Ownership:		Private	✓	Public	Unknown		
Topography:		Flat		Gently Sloping	✓		
				Steeply Sloping			
Planning History: 10/0646/FULL - Erection of 2No. 5 bed houses and 6No. 4 bed houses with associated car parking/garages, new access and estate road/private drive (demolition of existing dwelling) Withdrawn							
SUSTAINABILITY APPRAISAL INFO	+/-	Notes					
Local services and facilities	+	Within built area. Good access to local facilities					
Housing needs of all	+	0.29ha					
Need to travel, sustainable travel modes	+	Poor vehicular access. Good public transport access.					
Soil & land	0	Greenfield and brownfield site: residential dwelling and large garden Contamination unlikely.					
Water resources and quality, flood risk	-	No flooding issues. Groundwater vulnerability					
Landscape and townscape	-	Possible detrimental impact on the character of the area					
Biodiversity and geodiversity	-	TPO covers approx. 10 trees on site. Potential loss of trees and biodiversity. 280m to Devil's Spittleful SSSI.					
Economy & employment	0						
Historic environment	0	No known heritage assets					
Green Belt	0	Not in Green Belt					
Community & settlement identities	+/-	Within built area. Harmful effect on neighbouring amenity.					
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		Allocated without planning permission		Sites with planning permission			
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	✓	Underused / Vacant sites			
Officer suggested - rural sites		Officer suggested – potential urban extension		Other			
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Detrimental impact on character of the area.							
Vehicular access		Good		Reasonable		Poor	✓
Access to local facilities		Good	✓	Reasonable		Poor	
Public transport accessibility		Good	✓	Reasonable		Poor	

LOCATION PLAN



165 Sutton Park Road, Kidderminster



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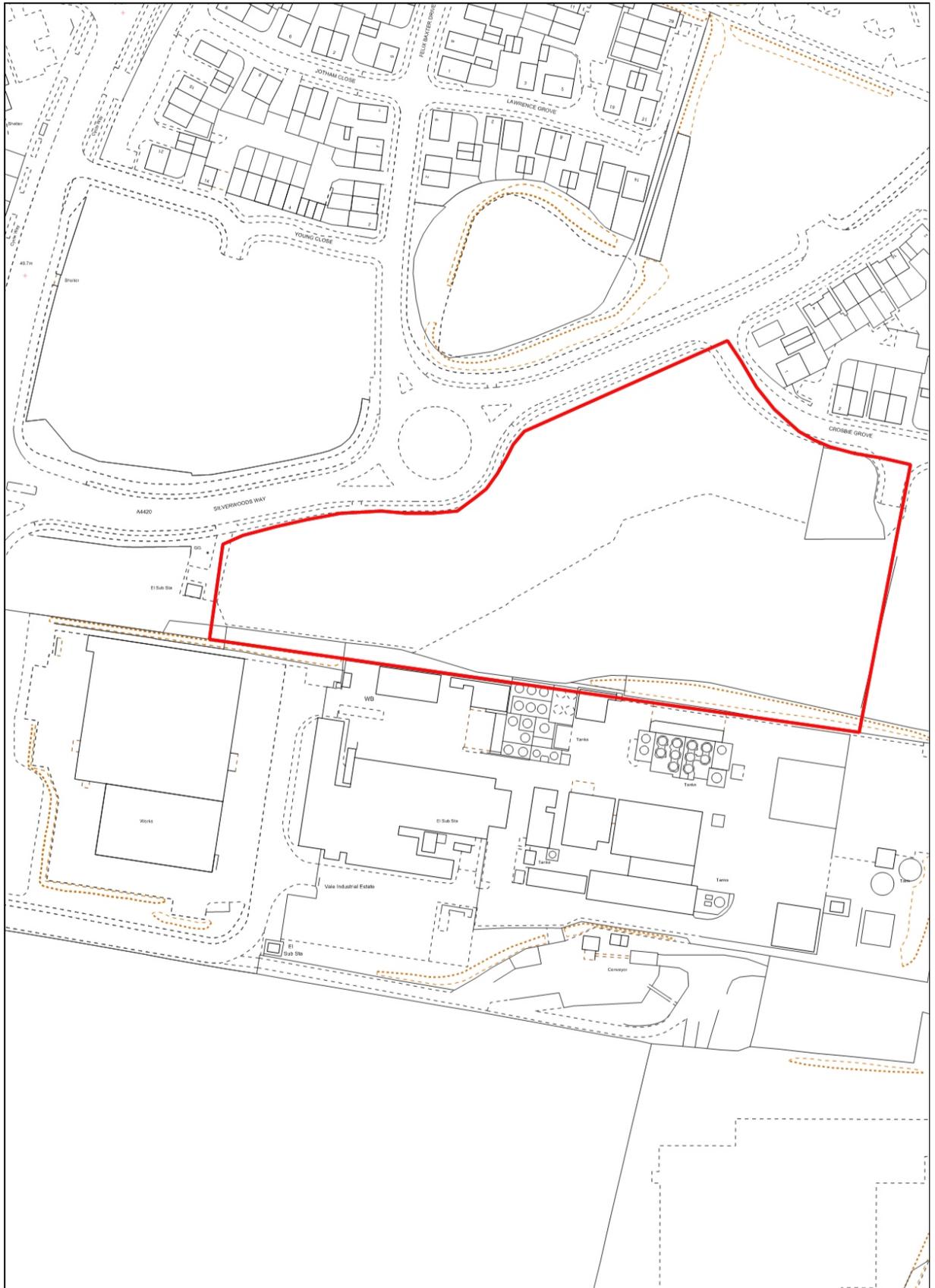
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FPH-23 BRITISH SUGAR PLOT D

Nearest settlement: Kidderminster	Site ref: FPH/23	Easting	381358	Site area (hectares): 2.31	
		Northing	271029		
Site address: British Sugar plot D, Silverwoods Way Ward: Foley Park & Hoobrook				Within built area	✓
				Adjoining built area	
				Other (See site description)	
Current or previous use: undeveloped parcel to south of Hoobrook link road				Greenfield (undeveloped)	
				Brownfield (prev. developed)	✓
Site description: undeveloped parcel adjacent Ashland chemical site on Silverwoods development					
Ownership:		Private	✓	Public	Unknown
Topography:		Flat	✓	Gently Sloping	Steeply Sloping
Planning History: site is zoned for employment uses as part of wider British Sugar allocation. Outline approval 12/0146/EIA					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		+	Within built area. Good access to local facilities: adjacent to Crossley Retail Park and edge of town centre.		
Housing needs of all		0	2.31ha		
Need to travel, sustainable travel modes		+	Good vehicular access: fronts onto new link road connecting Stourport and Worcester Roads. Good public transport access: bus stop on A451 on high frequency route.		
Soil & land		+?	Brownfield. Adjacent chemical works. Contamination likely: previously part of British Sugar factory site.		
Water resources and quality, flood risk		?	Small part of site in N liable to surface water flooding, though not flagged up in water cycle study		
Landscape and townscape		0			
Biodiversity and geodiversity		-	Blanket TPO affects wider site. 325m to Wilden Marsh and Meadows SSSI (unfavourable recovering condition). Southern boundary is sensitive, forming part of the wider woodland/scrub and grassland GI network.		
Economy & employment		+			
Historic environment		0	No known heritage assets		
Green Belt		0	Not in Green Belt		
Community & settlement identities		+	Within built area.		
Adjacent chemical works – health and safety executive consultation zone.					
REASON FOR INCLUSION:					
Call for Sites submission			Allocated without planning permission		Sites with planning permission
					✓
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	Retail	Employment	✓	Leisure
					Gypsy/ Travelling Showpeople
					Other
WFDC OFFICER VIEWS:					
Character / visual impact: vacant parcel on Silverwoods site. Adjacent uses on site include supermarket and residential.					
Vehicular access		Good	✓	Reasonable	Poor
		Fronts onto new link road connecting Stourport and Worcester Roads			
Access to local facilities		Good	✓	Reasonable	Poor
		Adjacent to Crossley Retail Park and edge of town centre			
Public transport accessibility		Good	✓	Reasonable	Poor
		Bus stop on A451 on high frequency route.			
Suitability		Site is currently allocated for employment uses with outline approval in place			
Availability		Site is being marketed			
Achievability		Site is deliverable subject to viability			

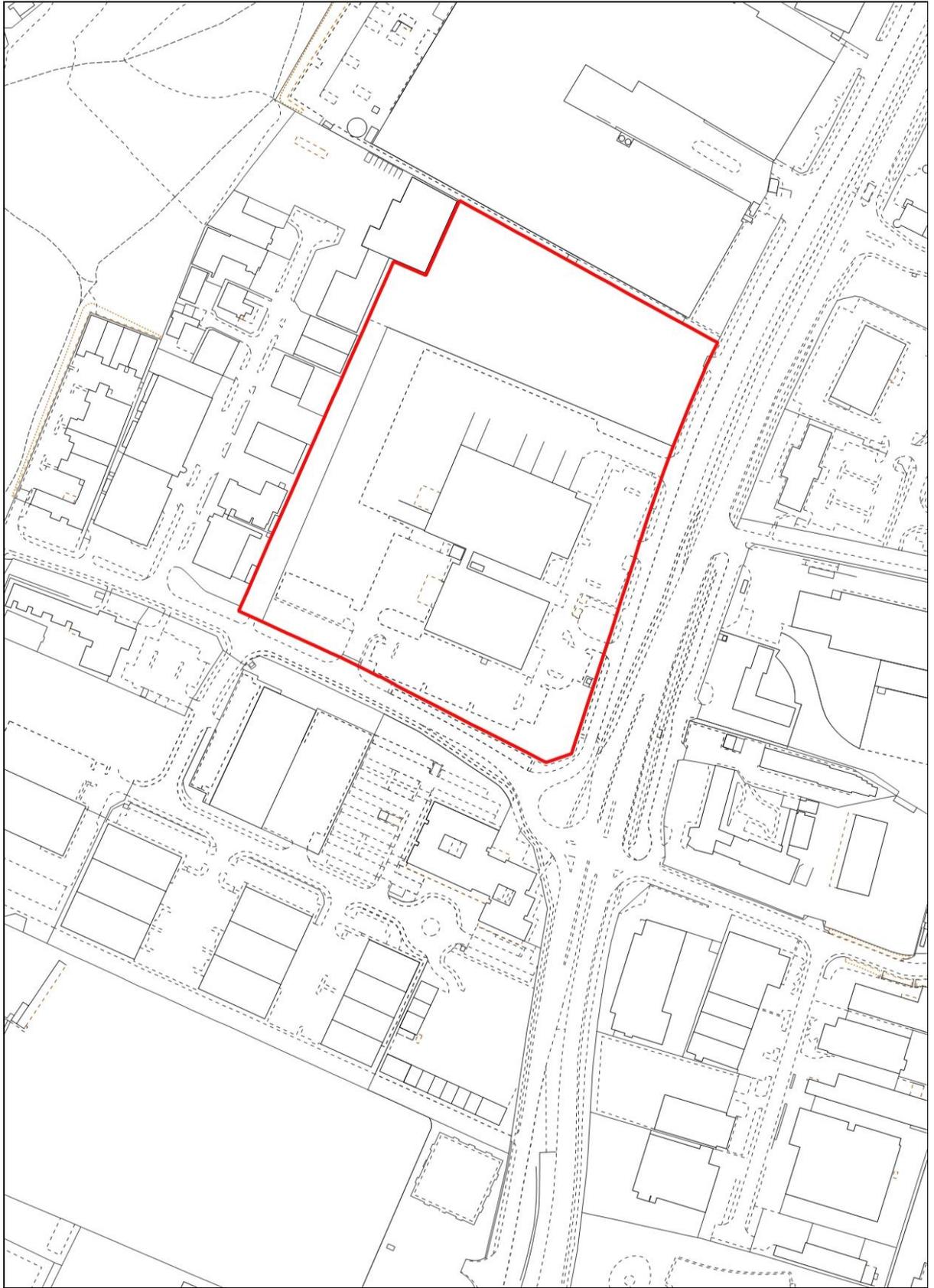
Potential Timescale for Delivery and Proposed Capacity

Expected to deliver employment within next few years.



FPH-24 FORMER ROMWIRE SITE

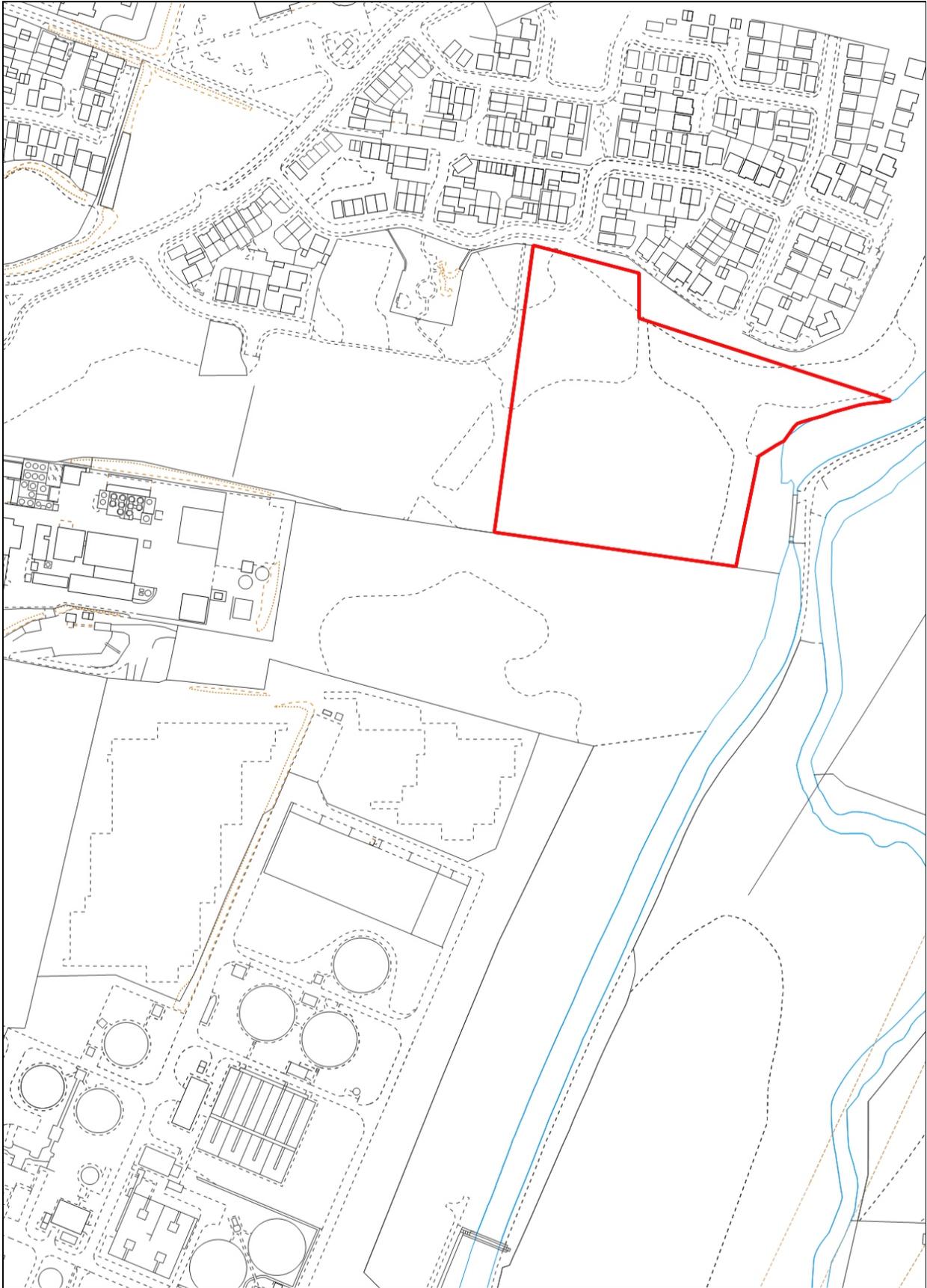
Nearest settlement: Kidderminster	Site ref: FPH/24	Easting 381740	Site area (hectares): 4.99
		Northing 273808	
Site address: Former Romwire Site, Stourport Road Ward: Foley Park & Hoobrook		Within built area	<input checked="" type="checkbox"/>
		Adjoining built area	
		Other (See site description)	
Current or previous use: recently developed site for		Greenfield (undeveloped)	
		Brownfield (prev. developed)	<input checked="" type="checkbox"/>
Site description: redeveloped site with warehouse and manufacturing buildings for Specsavers. Vacant plot has approval for new emergency services Hub. Within Stourport Road Employment Corridor			
Ownership:	Private	<input checked="" type="checkbox"/>	Public
			Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping
			Steeply Sloping
Planning History: Various. 15/0277/PNLDO and 15/0278/PNLDO built out. 18/0034/full approved July 2018			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Within built area. Reasonable access to local facilities: local facilities within reasonable walk.	
Housing needs of all	0	4.99ha	
Need to travel, sustainable travel modes	+	Good vehicular access: fronts onto service road accessed from A451. Good public transport access: frequent bus service available nearby.	
Soil & land	+?	Brownfield. Contamination likely: previously a National Standard works	
Water resources and quality, flood risk	--	Site suffers from surface water flooding at various locations; identified in water cycle study as at significant risk of pluvial flooding, also concerns about wastewater treatment infrastructure.	
Landscape and townscape	0	Potential for maintenance and enhancement of existing boundary GI features to soften the visual impact of development.	
Biodiversity and geodiversity	-	TPO trees along frontage near junction with Walter Nash Road. Vicarage Farm Heath local nature reserve nearby. 430m from Wilden Marsh and Meadows SSSI (unfavourable recovering condition).	
Economy & employment	+		
Historic environment	0	Site of Oldington medieval settlement nearby but impact of development likely to be insignificant due to distance.	
Green Belt	0	Not in Green Belt	
Community & settlement identities	+	Within built area.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission <input checked="" type="checkbox"/>
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	Retail	Employment <input checked="" type="checkbox"/>
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Redevelopment has improved streetscene and reused a derelict site.			
Vehicular access	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Fronts onto service road accessed from A451			
Access to local facilities	Good		Reasonable
		<input checked="" type="checkbox"/>	Poor
Local facilities within reasonable walk			
Public transport accessibility	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Frequent bus service available nearby			
Suitability	Site is currently allocated for employment uses and final parcel now has permission		
Availability	N/A		
Achievability	Final parcel will be developed as emergency hub – funding in place		
Potential Timescale for Delivery and Proposed Capacity	2016-21		



FPH-25 REAR OF VALE INDUSTRIAL ESTATE

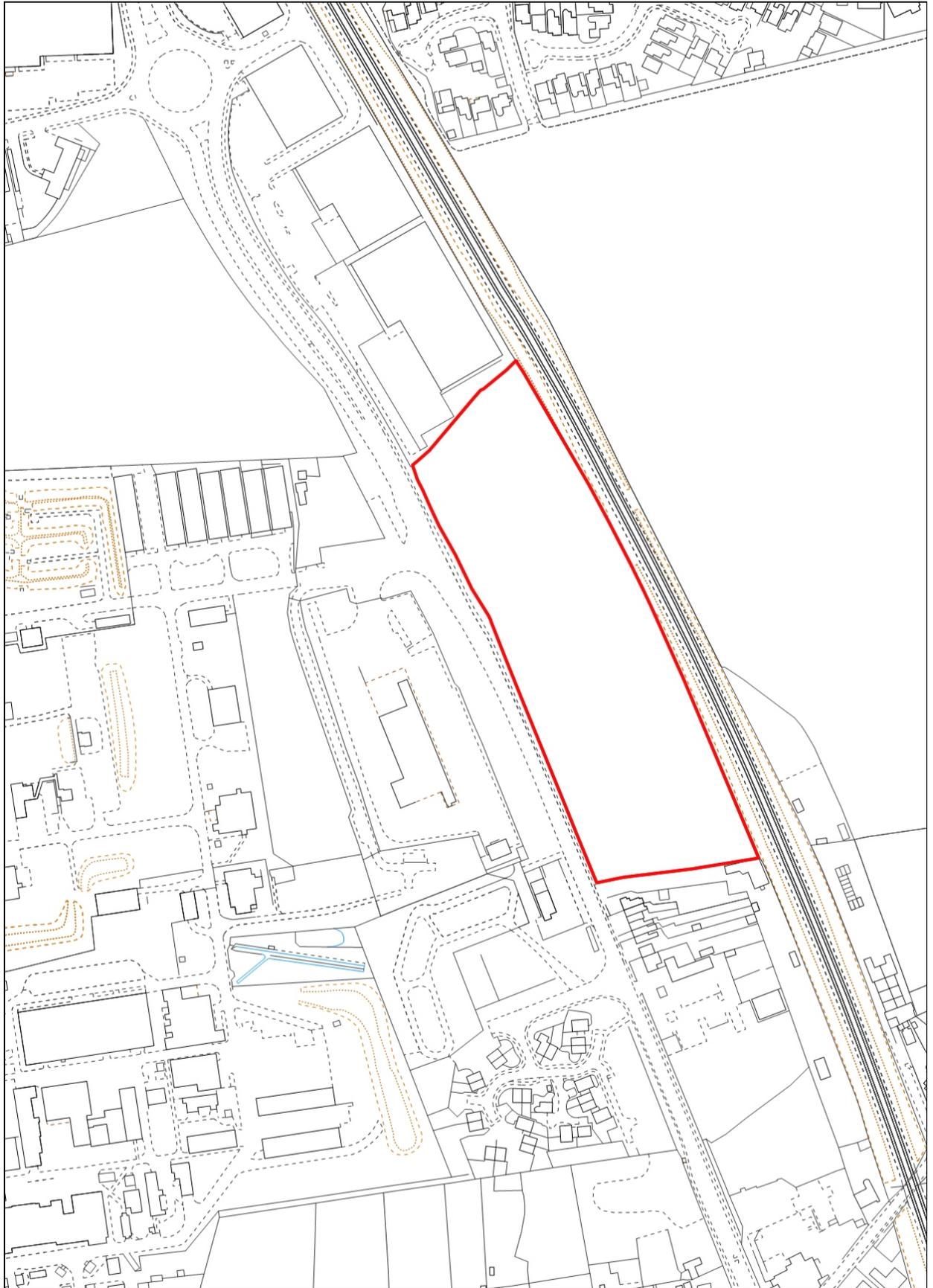
Nearest settlement: Kidderminster	Site ref: FPH/25	Easting 382692	Site area (hectares): 2.17
		Northing 274547	
Site address: Rear of Vale Industrial Estate, Stourport Road Ward: Foley Park & Hoobrook		Within built area	<input checked="" type="checkbox"/>
		Adjoining built area	
		Other (See site description)	
Current or previous use: unused land		Greenfield (undeveloped)	<input checked="" type="checkbox"/>
		Brownfield (prev. developed)	<input checked="" type="checkbox"/>
Site description: unused land now landlocked by Silverwoods development adjacent canal			
Ownership:	Private	<input checked="" type="checkbox"/>	Public
			Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping
			Steeply Sloping
Planning History: previous application for incinerator dismissed at appeal 2002.			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Within built area. Reasonable access to local facilities: services on Silverwoods	
Housing needs of all	0	2.17ha	
Need to travel, sustainable travel modes	0	Poor vehicular access: access would have to come off new housing estate. Reasonable public transport access: buses available on Stourport Road corridor.	
Soil & land	+?	Brownfield. Contamination likely: previously a National Standard works	
Water resources and quality, flood risk	?	Site suffers from surface water flooding at various locations, though not identified as such in water cycle study. Former floodplain with potential for waterlogged deposits dating to 13,000BP	
Landscape and townscape	-	The site is on raised land to the west of the canal, and development could affect views towards and out of the Conservation Area.	
Biodiversity and geodiversity	--	Site of Oldington Wood. Much of site known to have high biodiversity value: grassland and woodland. Site highly sensitive in terms of ecological value. River Stour Special Wildlife Site adjacent eastern site boundary. 40m from Wilden Marsh and Meadows SSSI (unfavourable recovering condition)	
Economy & employment	+		
Historic environment	-	The site is on raised land to the west of the canal, and development could affect views towards and out of the Conservation Area, and thus its significance in the wider landscape.	
Green Belt	0	Not in Green Belt	
Community & settlement identities	+	Within built area.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other <input checked="" type="checkbox"/>
PROPOSED USE:	Housing	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Much of site is highly sensitive in terms of ecological value			
Vehicular access	Good	Reasonable	Poor <input checked="" type="checkbox"/>
	Access would have to come off new housing estate		
Access to local facilities	Good	Reasonable	Poor
	Services on Silverwoods		
Public transport accessibility	Good	Reasonable	Poor
	Buses available along Stourport Road corridor		
Suitability	Site is not considered suitable for development owing to lack of access and biodiversity issues		
Availability	Availability is unknown		

Achievability	Site is not considered to be deliverable
Potential Timescale for Delivery and Proposed Capacity	N/A



FPH-27 LAND ADJ EASTER PARK

Nearest settlement: Kidderminster	Site ref: FPH/27	Easting 384055	Site area (hectares): 2.53
		Northing 273815	
Site address: Land adjacent Easter Park, Worcester Road Ward: Foley Park & Hoobrook		Within built area	<input checked="" type="checkbox"/>
		Adjoining built area	
		Other (See site description)	
Current or previous use: Farmland		Greenfield (undeveloped)	<input checked="" type="checkbox"/>
		Brownfield (prev. developed)	
Site description: farmland adjacent Easter Park employment site bounded by railway and A449			
Ownership:		Private	<input checked="" type="checkbox"/>
		Public	
		Unknown	
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping
			Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Within built area. Reasonable access to local facilities: some facilities available within walking distance.	
Housing needs of all	0	2.53ha	
Need to travel, sustainable travel modes	+	Good vehicular access through existing development from A449. Good public transport access: buses accessible in town centre.	
Soil & land	-	Greenfield, currently farmland. Contamination unlikely	
Water resources and quality, flood risk	?	Far SW corner of site suffers from surface water flooding, though not identified as such by water cycle study.	
Landscape and townscape	0	Site is surrounded by development, so development at this site would have limited impact but employment development in a residential area would need to be buffered.	
Biodiversity and geodiversity	0		
Economy & employment	+		
Historic environment	0	Adjacent Oxford Worcester and Wolverhampton Railway. Impact unlikely to be significant.	
Green Belt	-	In Green Belt	
Community & settlement identities	+	Within built area.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other <input checked="" type="checkbox"/>
PROPOSED USE:	Housing	Retail	Employment <input checked="" type="checkbox"/>
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Site is surrounded by development so extension of development onto this parcel would have limited impact			
Vehicular access	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
	Access available through existing development from A449		
Access to local facilities	Good		Reasonable <input checked="" type="checkbox"/>
			Poor
	Some facilities available within walking distance		
Public transport accessibility	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
	Buses accessible in town centre.		
Suitability	Site is considered suitable for employment development		
Availability	Site owners have been contacted		
Achievability	Site is deliverable subject to site being taken out of the Green Belt		
Potential Timescale for Delivery and Proposed Capacity	Post 2021		

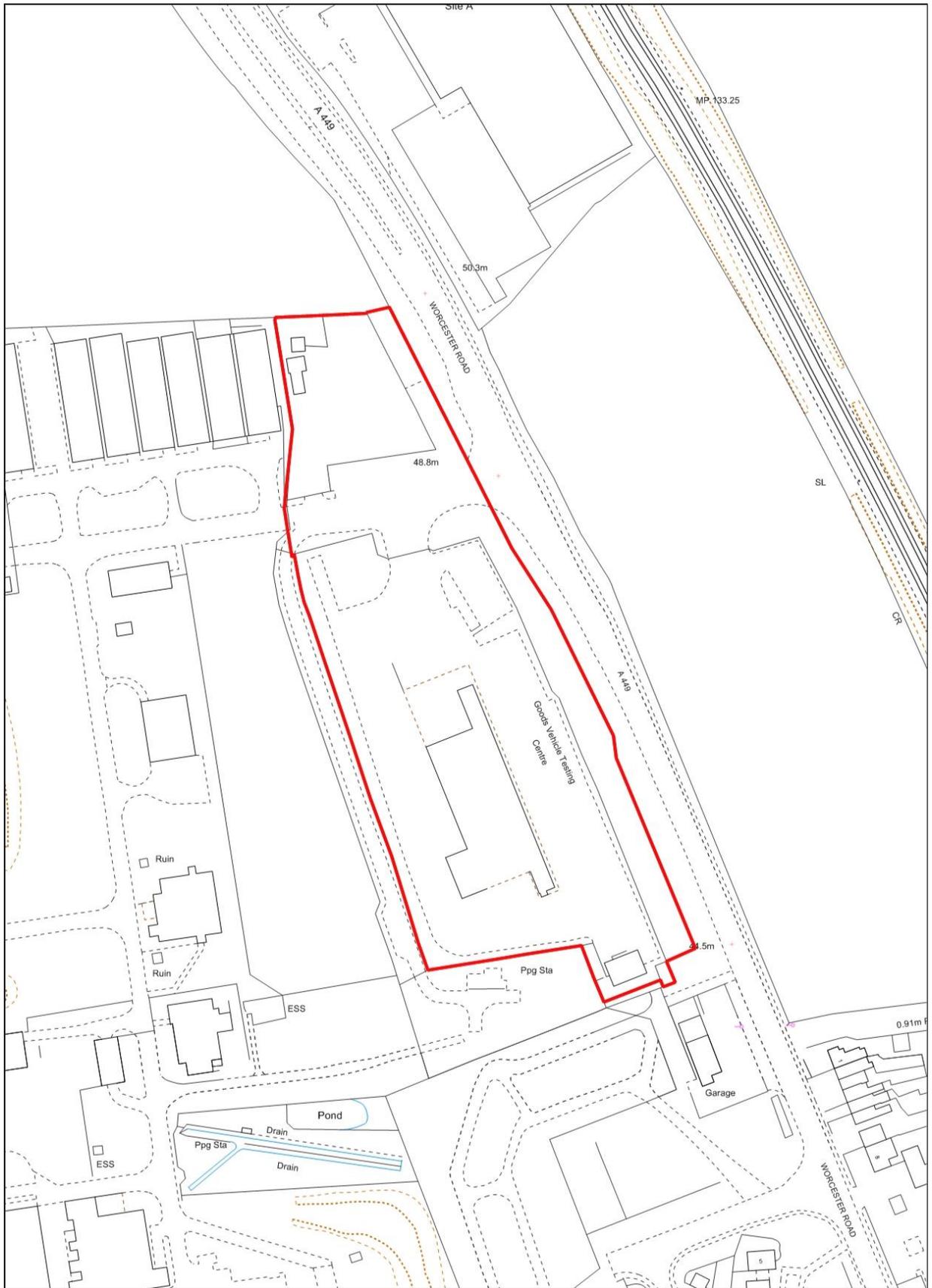


FPH-28 LAND AT HOOBROOK

Nearest settlement: Kidderminster	Site ref: FPH/28	Easting 383109	Site area (hectares): 0.25
		Northing 274852	
Site address: Land at Hoobrook Ward: Foley Park & Hoobrook		Within built area	<input checked="" type="checkbox"/>
		Adjoining built area	
		Other (See site description)	
Current or previous use: vacant plot on industrial estate		Greenfield (undeveloped)	
		Brownfield (prev. developed)	<input checked="" type="checkbox"/>
Site description: vacant cleared plot adjacent to new Hoobrook Link Road			
Ownership:	Private	<input checked="" type="checkbox"/>	Public
			Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping
			Steeply Sloping
Planning History: none of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	+	Within built area. Good access to local facilities: adjacent to facilities on Silverwoods.	
Housing needs of all	0	0.25ha	
Need to travel, sustainable travel modes	0	Good vehicular access: fronts onto new link road. Reasonable public transport access.	
Soil & land	+?	Brownfield: vacant plot on industrial estate. Contamination likely: formerly Frenco	
Water resources and quality, flood risk	0	No flooding issues	
Landscape and townscape	+	Redevelopment will improve streetscene and reuse a vacant plot	
Biodiversity and geodiversity	-	160m to Wilden Marsh and Meadows SSSI (unfavourable recovering condition)	
Economy & employment	+		
Historic environment	0?	Undesignated Falling Sands Sluice ran N-S through the site. Excavation for new foundations may reveal evidence of the leat, and there is potential for palaeo-environmental remains.	
Green Belt	0	Not in Green Belt	
Community & settlement identities	+	Within built area.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other <input checked="" type="checkbox"/>
PROPOSED USE:	Housing	Retail	Employment <input checked="" type="checkbox"/>
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Redevelopment will improve streetscene and reuse a vacant plot now with frontage to new road			
Vehicular access	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
	Fronts onto new link road		
Access to local facilities	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
	Adjacent to facilities on Silverwoods		
Public transport accessibility	Good		Reasonable <input checked="" type="checkbox"/>
			Poor
Suitability	Site is currently allocated for employment use		
Availability	Site is vacant		
Achievability	Site is deliverable subject to decontamination		
Potential Timescale for Delivery and Proposed Capacity	By 2021		

FPH-29 VOSA

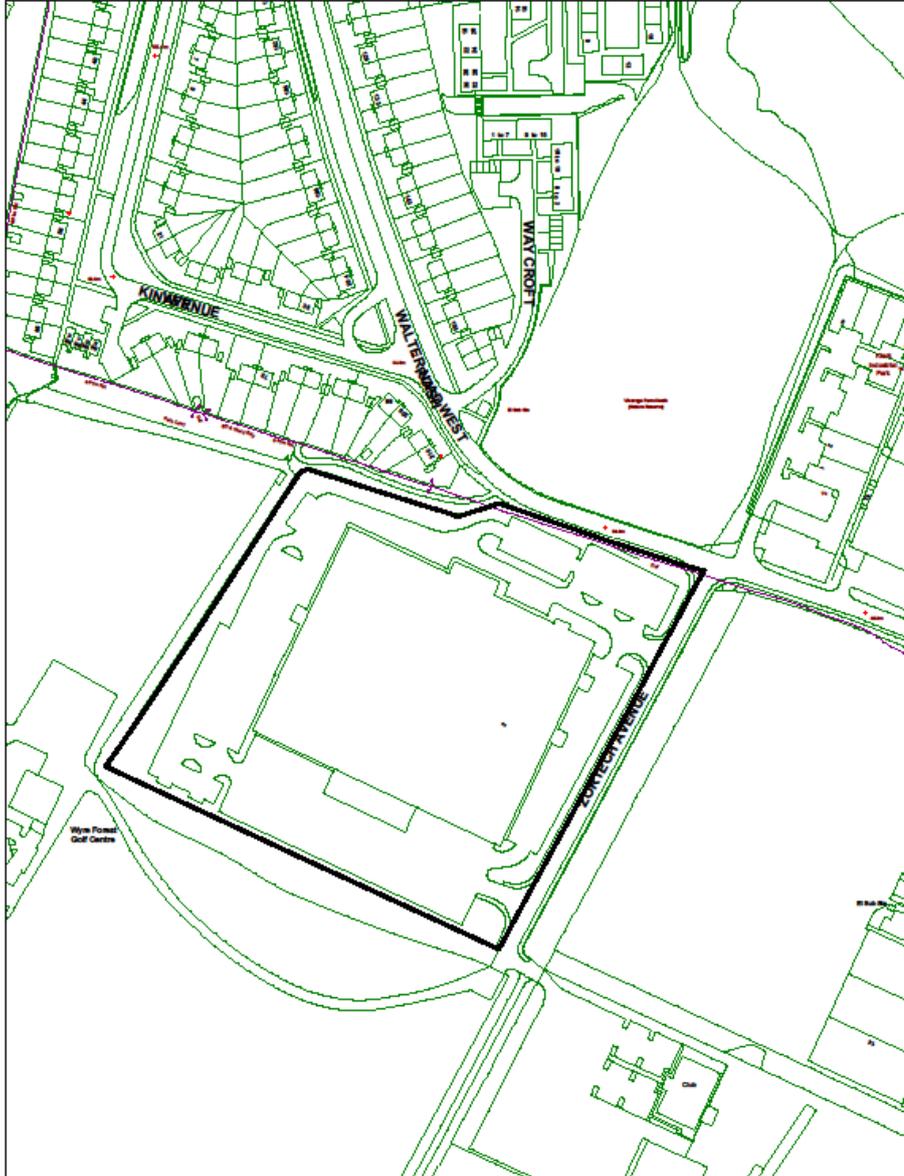
Nearest settlement: Kidderminster		Site ref: FPH/29		Easting 383944		Site area (hectares): 1.72	
				Northing 273798			
Site address: VOSA, Worcester Road Ward: Franche & Habberley North						Within built area <input checked="" type="checkbox"/>	
						Adjoining built area	
						Other (See site description)	
Current or previous use: Vehicle testing station and van sales						Greenfield (undeveloped)	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: HGV testing station adjacent to Worcester Road at entrance to district with motor sales							
Ownership:		Private		Public		<input checked="" type="checkbox"/> Unknown	
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping	
Planning History: 16/0258/full retention of temporary unit to allow for continued provision of training							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		0	Within built area. Reasonable access to local facilities: some facilities available within walking distance.				
Housing needs of all		0	1.72ha				
Need to travel, sustainable travel modes		0	Good vehicular access: fronts onto A449. Reasonable public transport access: on bus route into Kidderminster				
Soil & land		+	Brownfield: vehicle testing station and van sales. Contamination unlikely				
Water resources and quality, flood risk		0	No flooding issues				
Landscape and townscape		+	Redevelopment could improve streetscene by making better use of an underused site, and provide a better gateway development to Kidderminster. Opportunity to develop visual screening and GI along the A449 corridor.				
Biodiversity and geodiversity		0					
Economy & employment		+					
Historic environment		0?	Former Godham Way passes through or close to site.				
Green Belt		0	Adjacent to Green Belt				
Community & settlement identities		+	Within built area.				
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		Allocated without planning permission				Sites with planning permission	
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites <input checked="" type="checkbox"/>	
Officer suggested - rural sites		Officer suggested – potential urban extension				Other	
PROPOSED USE:	Housing	Retail	Employment	<input checked="" type="checkbox"/> Leisure	Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:							
Character / visual impact: site is underused and could be redeveloped to provide better gateway development to Kidderminster							
Vehicular access		Good <input checked="" type="checkbox"/>	Reasonable	Poor			
		Fronts onto A449					
Access to local facilities		Good	Reasonable <input checked="" type="checkbox"/>	Poor			
		Some facilities available within walking distance					
Public transport accessibility		Good	Reasonable <input checked="" type="checkbox"/>	Poor			
		On bus route into Kidderminster					
Suitability		Site is currently in employment use but better use could be made of the site					
Availability		Site is in Government ownership					
Achievability		Site is deliverable subject to viability					
Potential Timescale for Delivery and Proposed Capacity		In next 5 years					



LI-1 ZORTECH AVENUE

Nearest settlement: Kidderminster		Site ref: LI/1		Easting 381322		Site area (hectares): 3.27			
				Northing 273720					
Site address: former Ceramaspeed, Zortech Avenue						Within built area		✓	
Ward: Lickhill						Adjoining built area			
						Other (See site description)			
Current or previous use: industrial premises						Greenfield (undeveloped)			
						Brownfield (prev. developed)		✓	
Site description: modern industrial premises adjacent residential estate with golf course to rear and woodland opposite									
Ownership:			Private		✓		Public		Unknown
Topography:			Flat		✓		Gently Sloping		Steeply Sloping
Planning History: none of relevance									
SUSTAINABILITY APPRAISAL INFO		+/-			Notes				
Local services and facilities		0			Within built area. Reasonable access to local facilities.				
Housing needs of all		+			3.27ha				
Need to travel, sustainable travel modes		+			Good vehicular access. Good public transport access: bus stop adjacent				
Soil & land		+?			Brownfield: industrial premises. Contamination unknown.				
Water resources and quality, flood risk		?			Identified by water cycle study as being of concern because of pluvial flood risk and wastewater treatment infrastructure.				
Landscape and townscape		0			Visual impact unlikely.				
Biodiversity and geodiversity		-			Adjacent to Burlish Top and Vicarage Farm Heath local nature reserve. Across the road from Vicarage Farm Heath Local wildlife site.				
Economy & employment		0							
Historic environment		0			Birchen Coppice Farm undesignated asset (low significance) lies 50m to SW of site. Impact unlikely due to distance from development.				
Green Belt		-			In Green Belt				
Community & settlement identities		+			Within built area.				
Other: Planning constraints IPC and Her Majesty's Inspector of Pollution.									
REASON FOR INCLUSION:									
Call for Sites submission		✓				Allocated without planning permission		Sites with planning permission	
Local Authority owned land						Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites						Officer suggested – potential urban extension		Other	
PROPOSED USE:	Housing	✓	Retail			Employment		Leisure	Gypsy/ Travelling Showpeople
									Other
WFDC OFFICER VIEWS:									
Character / visual impact: Potential impact on nature reserve opposite but visually no adverse impact.									
Vehicular access					Good	✓	Reasonable		Poor
Access to local facilities					Good		Reasonable	✓	Poor
Public transport accessibility					Good	✓	Reasonable		Poor
Bus stop adjacent									

LOCATION PLAN



Zortech Avenue, Kidderminster



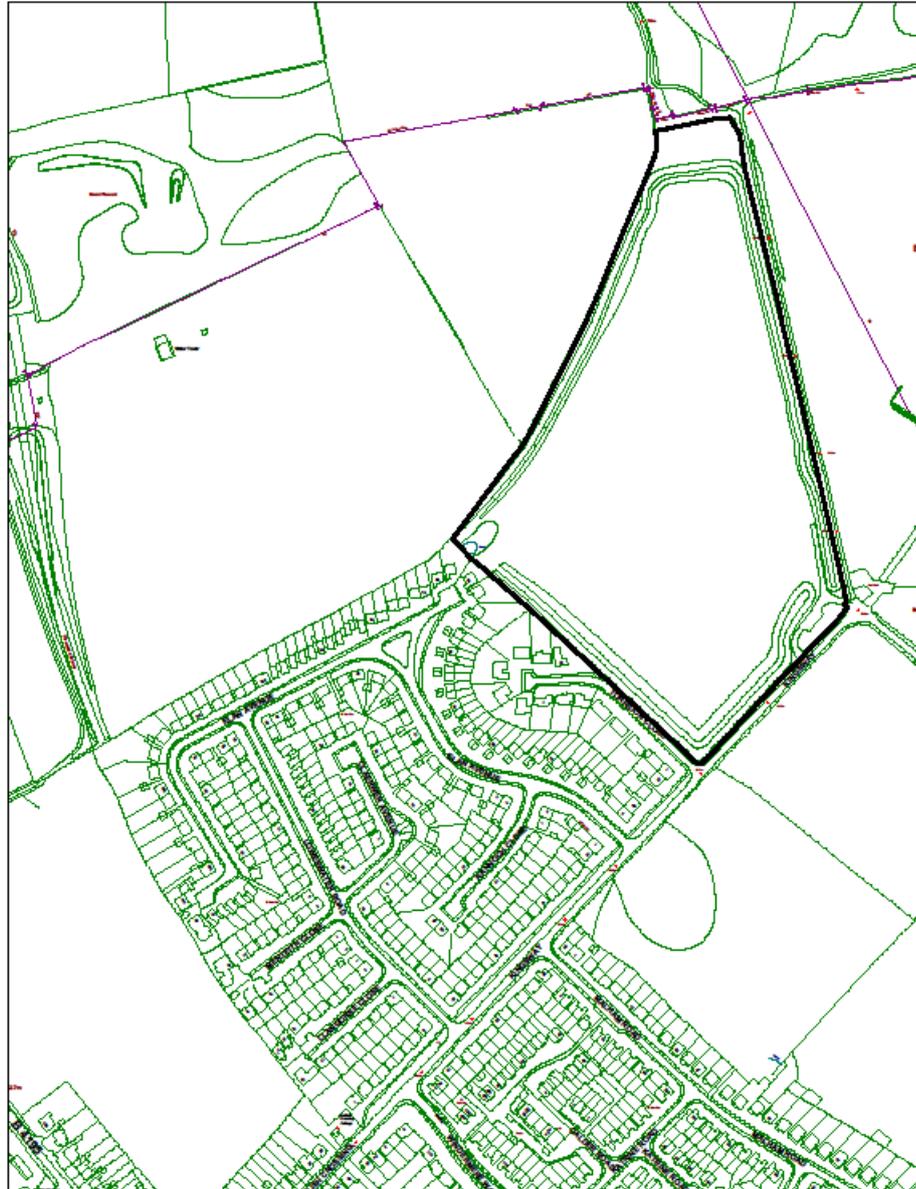
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LI-2 WYRE FOREST GOLF COURSE

Nearest settlement: Stourport-on-Severn	Site ref: LI/2	Easting	380491	Site area (hectares): 8.2 ha		
		Northing	273572			
Site address: Wyre Forest Golf Course Ward: Lickhill				Within built area		
				Adjoining built area ✓		
				Other (See site description)		
Current or previous use: Open Space/Leisure				Greenfield (undeveloped)		✓
				Brownfield (prev. developed)		
Site description: Large area of open land located off the Kingsway, currently leased by Wyre Forest Golf Course. Undeveloped site adjacent to sports facilities and housing estate.						
Ownership: Wyre Forest District Council - Let to third parties		Private		Public	✓	Unknown
Topography: Some change in levels	Flat	✓	Gently Sloping			Steeply Sloping
Planning History: Planning history relates to golf course land works.						
SUSTAINABILITY APPRAISAL INFO	+/-	Notes				
Local services and facilities	+	Adjoins built area. Good access to local facilities				
Housing needs of all	+	8.2 ha				
Need to travel, sustainable travel modes	+	Good vehicular and public transport access. Byway 592 runs along E boundary of site.				
Soil & land	-	Greenfield. Contamination unknown – land tip?				
Water resources and quality, flood risk	?	Some areas of site susceptible to surface water flooding, but not flagged up in water cycle study				
Landscape and townscape	0	Currently open space / leisure. Well screened by existing topography and wooded landscape of Burlish Top NR.				
Biodiversity and geodiversity	-	Adjacent to Burlish Top and Burlish Camp Local Nature Reserves. Some biodiversity interest possible on site.				
Economy & employment	0					
Historic environment	0?	Site of landing ground and prisoner of war camp. Possible impact on below ground historic environment.				
Green Belt	-	In Green Belt				
Community & settlement identities	0	Adjoins built area.				
Other: Could only be considered if a Green Belt boundary review were necessary. Minerals consultation area. Birmingham Resilience Project crosses site. Byway 592 runs along eastern boundary of site.						
REASON FOR INCLUSION:						
Call for Sites submission			Allocated without planning permission		Sites with planning permission	
Local Authority owned land		✓	Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension		Other	
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople
WFDC OFFICER VIEWS:						
Character / visual impact: Very open site, greenbelt. Potential for significant adverse visual impact						
Vehicular access			Good	✓	Reasonable	Poor
Access to local facilities			Good	✓	Reasonable	Poor
Public transport accessibility Short walk to main bus route			Good	✓	Reasonable	Poor

LOCATION PLAN



Wyre Forest Golf Course



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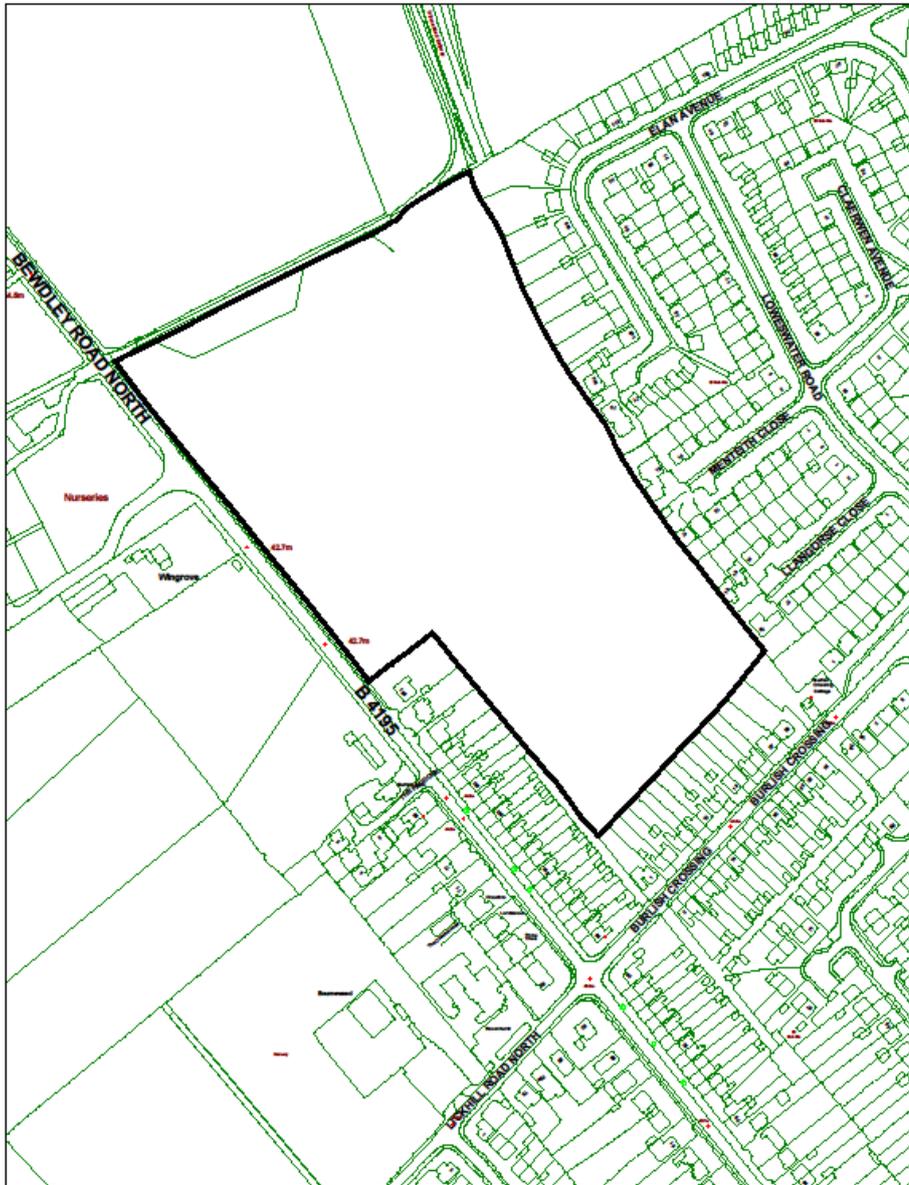


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LI-5 LAND AT BURLISH CROSSING

Nearest settlement: Stourport on Severn		Site ref: LI/5		Easting 380034		Site area (hectares): 6.03Ha	
				Northing 273171			
Site address: Land at Burlish Crossing, Bewdley Road North						Within built area	
Ward: Lickhill						Adjoining built area <input checked="" type="checkbox"/>	
						Other (See site description)	
Current or previous use: Farmland						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						Brownfield (prev. developed)	
Site description: Farmland with residential development to east and south							
Ownership: Under option to national housebuilder		Private		<input checked="" type="checkbox"/>		Public	
						Unknown	
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping	
Planning History: None of relevance							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities – shops within reasonable walk				
Housing needs of all		+	6.03 ha				
Need to travel, sustainable travel modes		+	Good vehicular and public transport access. Bus stops adjacent.				
Soil & land		-	Greenfield. Contamination unlikely				
Water resources and quality, flood risk		0					
Landscape and townscape		0	Currently farmland with open views into town. This site would form a new gateway to Stourport, which has a natural screen already present in the NW boundary. The topography would help to mitigate visual impact				
Biodiversity and geodiversity		-	BAP protected fauna Pipistrelle bats. Potential loss of hedgerow and plantings on N edge of site.				
Economy & employment		0					
Historic environment		0?	Site of S section of Severn Valley Railway forms E boundary of site.				
Green Belt		-	In Green Belt				
Community & settlement identities		0	Adjoins built area.				
Other: Minerals consultation area.							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission			Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail		Employment		Leisure
						Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Open views into town – not well-screened from road. Potential loss of hedgerow.							
Vehicular access			Good	<input checked="" type="checkbox"/>	Reasonable		Poor
Access to local facilities Shops within reasonable walk			Good		Reasonable	<input checked="" type="checkbox"/>	Poor
Public transport accessibility Bus stops adjacent			Good	<input checked="" type="checkbox"/>	Reasonable		Poor

LOCATION PLAN



Land at Burlish Crossing, Stourport



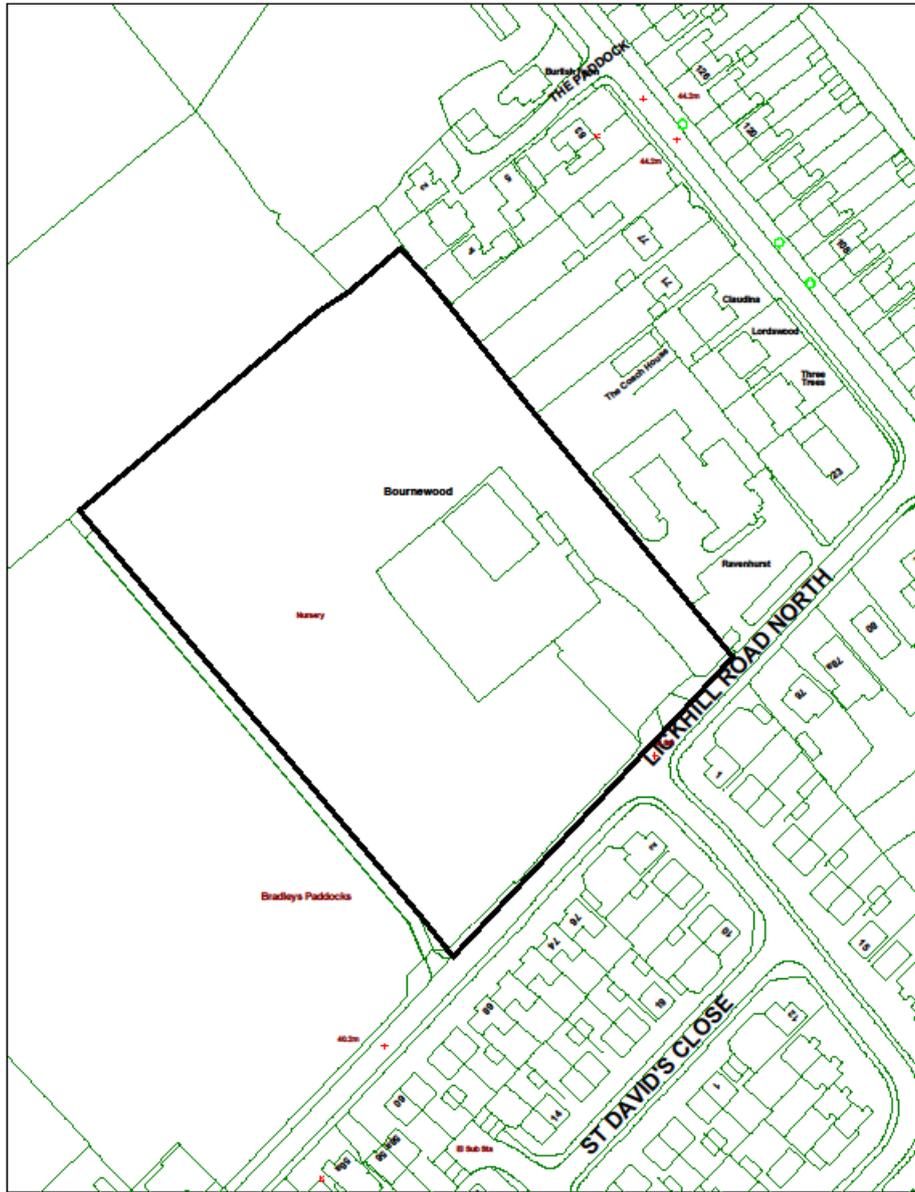
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LI-6 BOURNEWOOD NURSERIES

Nearest settlement: Stourport on Severn		Site ref: LI/6		Easting 379966		Site area (hectares): 1.74Ha	
				Northing 272864			
Site address: Bournewood Nursery, Lickhill Road North Ward: Lickhill						Within built area	
						Adjoining built area <input checked="" type="checkbox"/>	
						Other (See site description)	
Current or previous use: Garden Nursery						Greenfield (undeveloped) Majority is greenfield <input checked="" type="checkbox"/>	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Nursery with nursing home and paddocks adjacent, residential opposite							
Ownership:		Private <input checked="" type="checkbox"/>		Public		Unknown	
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping	
Planning History: None of relevance,							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities – shops within reasonable walk				
Housing needs of all		+	1.74 ha				
Need to travel, sustainable travel modes		+	Good vehicular and public transport access. Bus stops adjacent.				
Soil & land		-	Primarily greenfield. Contamination unlikely				
Water resources and quality, flood risk		0					
Landscape and townscape		0	Currently nursery. Site well screened from road by mature hedging. Opportunities to enhance the existing GI to provide filtered screening of development from the rural landscape				
Biodiversity and geodiversity		-	Much of site is planted. Potential loss of tree cover.				
Economy & employment		0					
Historic environment		0	No known heritage constraints				
Green Belt		-	In Green Belt				
Community & settlement identities		0	Adjoins built area.				
Other: Water and electricity on site. Half of site in Health and Safety Executive area. Minerals consultation area.							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission			Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>		Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>	Other <input type="checkbox"/>
WFDC OFFICER VIEWS:							
Character / visual impact: Site well screened from road by mature hedging. Much of site is planted. Potential loss of tree cover							
Vehicular access		Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>		
Access to local facilities Local shop within short walk		Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>		Poor <input type="checkbox"/>		
Public transport accessibility Bus stops adjacent		Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>		

LOCATION PLAN



Bournemouth Nurseries, Lickhill Road, Stourport



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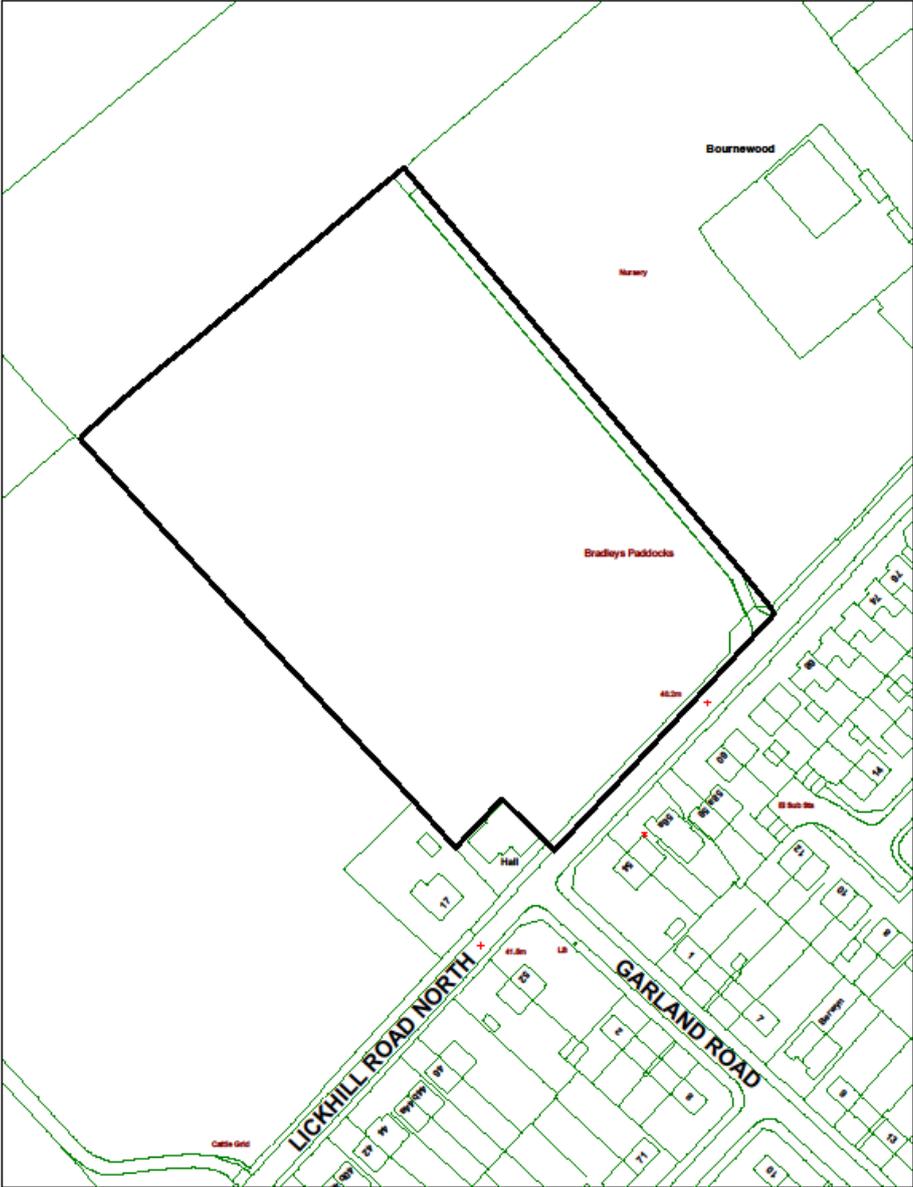


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LI-7 BRADLEYS PADDOCKS

Nearest settlement: Stourport on Severn		Site ref: LI/7		Easting 379883		Site area (hectares): 1.87Ha	
				Northing 272788			
Site address: Bradleys Paddocks, Lickhill Road North Ward: Lickhill						Within built area	
						Adjoining built area <input checked="" type="checkbox"/>	
						Other (See site description)	
Current or previous use: Horse grazing						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						Brownfield (prev. developed)	
Site description: Paddocks with residential opposite and garden nursery and farmland adjacent							
Ownership:		Private <input checked="" type="checkbox"/>		Public		Unknown	
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping	
Planning History: Application in 1987 refused and appeal dismissed. Green Belt							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		+	Adjoins built area. Good access to local facilities – all services available				
Housing needs of all		+	1.87 ha				
Need to travel, sustainable travel modes		+	Good vehicular and public transport access. Bus stops nearby.				
Soil & land		-	Greenfield. Contamination unlikely				
Water resources and quality, flood risk		0					
Landscape and townscape		0	Currently horse grazing. Site enclosed by edging, otherwise open. Opportunities to enhance the existing GI to provide filtered screening of development from the rural landscape.				
Biodiversity and geodiversity		-	Potential loss of hedges.				
Economy & employment		0					
Historic environment		0	No known heritage constraints				
Green Belt		-	In Green Belt				
Community & settlement identities		0	Adjoins built area.				
Other: Site in Health and Safety Executive area. Minerals Consultation Area.							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission			Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail	Employment		Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Enclosed by hedging, otherwise open Potential loss of hedges							
Vehicular access		Good <input checked="" type="checkbox"/>	Reasonable		Poor		
Access to local facilities All services available		Good <input checked="" type="checkbox"/>	Reasonable		Poor		
Public transport accessibility Bus stops nearby		Good <input checked="" type="checkbox"/>	Reasonable		Poor		

LOCATION PLAN



Bradleys Paddocks, Lickhill Road North, Stourport



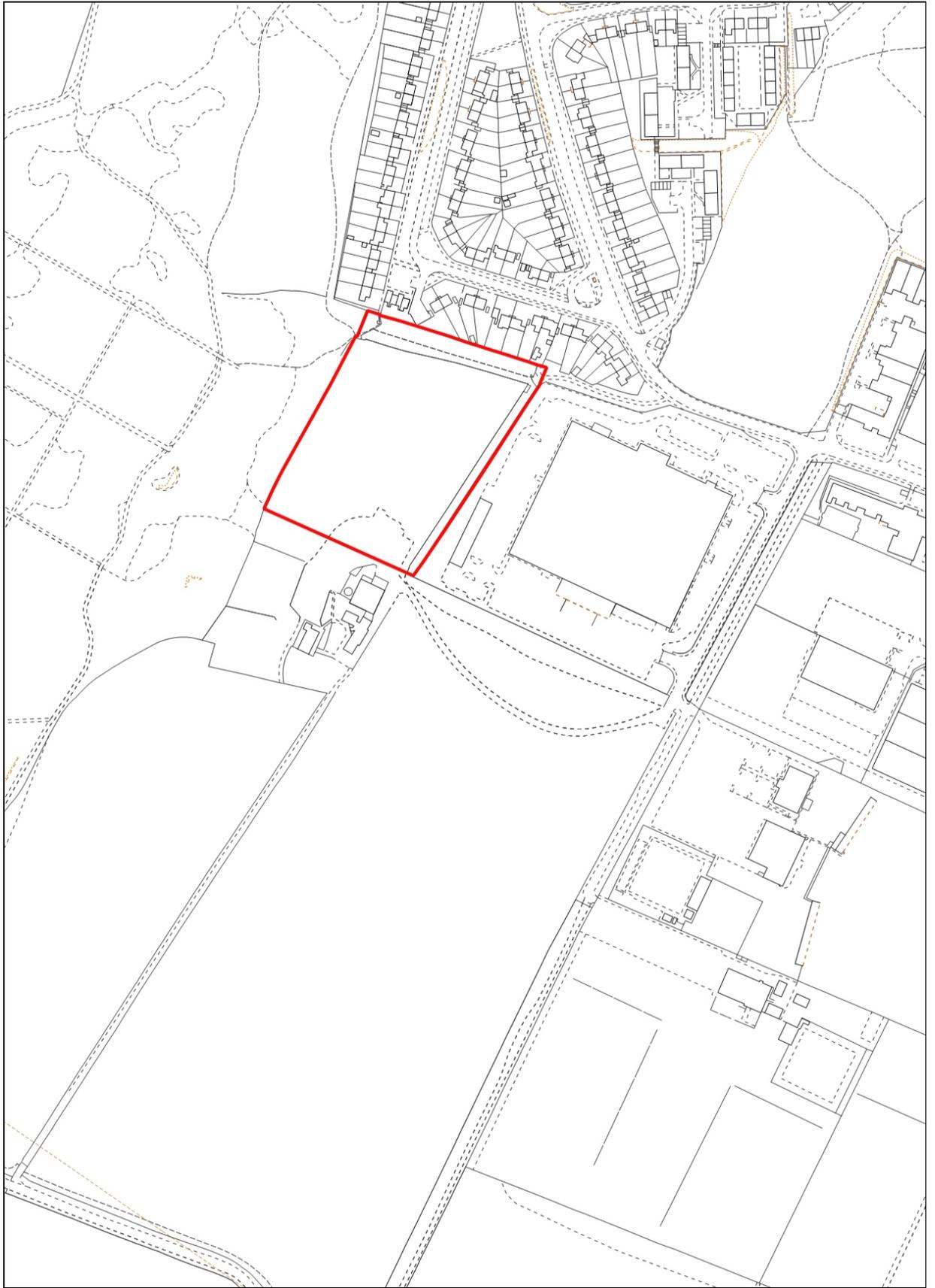
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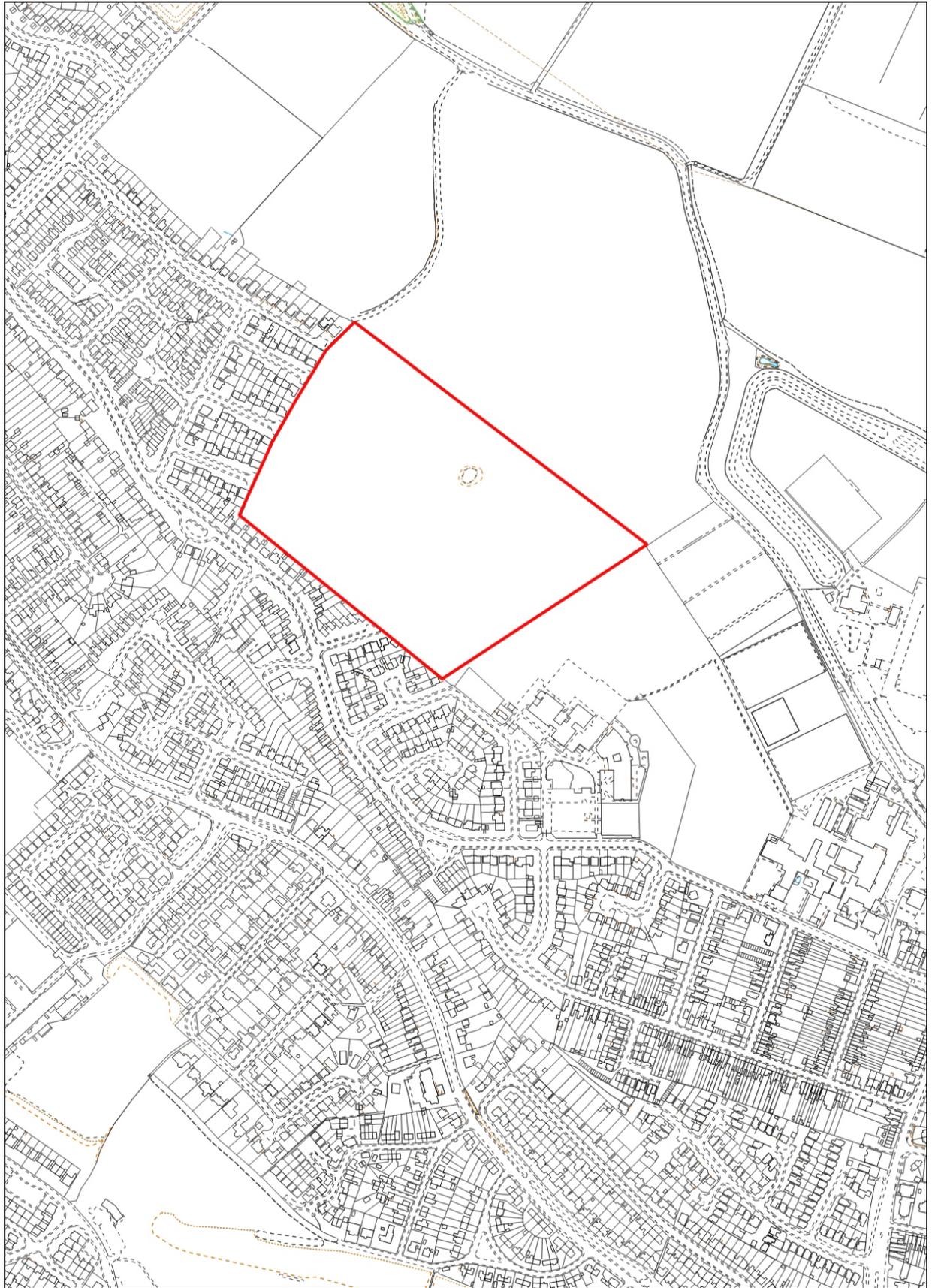
LI-10 LAND R/O ZORTECH AVENUE

Nearest settlement: Kidderminster	Site ref: LI/10	Easting 381173	Site area (hectares): 1.93
		Northing 273780	
Site address: Land r/o Zortech Avenue Ward: Lickhill		Within built area	
		Adjoining built area	✓
		Other (See site description)	
Current or previous use: area of wasteland – large amounts of spoil tipped over wide area including reinforced concrete		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: area of wasteland adjoining former golf club house with residential uses to north, nature reserve to west and vacant factory site (Ceramaspeed) to east, accessed off long drive			
Ownership:	Private	Public	✓ Unknown
Topography:	Flat	✓ Gently Sloping	Steeplly Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Adjoining built area. Reasonable access to local facilities.	
Housing needs of all	0	1.93ha	
Need to travel, sustainable travel modes	+	Good vehicular access: access drive from Zortech Avenue. Good public transport access: frequent bus service runs within easy walking distance of site. Access track to local nature reserve runs along N boundary of site.	
Soil & land	-	Greenfield. Contamination unknown. Possible industrial tipping on site.	
Water resources and quality, flood risk	?	No flooding issues. Identified by the water cycle study as being of concern.	
Landscape and townscape	0	Currently wasteland with large amounts of spoil tipped over a wide area.	
Biodiversity and geodiversity	-	Adjacent to Burlish Camp local wildlife site (acid grassland) and Burlish Top local nature reserve.	
Economy & employment	0		
Historic environment	0	Birchen Coppice Farm 50m to SW of site. Site of Burlish Camp 100m to W of site. Neither likely to be affected due to distance from site.	
Green Belt	-	In Green Belt	
Community & settlement identities	0	Adjoining built area.	
Access track to local nature reserve runs along northern boundary of site. This will need to be retained			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission
Local Authority owned land	✓	Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			✓ Other
WFDC OFFICER VIEWS:			
Character / visual impact:			
Vehicular access	Good	✓	Reasonable
			Poor
Access drive from Zortech Avenue			
Access to local facilities	Good		Reasonable
		✓	Poor
Public transport accessibility	Good	✓	Reasonable
			Poor
Frequent bus service runs within easy walking distance of site			
Suitability	Site is considered to be a suitable location for travelling showpeople and their fairground equipment as it has good access to the road network		
Availability	Owned by local authority – looking to dispose of site		
Achievability	Development is achievable		
Potential Timescale for Delivery and Proposed Capacity	Within 5 years.		



LI-11 LAND W OF FORMER SCHOOL SITE, CONISTON CRESCENT

Nearest settlement: Stourport-on-Severn	Site ref: LI/11	Easting 380799	Site area (hectares): 9.52
		Northing 272788	
Site address: Land west of former school site Coniston Crescent (formerly part of Golf course) Ward: Lickhill		Within built area	
		Adjoining built area	✓
		Other (See site description)	
Current or previous use: Golf course		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: Former golf course (closed December 2016) adjacent to housing estate on northern edge of Stourport-on-Severn			
Ownership:	Private	Public	✓
		Unknown	
Topography:	Flat	✓	Gently Sloping
			Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	+	Adjoins built area. Good access to local facilities: schools, local shops, sports facilities	
Housing needs of all	+	9.52 ha	
Need to travel, sustainable travel modes	+	Poor vehicular – would require new access. Good public transport access – regular buses run near site	
Soil & land	-	Greenfield – former golf course. Contamination unlikely	
Water resources and quality, flood risk	-	Surface water flooding affects land along southern boundary	
Landscape and townscape	--/+	Currently undeveloped site, so development would have a major visual impact. However it would round off the urban edge.	
Biodiversity and geodiversity	0		
Economy & employment	0		
Historic environment	0	No known heritage constraints	
Green Belt	-	In Green Belt	
Community & settlement identities	0	Adjoins built area. Would round off urban area and provide easy access to main employment area.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission
Local Authority owned land	✓	Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: currently undeveloped site so any development will have major impact. Development would however round off the urban edge at this location			
Vehicular access	Good	Reasonable	Poor
			✓
Development would require new access onto Kingsway and junction improvements to A451			
Access to local facilities	Good	Reasonable	Poor
	✓		
Easy access to schools, local shops and sports facilities			
Public transport accessibility	Good	Reasonable	Poor
	✓		
Regular buses run near site			
Suitability	Development to south of Kingsway would round off urban area and provide easy access to main employment corridor		
Availability	Site is now in local authority ownership so is readily available		
Achievability	Site is considered to be deliverable		
Potential Timescale for Delivery and Proposed Capacity	2025-31 up to 215 dwellings		

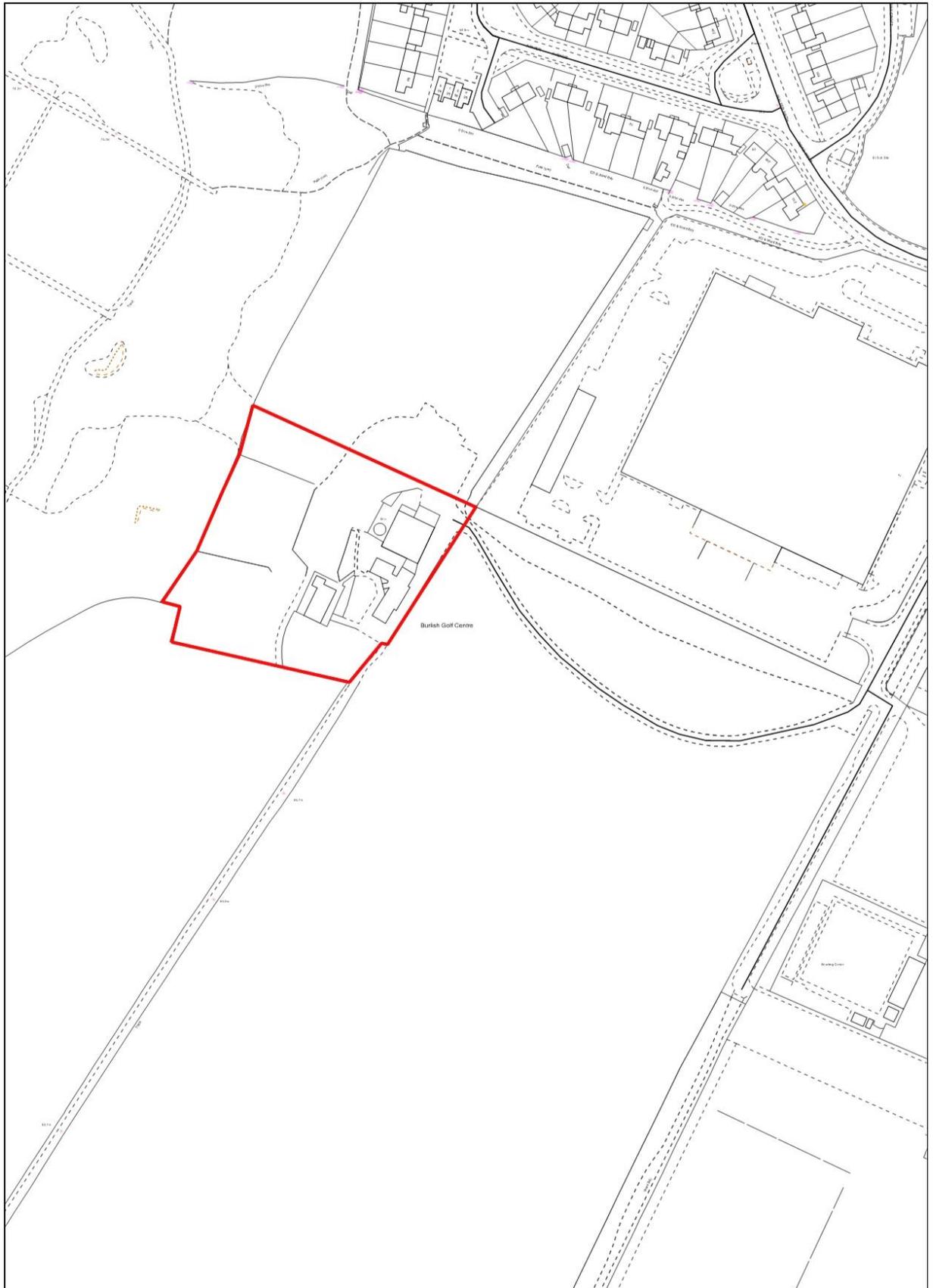


LI-12 FORMER BURLISH GOLF COURSE CLUBHOUSE

Nearest settlement: Kidderminster	Site ref: LI/12	Easting	381113	Site area (hectares): 1.05		
		Northing	273670			
Site address: Former Burlish Golf Course Clubhouse, Zortech Avenue Ward: Lickhill				Within built area		
				Adjoining built area <input checked="" type="checkbox"/>		
				Other (See site description)		
Current or previous use: Golf course clubhouse and associated buildings				Greenfield (undeveloped)		
				Brownfield (prev. developed) <input checked="" type="checkbox"/>		
Site description: Former clubhouse and associated buildings (burnt out) accessed off private drive to rear of industrial development (former Ceramaspeed) with former golf course to south and nature reserve to west						
Ownership: Private <input type="checkbox"/> Public <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>						
Topography: Flat <input checked="" type="checkbox"/> Gently Sloping <input type="checkbox"/> Steeply Sloping <input type="checkbox"/>						
Planning History: None of relevance to proposed use						
SUSTAINABILITY APPRAISAL INFO		+/-	Notes			
Local services and facilities		+	Adjoining built area. Good access to local facilities: local shop, school and employment within walking distance.			
Housing needs of all		+	1.05ha			
Need to travel, sustainable travel modes		+	Good vehicular access: access drive from Zortech Avenue. Good public transport access: regular bus service runs near site with bus stop within 5 minute walk			
Soil & land		+	Brownfield. Contamination unlikely.			
Water resources and quality, flood risk		?	No flooding issues. Identified by the water cycle study as being of concern.			
Landscape and townscape		+	Currently site of burnt out buildings with unauthorised tipping. Redevelopment would secure site, reduce tipping, improve area			
Biodiversity and geodiversity		-	Adjacent to Burlish Top local nature reserve. 0.26ha of woodland forms western part of site			
Economy & employment		0				
Historic environment		0?	Birchen Coppice Farm on site. Site of Burlish Camp 100m to W of site. Development would impact directly on the significance of the former, but it has already been partly destroyed by fire.			
Green Belt		-	In Green Belt			
Community & settlement identities		0	Adjoining built area.			
REASON FOR INCLUSION:						
Call for Sites submission			Allocated without planning permission			Sites with planning permission
Local Authority owned land		✓	Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension			Other
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>	Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>	Other <input type="checkbox"/>
WFDC OFFICER VIEWS:						
Character / visual impact: site of burnt out buildings with unauthorised tipping. Redevelopment for housing would secure site, minimise unauthorised tipping and improve area.						
Vehicular access		Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>		
		Existing access off Zortech Avenue				
Access to local facilities		Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>		
		Local shop, school and employment within walking distance				
Public transport accessibility		Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>		
		Regular buses run near site with bus stop within 5 minute walk				
Suitability		Site is previously developed and there is residential development nearby				
Availability		Site is now in local authority ownership so is readily available				
Achievability		Site is deliverable and could come forward under existing policy				

**Potential Timescale for Delivery
and Proposed Capacity**

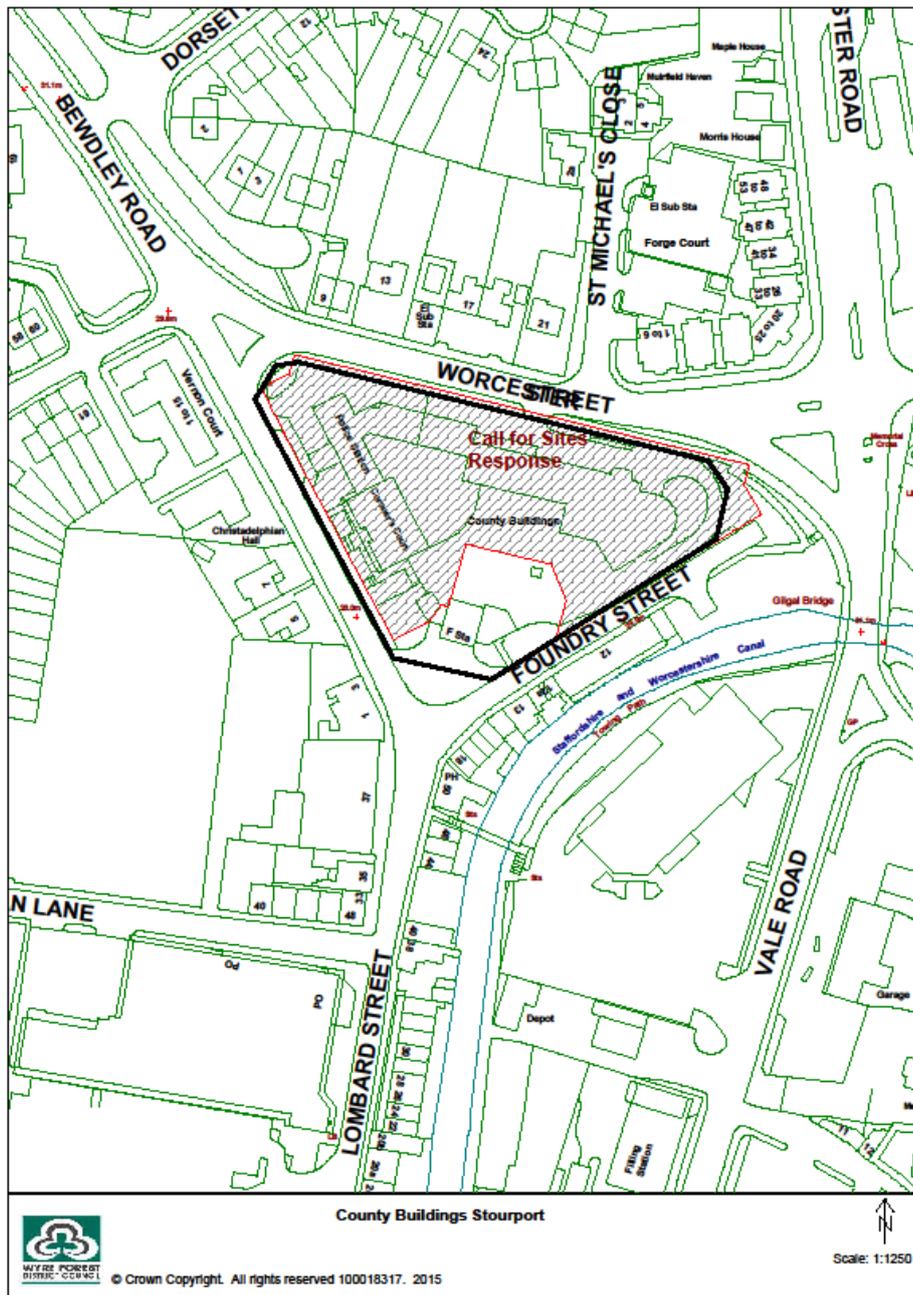
Pre 2021 up to 20 dwellings



MI-1 COUNTY BUILDINGS

Nearest settlement: Stourport-on-Severn	Site ref: MI/1	Easting	381212	Site area (hectares): 0.05 Ha		
		Northing	271723			
Site address: County Buildings, Stourport Ward: Mitton				Within built area	✓	
				Adjoining built area		
				Other (See site description)		
Current or previous use: Community Uses – police and health centre				Greenfield (undeveloped)		
				Brownfield (prev. developed)		✓
Site description: Prominent site at gateway to Stourport adjacent to major junction, with large scale buildings for community uses. The site is triangular in shape and the levels vary.						
Ownership: Worcestershire County Council – lease to health centre – seeking to relocate but no site identified so far.		Private		Public	✓	Unknown
Topography: Level differences to address on site	Flat		Gently Sloping		Steeply Sloping	✓
Planning History: Allocated for a mix of uses in the Site Allocations and Policies Local Plan						
SUSTAINABILITY APPRAISAL INFO	+/-	Notes				
Local services and facilities	+	Within built area. Good access to local facilities: town centre location				
Housing needs of all	+	0.05 ha				
Need to travel, sustainable travel modes	+/-	Good vehicular and public transport access: on main bus route to Kidderminster. The site is 30m from the Stourport-on-Severn Air Quality Consultation Area.				
Soil & land	+	Brownfield – police and health centre. Contamination unlikely.				
Water resources and quality, flood risk	0					
Landscape and townscape	+	Redevelopment could be an improvement on the current building types. Opportunity for gateway improvement.				
Biodiversity and geodiversity	0	Staffordshire and Worcestershire Canal is on opposite side of Foundry Street.				
Economy & employment	0					
Historic environment	-	Staffordshire and Worcestershire Canal Conservation Area is 8m WS of site, as are 6 designated heritage assets on Foundry Street. Development of the site has potential to impact on the setting of the group of designated heritage assets.				
Green Belt	0	Not in Green Belt				
Community & settlement identities	+	In built area.				
Other: Lease to health centre – seeking to relocate but no site identified so far. Adjacent busy main road and junction. Viability of redevelopment. British waterways consultation zone EIA and major scale development and minor and household scale development (20110729). Fire station also on site.						
REASON FOR INCLUSION:						
Call for Sites submission	✓	Allocated without planning permission	✓	Sites with planning permission		
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites		
Officer suggested - rural sites		Officer suggested – potential urban extension		Other		
PROPOSED USE:	Housing	✓	Retail		Employment	
					Leisure	
					Gypsy/ Travelling Showpeople	
					Other	✓
WFDC OFFICER VIEWS:						
Character / visual impact: Redevelopment could be an improvement on the current building types. Opportunity for gateway development						
Vehicular access		Good	✓	Reasonable		Poor
Access to local facilities town centre location		Good	✓	Reasonable		Poor
Public transport accessibility On main bus route to Kidderminster		Good	✓	Reasonable		Poor

LOCATION PLAN

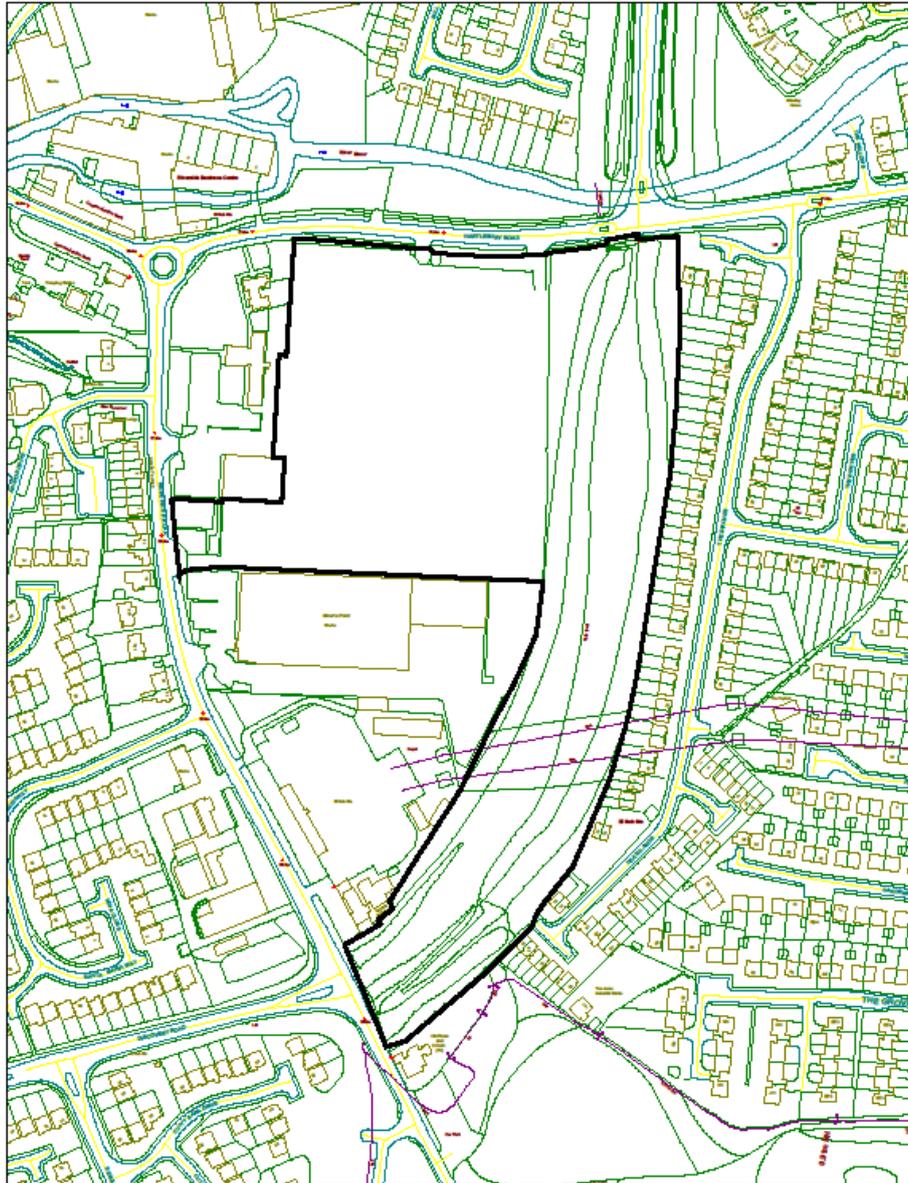


MI-3 PARSONS CHAIN

Nearest settlement: Stourport-on-Severn		Site ref: MI/3		Easting 381818		Site area (hectares): 6.03Ha							
				Northing 271234									
Site address: Parsons Chain site, Hartlebury Road, Stourport-on-Severn Ward: Mitton						Within built area		✓					
						Adjoining built area							
						Other (See site description)							
Current or previous use: Previously in industrial use – now cleared						Greenfield (undeveloped)							
						Brownfield (prev. developed)		✓					
Site description: Cleared former industrial site with former railway embankment forming eastern boundary and employment uses to west and south.													
Ownership:			Private		✓		Public		Unknown				
Topography: Flat with railway embankment at boundary		Flat		✓		Gently Sloping		Steeply Sloping					
Planning History: Allocated for a mix of residential, business and community uses in the Site Allocations and Policies Local Plan (2013) 05/647 Change of use from warehousing (B8) to computer engineers, storage, offices and facilities (B2) Approved.													
SUSTAINABILITY APPRAISAL INFO		+/-	Notes										
Local services and facilities		+	Within built area. Good access to local facilities: town centre within walking distance										
Housing needs of all		?	6.03 ha										
Need to travel, sustainable travel modes		+/-	Good vehicular and public transport access: 10 minute walk to bus stop on high frequency route. The site is partly inside the Stourport-on-Severn Air Quality Consultation Area.										
Soil & land		+?	Brownfield – former industrial use. Contamination likely.										
Water resources and quality, flood risk		-	Water cycle study identified the site as being at significant risk of pluvial flooding										
Landscape and townscape		0	Large cleared site with former railway embankment forming boundary.										
Biodiversity and geodiversity		--	The former railway embankment is now a naturalised silver birch woodland with high biodiversity value. Local wildlife site River Stour close to site. TPO 164 on boundary of site. BAP protected flora tower mustard close to site. Potential impact on wildlife corridor. 210m to Harlebury Common and Hillditch SSSI (broadly favourable condition).										
Economy & employment		?											
Historic environment		-	Grade II house at Parsons Chain Complex immediately to NW of site. Parsons Chain Company and site of branch line to power station lie within site boundary. Old Rose and Crown undesignated lies immediately to the S of the site. Removal of embankment would result in loss of significance of branch line to power station. House at Parsons Chain has potential to have significance affected by development.										
Green Belt		0	Not in Green Belt										
Community & settlement identities		+	In built area.										
Contamination		Unlikely				Likely		✓					
Other: Line of Stourport of relief road follows embankment. Highways issues.													
REASON FOR INCLUSION:													
Call for Sites submission				Allocated without planning permission				✓		Sites with planning permission			
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)						Underused / Vacant sites			
Officer suggested - rural sites				Officer suggested – potential urban extension						Other			
PROPOSED USE:		Housing	✓	Retail		Employment		Leisure	✓	Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:													
Character / visual impact: Large cleared site - with railway embankment forming boundary													
Vehicular access			Good		✓		Reasonable		Poor				

Access to local facilities town centre within walking distance	Good	✓	Reasonable		Poor	
Public transport accessibility 10 minutes walk to bus stop on high frequency route	Good	✓	Reasonable		Poor	

LOCATION PLAN



Parsons Chain, Stourport



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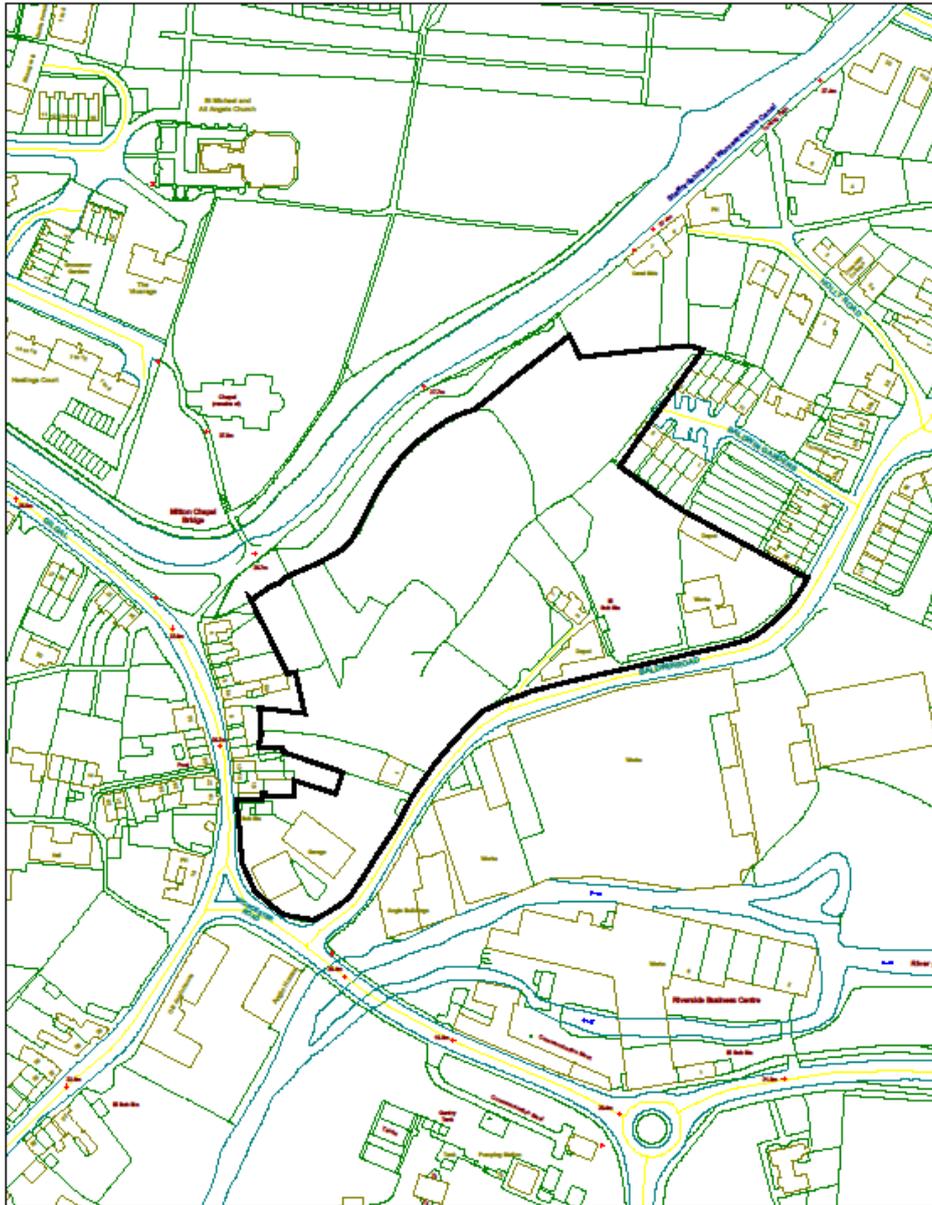
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MI-5 BALDWIN ROAD

Nearest settlement: Stourport-on-Severn	Site ref: MI/5	Easting	381580	Site area (hectares): 2.07Ha		
		Northing	271584			
Site address: Baldwin Road, Stourport-on-Severn Ward: Mitton				Within built area	✓	
				Adjoining built area		
				Other (See site description)		
Current or previous use: Petrol filling station, workshop, residential, open space which is currently inaccessible.				Greenfield (undeveloped)	✓	
				Brownfield (prev. developed)	✓	
Site description: Petrol filling station, adjacent workshop, a small number of residential properties and an area of open space which currently has no access. The site fronts Gilgal/Baldwin Road.						
Ownership:		Private	✓	Public		Unknown
Topography:		Flat		Gently Sloping	✓	Steeply Sloping
Planning History: Allocated for a mix of uses, predominantly residential with some small scale commercial uses and a requirements for the open space to be retained and made accessible (site Allocations and Policies Local Plan, 2013). Part site Refused application - 07/1249/FULL - Demolition of existing industrial units; erection of 5No office units and 14 apartments; new access and parking areas (resubmission of 07/0524/FULL) 15/0429/FULL Construction of 9 residential dwellings with associated access and other works on part of site – pending.						
SUSTAINABILITY APPRAISAL INFO	+/-	Notes				
Local services and facilities	+	Within built area. Good access to local facilities: town centre within walking distance				
Housing needs of all	+	2.07 ha				
Need to travel, sustainable travel modes	+/-	Good vehicular and public transport access: 5 minute walk to bus stop on high frequency route. Public footpath 586 adjacent to site. The site is partly inside the Stourport-on-Severn Air Quality Consultation Area.				
Soil & land	0	Partly greenfield and partly brownfield –Petrol station workshop etc. Contamination likely.				
Water resources and quality, flood risk	--	Nearly half of site is in flood zone 2. Nearly half of site is in flood zone 3.				
Landscape and townscape	+	This is a highly visible site located on a busy traffic junction. Potential to improve the streetscene. Potential to reference the historic residential (gilgal) and industrial (Baldwin Road) townscape				
Biodiversity and geodiversity	-	Half of site is under tree cover. Adjacent to Staffordshire and Worcestershire Canal corridor and dominated by scrub and woodland.				
Economy & employment	0					
Historic environment	--	Gilgal conservation area adjacent to W boundary of site, and Staffordshire and Worcestershire Canal Conservation Area adjacent to N boundary of site. Several listed buildings lie within site, and others are adjacent. Gilgal Grade II is adjacent to S boundary. Development has the potential to impact on the setting of 15 Gilgal; on the appearance and character of the conservation areas; and on the significance of the cottages located on site.				
Green Belt	0	Not in Green Belt				
Community & settlement identities	+	In built area.				
Other: British waterways consultation zone EIA and major scale development and minor and household scale development 20110729						
REASON FOR INCLUSION:						
Call for Sites submission		Allocated without planning permission			✓	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)			✓	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension				Other
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople
						Other
WFDC OFFICER VIEWS:						
Character / visual impact: Potential to improve streetscene						
Vehicular access		Good	✓	Reasonable		Poor
		Good	✓	Reasonable		Poor

Access to local facilities town centre within walking distance				
Public transport accessibility bus stop on high frequency route within 5 minutes walk	Good	✓	Reasonable	Poor

LOCATION PLAN



WWRP FORBEST
CITY OF SEVEN
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Baldwin Road, Stourport on Severn

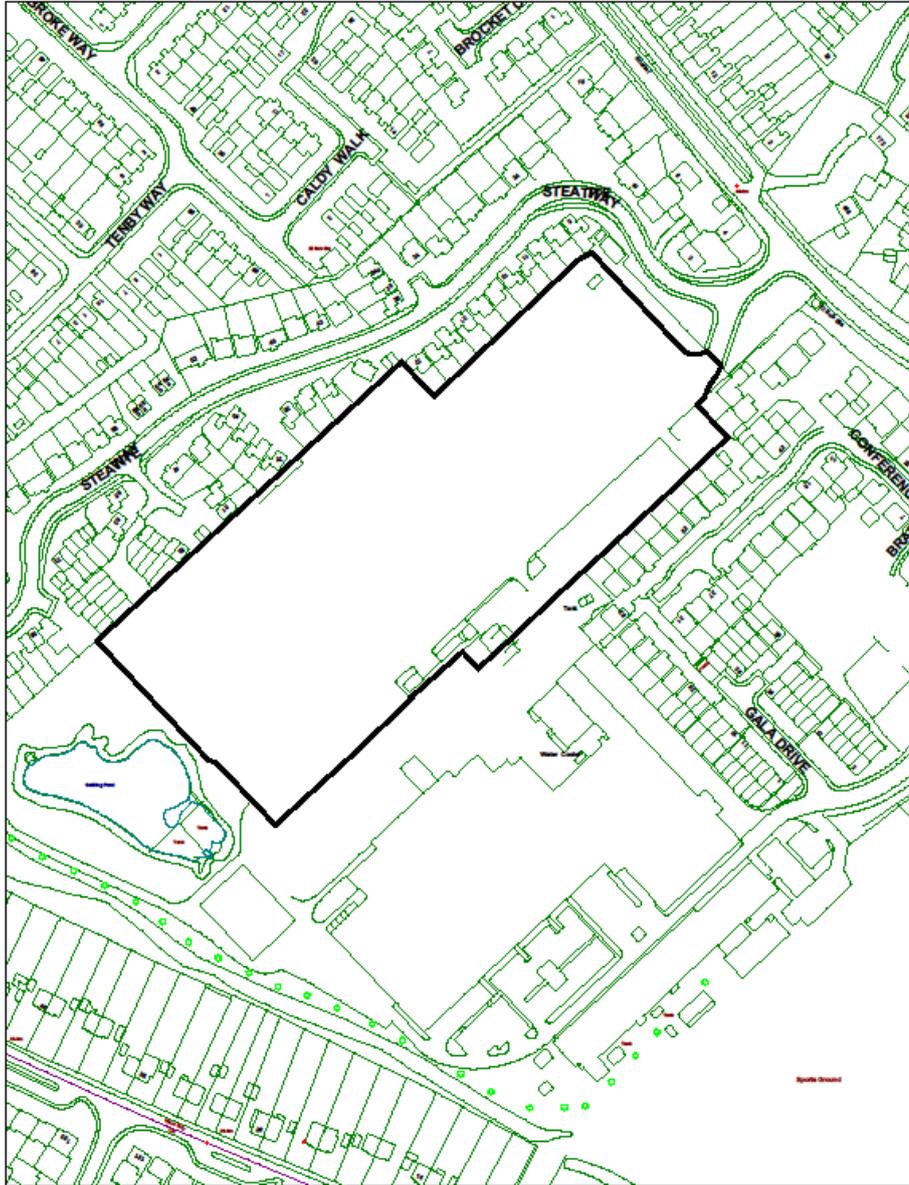


Scale: 1:1800

MI-6 STEATITE WAY

Nearest settlement: Stourport on Severn	Site ref: MI/6	Easting	380237	Site area (hectares): 3.1Ha		
		Northing	272407			
Site address: Steatite Way, off Bewdley Road, Stourport on Severn Ward: Mitton				Within built area	✓	
				Adjoining built area		
				Other (See site description)		
Current or previous use: Vacant industrial site				Greenfield (undeveloped)		
				Brownfield (prev. developed)	✓	
Site description: Former industrial site now surrounded by residential development						
Ownership: private - Bovale		Private	✓	Public	Unknown	
Topography:		Flat	✓	Gently Sloping	Steeply Sloping	
Planning History: Allocated under SAL.WS1 for residential uses. 95/634 Erection of Midlands Electricity Substation and steel enclosure Approved. 07/1166/OUTL Demolition of part industrial unit and construction of elderly persons nursing home (Use Class C2) Withdrawn. 10/0035/OUTL Demolition of existing buildings and erection of 67 bed care home and 102 dwellings with access, parking and open space Withdrawn owing to technical issues.						
SUSTAINABILITY APPRAISAL INFO	+/-	Notes				
Local services and facilities	+	Within built area. Good access to local facilities: local shop nearby				
Housing needs of all	?	3.1 ha				
Need to travel, sustainable travel modes	+	Good vehicular and public transport access. Bus stop nearby.				
Soil & land	+	Brownfield – vacant industrial estate. Contamination likely.				
Water resources and quality, flood risk	?	Flagged up in the water cycle study as being at risk of pluvial flooding and inadequate wastewater treatment infrastructure				
Landscape and townscape	+	Vacant site – redevelopment would improve the street scene. Opportunities to enhance existing buffers with residential streets that border the site, and create a NE/SW GI corridor.				
Biodiversity and geodiversity	0	BAP protected fauna Pipistrelle bats close to site. No significant biodiversity on site.				
Economy & employment	0					
Historic environment	0	30m from Steatite and Porcelain Products Ltd. (undesigned, low significance).				
Green Belt	0	Not in Green Belt				
Community & settlement identities	+	In built area.				
Other: Health and Safety Executive area.						
REASON FOR INCLUSION:						
Call for Sites submission		Allocated without planning permission			✓	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension				Other
PROPOSED USE:	Housing	✓	Retail	Employment	✓	Leisure
						Gypsy/ Travelling Showpeople
						Other
WFDC OFFICER VIEWS:						
Character / visual impact: Vacant site – redevelopment would improve streetscene						
Vehicular access		Good	✓	Reasonable		Poor
Access to local facilities Local shop nearby		Good	✓	Reasonable		Poor
Public transport accessibility Bus stop nearby		Good	✓	Reasonable		Poor

LOCATION PLAN



Stealite Way, Stourport



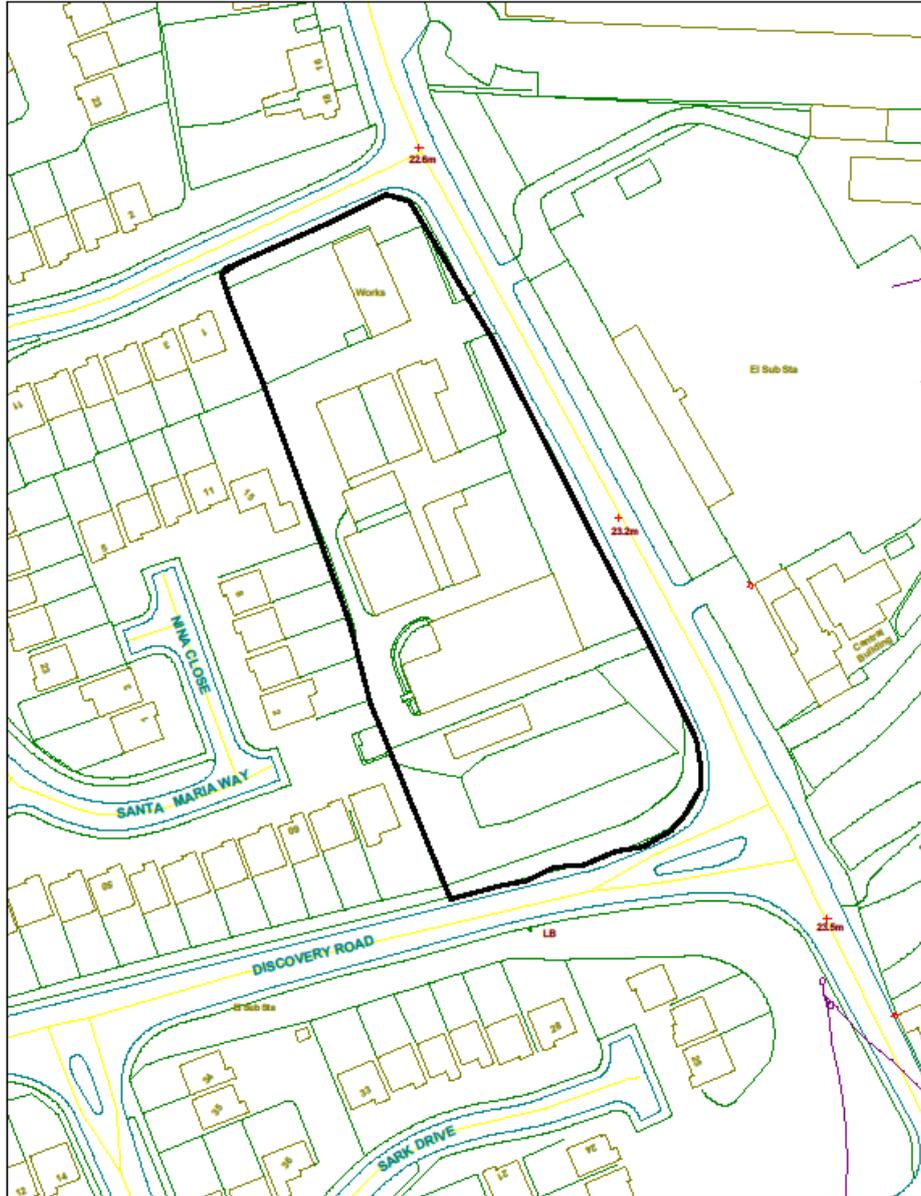
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MI-7 WORCESTER ROAD CAR SALES

Nearest settlement: Stourport-on-Severn	Site ref: MI/7	Easting	381675	Site area (hectares): 0.83Ha		
		Northing	271044			
Site address: Car sales, Worcester Road, Stourport-on-Severn Ward: Mitton				Within built area	✓	
				Adjoining built area		
				Other (See site description)		
Current or previous use: Car sales and repair				Greenfield (undeveloped)		
				Brownfield (prev. developed)	✓	
Site description: Series of small industrial buildings, some once part of power station complex now surrounded by residential uses.						
Ownership:		Private	✓	Public	Unknown	
Topography:		Flat	✓	Gently Sloping	Steeply Sloping	
Planning History: Allocated for a mix of residential and business uses in the Site Allocations and Policies Local Plan (2013)						
SUSTAINABILITY APPRAISAL INFO		+/-	Notes			
Local services and facilities		0	Within built area. Reasonable access to local facilities: town centre within walking distance			
Housing needs of all		?	0.83 ha			
Need to travel, sustainable travel modes		-	Good vehicular access. Reasonable public transport access. Bus stop within 5 min walk – low frequency. The site is adjacent to the Stourport-on-Severn Air Quality Consultation Area.			
Soil & land		+?	Brownfield – car sales and repairs. Contamination likely.			
Water resources and quality, flood risk		0				
Landscape and townscape		+	Small industrial buildings surrounded by residential uses. Potential improvement to street scene, and to retain/enhance the existing screening GI on the southern boundary of the site			
Biodiversity and geodiversity		-	Some trees and grassy areas on site – limited biodiversity. 90m to Harlebury Common and Hillditch SSSI (broadly favourable condition)			
Economy & employment		0				
Historic environment		0	No known heritage constraints			
Green Belt		0	Not in Green Belt			
Community & settlement identities		+	In built area.			
Other:						
REASON FOR INCLUSION:						
Call for Sites submission			Allocated without planning permission		✓	Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension			Other
PROPOSED USE:	Housing	✓	Retail	Employment	✓	Leisure
						Gypsy/ Travelling Showpeople
						Other
WFDC OFFICER VIEWS:						
Character / visual impact: No adverse impact - potential improvement to street scene						
Vehicular access		Good	✓	Reasonable		Poor
Access to local facilities Town centre within walking distance		Good		Reasonable	✓	Poor
Public transport accessibility bus stop within 5 minutes Walk – low frequency		Good		Reasonable	✓	Poor

LOCATION PLAN



Car sales, Worcester Road, Kidderminster



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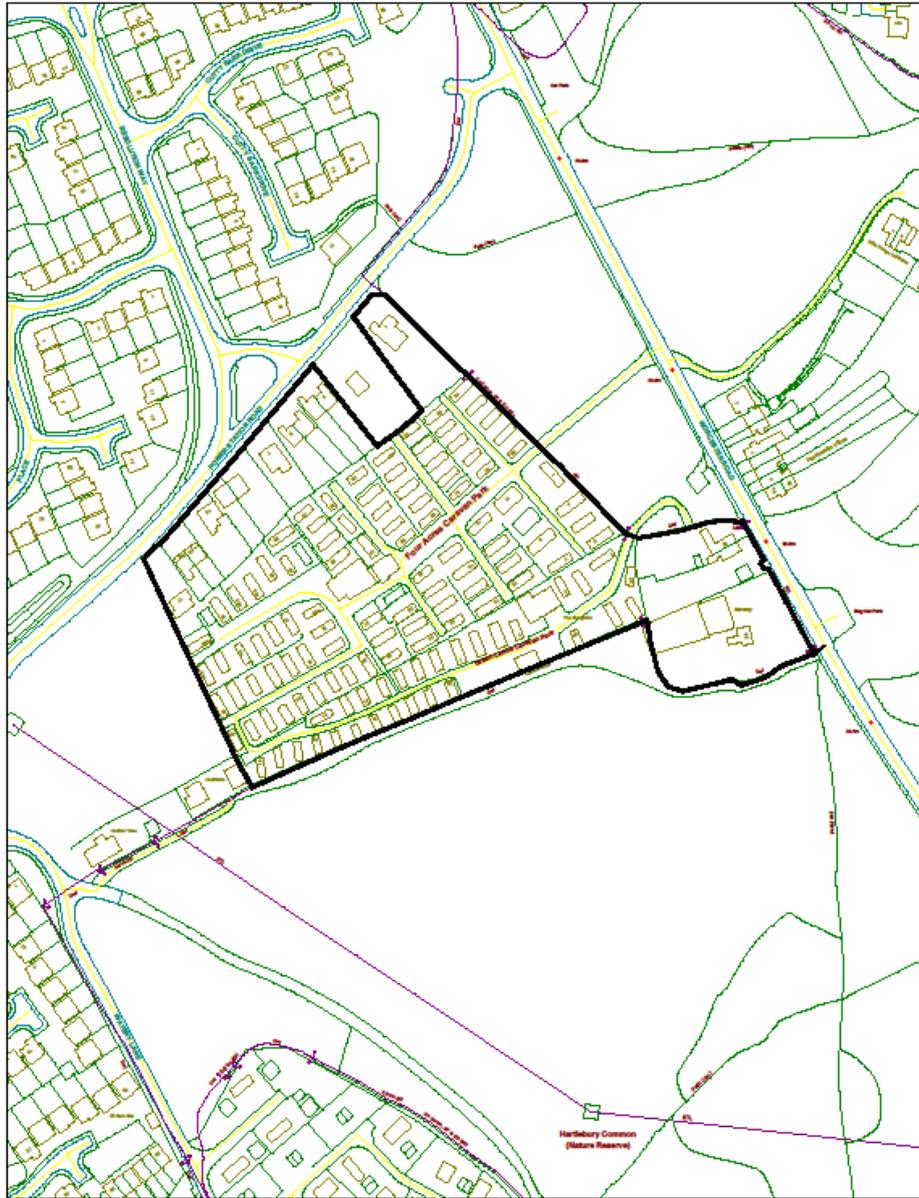


Scale: 1:1000

MI-10 FOUR ACRES CARAVAN SITE ADR:

Nearest settlement: Stourport on Severn	Site ref: MI/10	Easting 381747	Site area (hectares): 2.94				
		Northing 270687					
Site address: Four Acres Caravan Site, Worcester Road Ward: Mitton			Within built area	✓			
			Adjoining built area				
			Other (See site description)				
Current or previous use: Caravan park (118 caravans) with 11 month occupancy			Greenfield (undeveloped)				
			Brownfield (prev. developed)	✓			
Site description: Caravan site plus dwellings along Power Station Road and nursery and dwellings fronting Worcester Road.							
Ownership:		Private	✓	Public	Unknown		
Topography:		Flat	✓	Gently Sloping	Steeply Sloping		
Planning History: Zoned as Area of Development Restraint. 08/103/FULL Erection of extensions together with alterations to form 2No. dormer bungalows from existing bungalow Approved. 10/0629/FULL Erection of two bungalows with associated access Refused.							
SUSTAINABILITY APPRAISAL INFO	+/-	Notes					
Local services and facilities	0	Within built area. Reasonable access to local facilities: convenience store nearby					
Housing needs of all	+	2.94 ha					
Need to travel, sustainable travel modes	-	Good vehicular access. Reasonable public transport access. Bus stop within walking distance. Public footpath 587 runs from N corner of site in an easterly direction. The site is 190m from the Stourport-on-Severn Air Quality Consultation Area.					
Soil & land	+	Brownfield – caravan park. Contamination unlikely.					
Water resources and quality, flood risk	-	About 10% of SW corner of site is flood zone 2					
Landscape and townscape	+	Currently caravan site and chalets. Development as permanent housing would not have greater impact. Opportunity to enhance the existing site boundaries that are dominated by conifer.					
Biodiversity and geodiversity	--	Hartlebury Common and Hilditch Coppice SSSI adjacent to site. Hartlebury Common / Hilditch Pool Nature Reserve adjacent to site.					
Economy & employment	0						
Historic environment	0?	Within site boundary are undesignated assets Warrener's Cottage plot, Poor House plot, Rope Walk plot. Redevelopment could cause loss of heritage assets.					
Green Belt	0	Not in Green Belt – adjacent to it.					
Community & settlement identities	+	In built area.					
Other: Previous contact with site owners – happy to continue use as caravan site. Adj minerals consultation area.							
REASON FOR INCLUSION:							
Call for Sites submission		Allocated without planning permission		Sites with planning permission			
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites			
Officer suggested - rural sites		Officer suggested – potential urban extension	✓	Other			
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Currently caravan site and chalets. Development as permanent housing would not have greater impact.							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities Convenience store nearby		Good		Reasonable	✓	Poor	
Public transport accessibility Bus stop within walking distance		Good		Reasonable	✓	Poor	

LOCATION PLAN



Four Acres Caravan Site ADR, Stourport



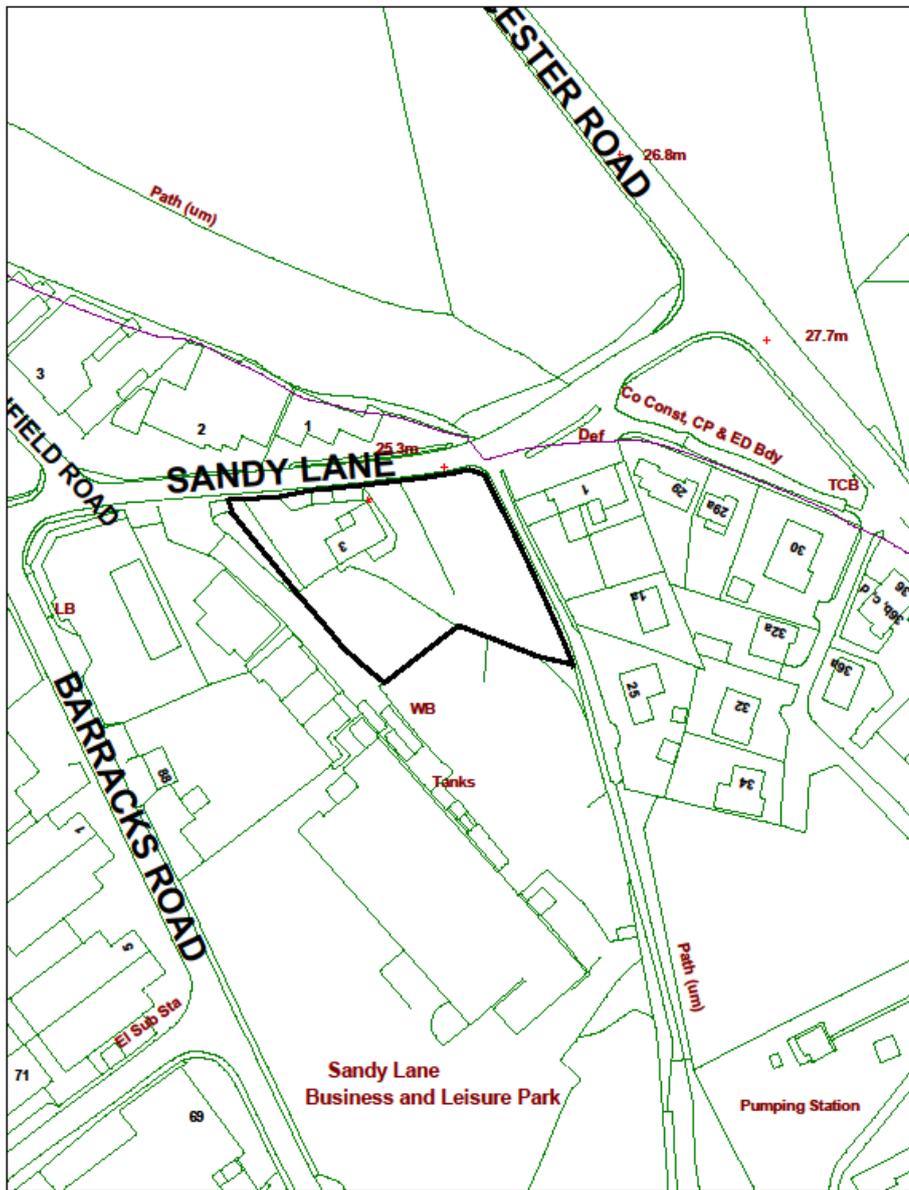
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MI-11 SANDY LANE TITTON

Nearest settlement: Stourport-on-Severn	Site ref: MI/11	Easting	382119	Site area (hectares): 0.32Ha		
		Northing	270174			
Site address: 3 Sandy Lane Titton Ward: Mitton				Within built area	✓	
				Adjoining built area		
				Other (See site description)		
Current or previous use: detached house, vehicle dismantlers				Greenfield (undeveloped)		
				Brownfield (prev. developed)	✓	
Site description: dwelling and vehicle dismantlers adjacent cafe at entrance to Sandy Lane Industrial Estate with residential uses to east and industrial units to west						
Ownership:		Private	✓	Public	Unknown	
Topography:		Flat	✓	Gently Sloping	Steeply Sloping	
Planning History: zoned for employment uses on policies map. 97/416 Use of land as a waste recycling centre (part of the HELAA site forms part of the planning application site). 99/472 Erection of 10 single bedroomed dwellings Refused.						
SUSTAINABILITY APPRAISAL INFO	+/-	Notes				
Local services and facilities	-	Within built area. Poor access to local facilities though shop nearby				
Housing needs of all	+	0.32 ha				
Need to travel, sustainable travel modes	-	Good vehicular access. Poor public transport access. Bus stop within walking distance. Public footpath 545 runs along boundary of site				
Soil & land	+	Brownfield – detached house and vehicle dismantlers. Contamination unlikely.				
Water resources and quality, flood risk	0					
Landscape and townscape	0	Currently house and vehicle dismantlers. Much of site is hidden behind high hedging.				
Biodiversity and geodiversity	--	Hartlebury Common and Hillditch Coppice SSSI opposite. Adjacent or very close at one pont to Hartlebury Common / Hillditch Pool local nature reserve.				
Economy & employment	0					
Historic environment	0?	Site of former Sands Farmstead. Former farmhouse and some barns survive: low/medium significance.				
Green Belt	0	Not in Green Belt				
Community & settlement identities	+	In built area.				
Other: Health and safety executive area.						
REASON FOR INCLUSION:						
Call for Sites submission	✓	Allocated without planning permission			Sites with planning permission	
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites		Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople
						Other
WFDC OFFICER VIEWS:						
Character / visual impact: Much of site hidden behind high hedging						
Vehicular access		Good	✓	Reasonable	Poor	
Access to local facilities Shop nearby		Good		Reasonable	Poor	✓
Public transport accessibility		Good		Reasonable	Poor	✓

LOCATION PLAN



Sandy Lane Titton, Stourport



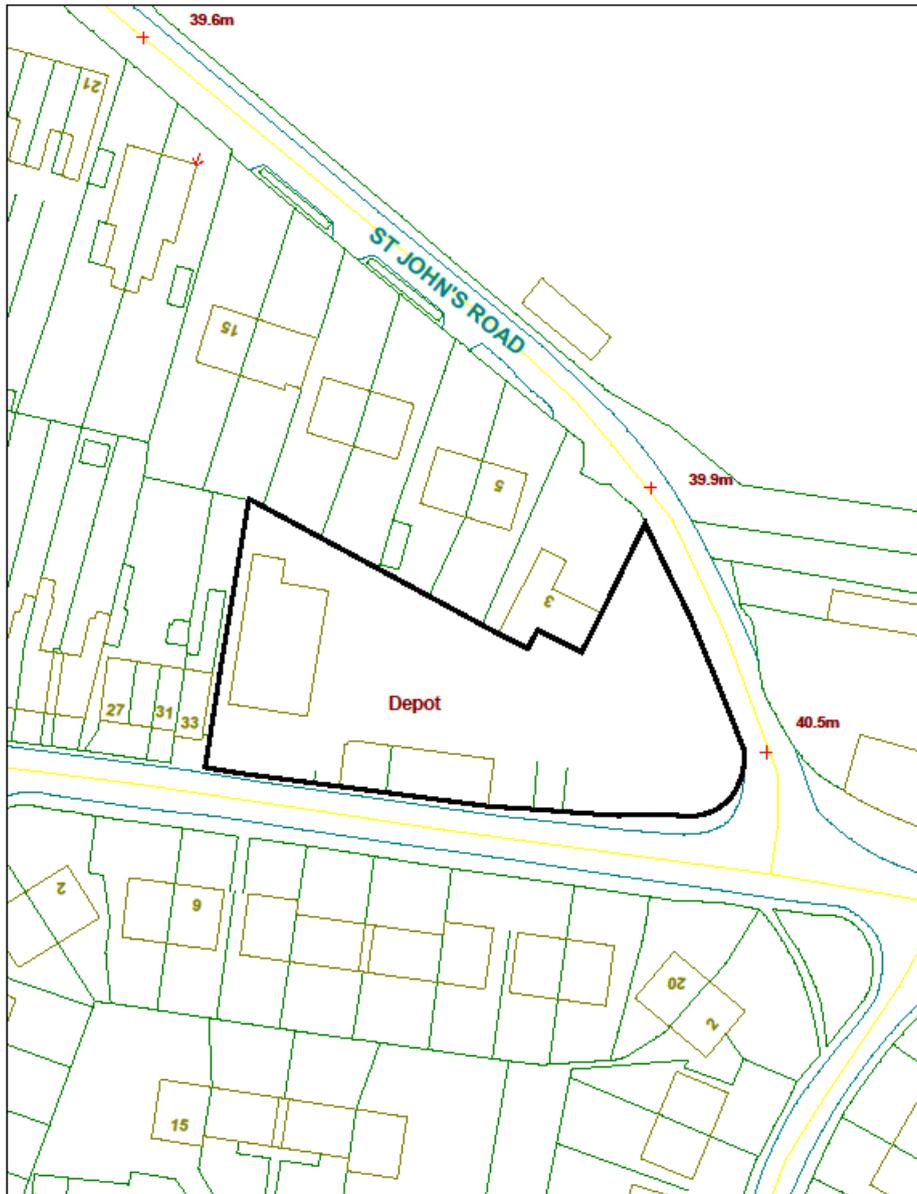
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Scale: 1:1250

MI-12 ROBBINS DEPOT

Nearest settlement: Stourport-on-Severn		Site ref: MI/12		Easting 381544		Site area (hectares): 0.19Ha							
				Northing 272207									
Site address: Robbins Depot, Manor Road, Stourport-on-Severn Ward: Mitton						Within built area		<input checked="" type="checkbox"/>					
						Adjoining built area							
						Other (See site description)							
Current or previous use: Small lorry depot						Greenfield (undeveloped)							
						Brownfield (prev. developed)		<input checked="" type="checkbox"/>					
Site description: Small depot in residential area – terraced housing adjoining													
Ownership:			Private		<input checked="" type="checkbox"/>		Public		Unknown				
Topography:			Flat		<input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping				
Planning History: Allocated for residential use in Site Allocations and Policies Local Plan (2013)													
SUSTAINABILITY APPRAISAL INFO		+/-	Notes										
Local services and facilities		+	Within built area. Good access to local facilities: shop within 5 min walk										
Housing needs of all		+	0.19 ha										
Need to travel, sustainable travel modes		+	Good vehicular and public transport access. Bus stop within 5 min walking distance on frequent service.										
Soil & land		+	Brownfield: small lorry depot. Contamination unknown										
Water resources and quality, flood risk		0											
Landscape and townscape		+	Potential to improve the street scene.										
Biodiversity and geodiversity		0	A few trees on site.										
Economy & employment		-	Existing and active business										
Historic environment		0	Site of former Mitton (Manor) House prior to its demolition.										
Green Belt		0	Not in Green Belt										
Community & settlement identities		+	In built area.										
Other: Constraints to delivery – Existing and active business. British Waterways Consultation zone EIA and major scale development and minor scale and household scale development (20110729).													
REASON FOR INCLUSION:													
Call for Sites submission			Allocated without planning permission				<input checked="" type="checkbox"/>		Sites with planning permission				
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)						Underused / Vacant sites				
Officer suggested - rural sites			Officer suggested – potential urban extension						Other				
PROPOSED USE:		Housing	<input checked="" type="checkbox"/>	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:													
Character / visual impact: Potential to improve streetscene													
Vehicular access			Good	<input checked="" type="checkbox"/>	Reasonable		Poor						
Access to local facilities shop within 5 minutes walk			Good	<input checked="" type="checkbox"/>	Reasonable		Poor						
Public transport accessibility bus stop within 5 minutes walk on high frequency route			Good	<input checked="" type="checkbox"/>	Reasonable		Poor						

LOCATION PLAN



Robbins Depot, Manor Road, Stourport



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Scale: 1:600

MI-17 LAND AT STOURPORT MANOR

Nearest settlement: Stourport		Site ref: MI/17		Easting 382566		Site area (hectares): 3.7	
				Northing 271636			
Site address: Land adjacent Stourport Manor Hotel, 35 Hartlebury Road Ward: Mitton						Within built area	
						Adjoining built area <input checked="" type="checkbox"/>	
						Other (See site description)	
Current or previous use: pitch and putt golf course in hotel grounds						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						Brownfield (prev. developed)	
Site description: pitch and putt golf course adjacent farmland to north of hotel							
Ownership:		Private <input checked="" type="checkbox"/>		Public		Unknown	
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping	
Planning History: none of relevance							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		-		Adjoins built area. Site is remote from any facilities.			
Housing needs of all		+		3.7 ha			
Need to travel, sustainable travel modes		0		Bus route along Wilden Lane is within a reasonable walking distance. Problematic junction with Hartlebury Road.			
Soil & land		-		Greenfield. Contamination unlikely			
Water resources and quality, flood risk		0					
Landscape and townscape		-		Adverse impact on open views along Wilden Top Road – development would notably encroach into an otherwise rural and open landscape.			
Biodiversity and geodiversity		-		Woodland on western part of site. 140m to Harlebury Common and Hillditch SSSI (broadly favourable condition)			
Economy & employment		0					
Historic environment		0?		Stourport Manor Hotel immediately S of site. Wilden Viaduct 200m NW of site. Development unlikely to have significant impact.			
Green Belt		-		In Green Belt			
Community & settlement identities		+		In built area.			
Minerals consultation area							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>		Allocated without planning permission			Sites with planning permission
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites
Officer suggested - rural sites				Officer suggested – potential urban extension			Other
PROPOSED USE:		Housing <input checked="" type="checkbox"/>	Retail	Employment		Leisure	Gypsy/ Travelling Showpeople
							Other
WFDC OFFICER VIEWS:							
Character / visual impact: adverse impact on open views along Wilden Top Road							
Vehicular access		Good		Reasonable		Poor	
Access to local facilities		Good		Reasonable		Poor	
Public transport accessibility		Good		Reasonable		Poor	

LOCATION PLAN



Stourport Manor, Hartlebury Road



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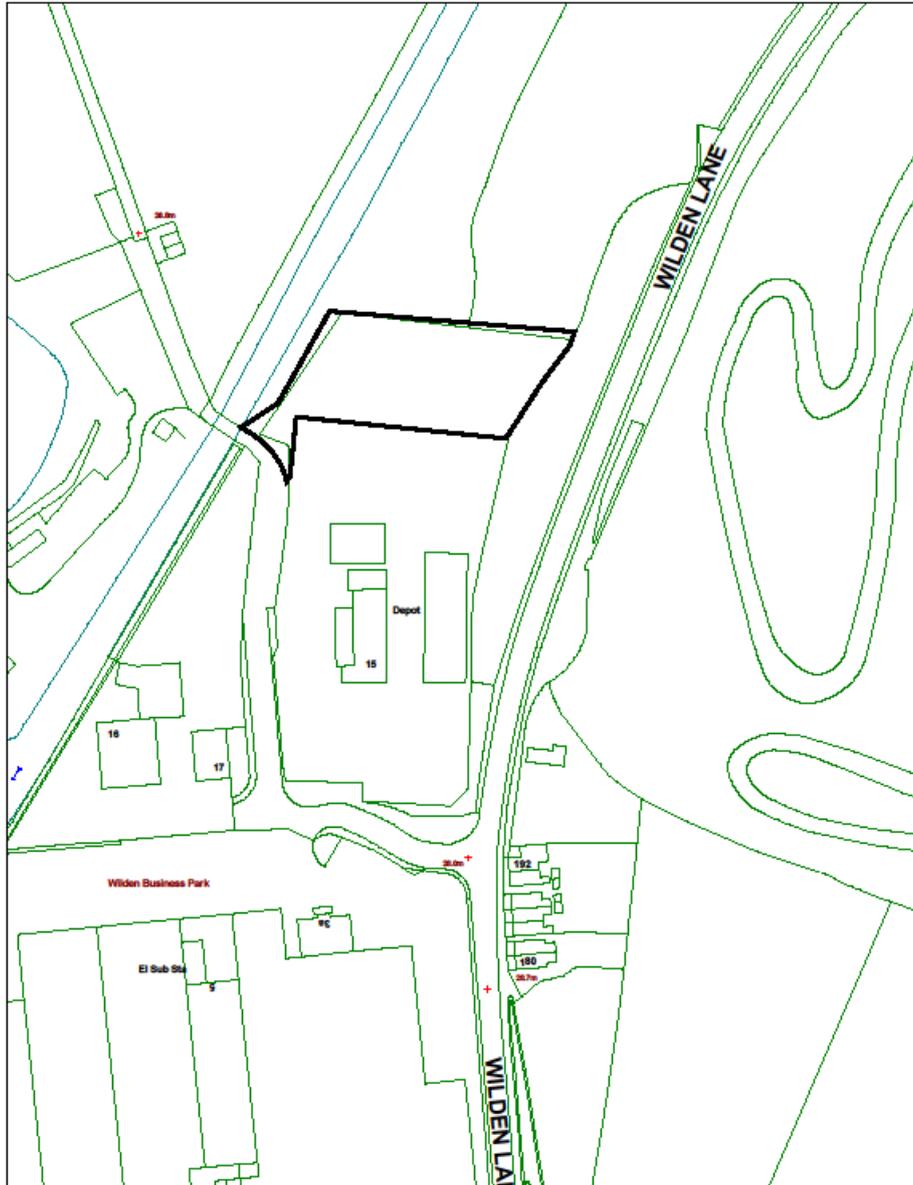


Scale: 1:4000

MI-18 LAND NORTH OF WILDEN INDUSTRIAL ESTATE

Nearest settlement: Stourport-on-Severn		Site ref: MI/18		Easting 382463	Site area (hectares): 0.22Ha							
				Northing 272880								
Site address: Land north of Wilden Industrial Estate					Within built area							
Ward: Mitton					Adjoining built area <input checked="" type="checkbox"/>							
					Other (See site description)							
Current or previous use: Industrial					Greenfield (undeveloped)							
					Brownfield (prev. developed) <input checked="" type="checkbox"/>							
Site description: Industrial site												
Ownership:		Private	<input checked="" type="checkbox"/>	Public		Unknown						
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping		Steeply Sloping						
Planning History: Currently zoned as green belt – needs rezoning to industrial uses. WF 05/1054/cert Certificate of lawfulness for an existing use: Use of land for storage and distribution (Use Class B8)												
SUSTAINABILITY APPRAISAL INFO		+/-	Notes									
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities – within walking distance									
Housing needs of all		0	0.22 ha									
Need to travel, sustainable travel modes		0	Good vehicular access. Reasonable public transport access – bus stops nearby. Bridleway 539 adjacent to site.									
Soil & land		+	Brownfield site. Contamination unknown.									
Water resources and quality, flood risk		?	Tiny part of site affected by flood zone 2/3, but not flagged up by water cycle study									
Landscape and townscape		-	Industrial site used as open storage. A sensitive landscape with possible visual intrusion across the valley to Wilden Lane.									
Biodiversity and geodiversity		--	River Stour Floodplain SSSI adjacent to site (favourable condition)									
Economy & employment		+										
Historic environment		0	Line of older course of River Stour, and old outlet from Wilden Pool to River Stour are immediately to the W of the site									
Green Belt		-	In Green Belt									
Community & settlement identities		0	Adjoins built area.									
Other: Close to oil pipeline.												
REASON FOR INCLUSION:												
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission			Sites with planning permission						
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites						
Officer suggested - rural sites			Officer suggested – potential urban extension			Other						
PROPOSED USE:	Housing		Retail		Employment	<input checked="" type="checkbox"/>	Leisure		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:												
Character / visual impact: In use as open storage												
Vehicular access			Good	<input checked="" type="checkbox"/>	Reasonable		Poor					
Access to local facilities Within walking distance			Good		Reasonable	<input checked="" type="checkbox"/>	Poor					
Public transport accessibility Bus stops nearby			Good		Reasonable	<input checked="" type="checkbox"/>	Poor					

LOCATION PLAN



Land north of Wilden Lane Industrial Estate, Stourport



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Scale: 1:1250

MI-20 LAND AT WILDEN TOP

Nearest settlement: Stourport-on-Severn		Site ref: MI/20		Easting 382754		Site area (hectares): 5.6Ha						
				Northing 272221								
Site address: Land at Wilden Top, Wilden Top Road, Stourport-on-Severn Ward: Mitton						Within built area						
						Adjoining built area						
						Other (See site description)				✓		
Current or previous use: Farmland						Greenfield (undeveloped)				✓		
						Brownfield (prev. developed)						
Site description: farmland with line of former railway to south. Access road to housing crosses site												
Ownership:			Private		✓	Public		Unknown				
Topography:			Flat		✓	Gently Sloping		Steeply Sloping				
Planning History: 15/0001/EIASCO Birmingham Resilience Project 96/199 extension to Wilden Top cricket club part of the application site forms part of HELAA site												
SUSTAINABILITY APPRAISAL INFO		+/-	Notes									
Local services and facilities		-	Not in built area. Farmland. Poor access to local facilities.									
Housing needs of all		+	5.6 ha									
Need to travel, sustainable travel modes		0	Reasonable vehicular and public transport access. Bus serves adjacent estate. Public footpath 535 crosses site and leads down to the village. Public footpaths 532 and 533 run along boundary of site.									
Soil & land		-	Greenfield site. Contamination unlikely									
Water resources and quality, flood risk		0										
Landscape and townscape		--	Open land with hedgerow along road frontage. Highly sensitive landscape within the context of the former northern extent of Hartlebury Heath. Developing this site would encroach on an otherwise rural landscape, and impact on the setting of The Heath and 1-8 Wilden Top Road.									
Biodiversity and geodiversity		-	Trees along access road to houses. Possible loss of hedgerow. 500m to Harlebury Common and Hillditch SSSI (broadly favourable condition)									
Economy & employment		0										
Historic environment		-	Site forms part of Wilden Warren on Hartlebury Common. The Heath undesignated asset is 10m W of site. Site of S section of Severn Valley Railway forms S boundary of site. 1-8 Wilden Top Road surrounded by site on three sides. Developing this site would impact on the setting of The Heath and 1-8 Wilden Top Road.									
Green Belt		-	In Green Belt									
Community & settlement identities		-	Not in built area. Access road to housing crosses site.									
Other: Site in minerals consultation area. Birmingham resilience project (BRP) crosses site.												
REASON FOR INCLUSION:												
Call for Sites submission		✓	Allocated without planning permission				Sites with planning permission					
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites					
Officer suggested - rural sites			Officer suggested – potential urban extension				Other					
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:												
Character / visual impact: Open land with hedgerow along road frontage Potential loss of habitat												
Vehicular access Reasonable off Wilden Top Road			Good		Reasonable	✓	Poor					
Access to local facilities Shops within a reasonable walk			Good		Reasonable		Poor	✓				
Public transport accessibility Bus serves adjacent estate			Good		Reasonable	✓	Poor					

LOCATION PLAN



Land at Wilden Top



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MI-21 WILDEN ADR

Nearest settlement: Stourport-on-Severn (Wilden)	Site ref: MI/21	Easting 382781	Site area (hectares): 2.28	
		Northing 272428		
Site address: Wilden Top ADR, Bigbury Road, Wilden Ward: Mitton			Within built area	
			Adjoining built area	✓
			Other (See site description)	
Current or previous use: Scrubland - former recreation ground			Greenfield (undeveloped)	✓
			Brownfield (prev. developed)	
Site description: Scrubland with housing estate to north and access road to sports club to south				
Ownership:	Private	✓	Public	Unknown
Topography:	Flat	✓	Gently Sloping	Steeply Sloping
Planning History: None of relevance ADR				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	-	Adjoins built area. Poor access to local facilities.		
Housing needs of all	+	2.28 ha		
Need to travel, sustainable travel modes	-	Reasonable vehicular access. Poor public transport access: bus stop on adjacent estate. Public footpath 533 crosses the site		
Soil & land	-	Greenfield site. Contamination unlikely		
Water resources and quality, flood risk	0			
Landscape and townscape	--	Well screened from road by hedge and mature trees. But this is a highly sensitive landscape within the context of the former northern extent of Hartlebury Heath. Developing this site would encroach on an otherwise rural landscape, impact on the setting of a range of 19 th century houses and the character of the historic former common roadway Wilden Top Lane		
Biodiversity and geodiversity	-	Scrubland with trees; some biodiversity potential. TPO 141 close or adjacent to site. 350m to River Stour floodplain SSSI (favourable condition)		
Economy & employment	0			
Historic environment	-	Site forms part of Wilden Warren on Hartlebury Common. Undesignated ditch is on site.		
Green Belt	-	In Green Belt		
Community & settlement identities	-	Not in built area.		
Other: Minerals consultation area adj and possibly on site around edge				
REASON FOR INCLUSION:				
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission	
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites	
Officer suggested - rural sites		Officer suggested – potential urban extension	Other	
PROPOSED USE:	Housing	✓	Retail	Employment
				Leisure
				Gypsy/ Travelling Showpeople
				Other
WFDC OFFICER VIEWS:				
Character / visual impact: Well screened from road by hedge and mature trees but potential loss of trees				
Vehicular access	Good		Reasonable	✓
			Poor	
Access to local facilities Shops within reasonable walk	Good		Reasonable	
			Poor	✓
Public transport accessibility Bus stop on adj estate	Good		Reasonable	
			Poor	✓

LOCATION PLAN



Wilden Top ADR



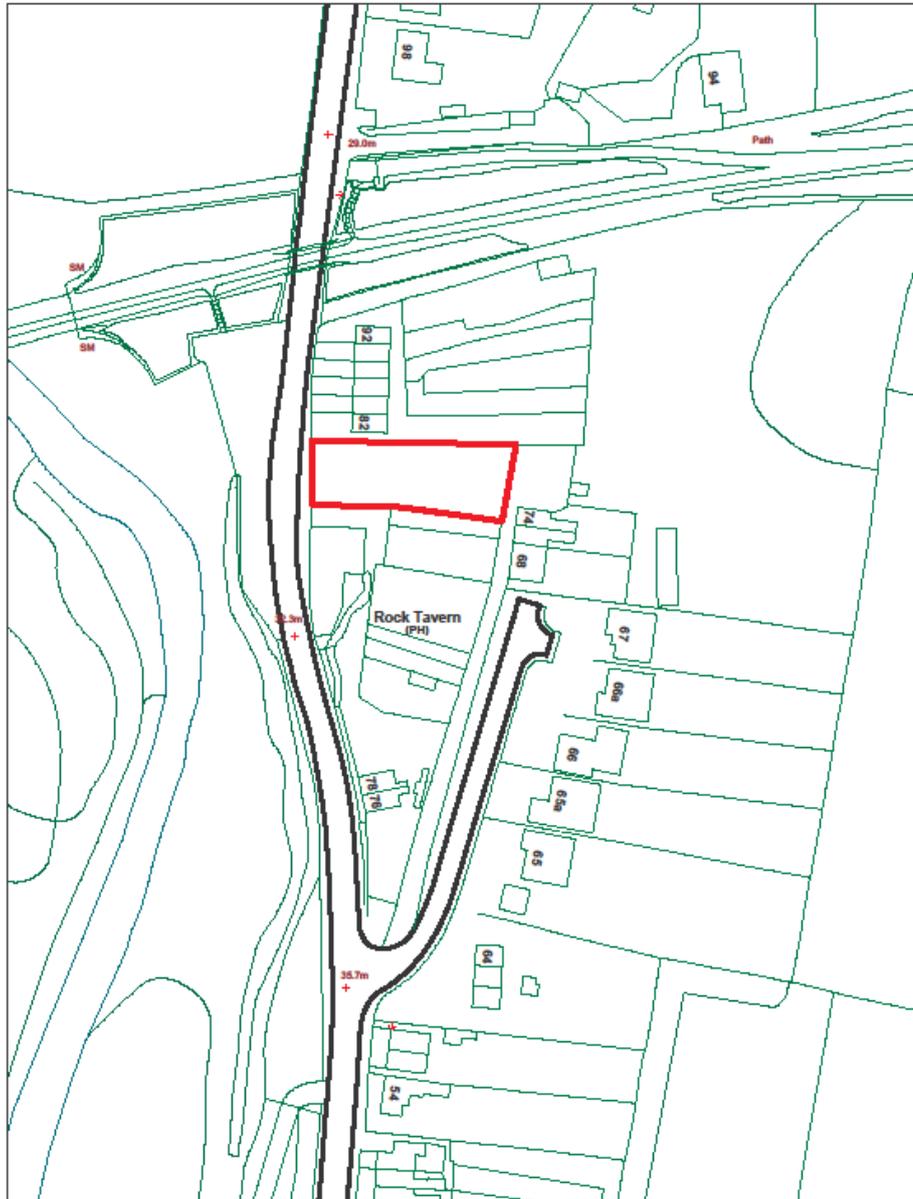
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MI-24 LAND ADJACENT ROCK TAVERN

Nearest settlement: Stourport-on-Severn (Wilden)		Site ref: MI/24		Easting 382364		Site area (hectares): 0.062Ha		
				Northing 271942				
Site address: Land adjacent Rock Tavern, Wilden Lane Ward: Mitton						Within built area <input checked="" type="checkbox"/>		
						Adjoining built area		
						Other (See site description)		
Current or previous use: unused garden						Greenfield (undeveloped) <input checked="" type="checkbox"/>		
						Brownfield (prev. developed)		
Site description: unused well vegetated garden land between public house and terraced housing								
Ownership:		Private <input checked="" type="checkbox"/>		Public		Unknown		
Topography:		Flat		Gently Sloping		Steeply Sloping <input checked="" type="checkbox"/>		
Planning History:								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		+	Within built area. Good access to local facilities. Adjacent to pub, near school and village hall.					
Housing needs of all		+	0.062 ha					
Need to travel, sustainable travel modes		+	Good vehicular access. Good public transport access: bus stop adjacent					
Soil & land		-	Greenfield site. Contamination unlikely					
Water resources and quality, flood risk		0						
Landscape and townscape		0	Unused garden.					
Biodiversity and geodiversity		-	Unused well vegetated garden. Loss of vegetation but biodiversity likely to be limited. 430m to Harlebury Common and Hillditch SSSI (broadly favourable condition)					
Economy & employment		0						
Historic environment		0	Wilden viaduct Grade II 50M NW of site. Development would have an impact on the setting only.					
Green Belt		-	In Green Belt					
Community & settlement identities		+	Within built area					
Other:								
REASON FOR INCLUSION:								
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission				Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension				Other	
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>	Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>	Other <input type="checkbox"/>		
WFDC OFFICER VIEWS:								
Character / visual impact: Potential infill plot; loss of vegetation fronting road. Would require parking area to be cut into bank similar to neighbouring terrace.								
Vehicular access		Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>				
Access to local facilities adjacent pub, near school and village hall		Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>				
Public transport accessibility bus stop adjacent		Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>				

LOCATION PLAN



 **Wyre Forest**
District Council

Land Adjacent to Rock Tavern, Wilden Lane

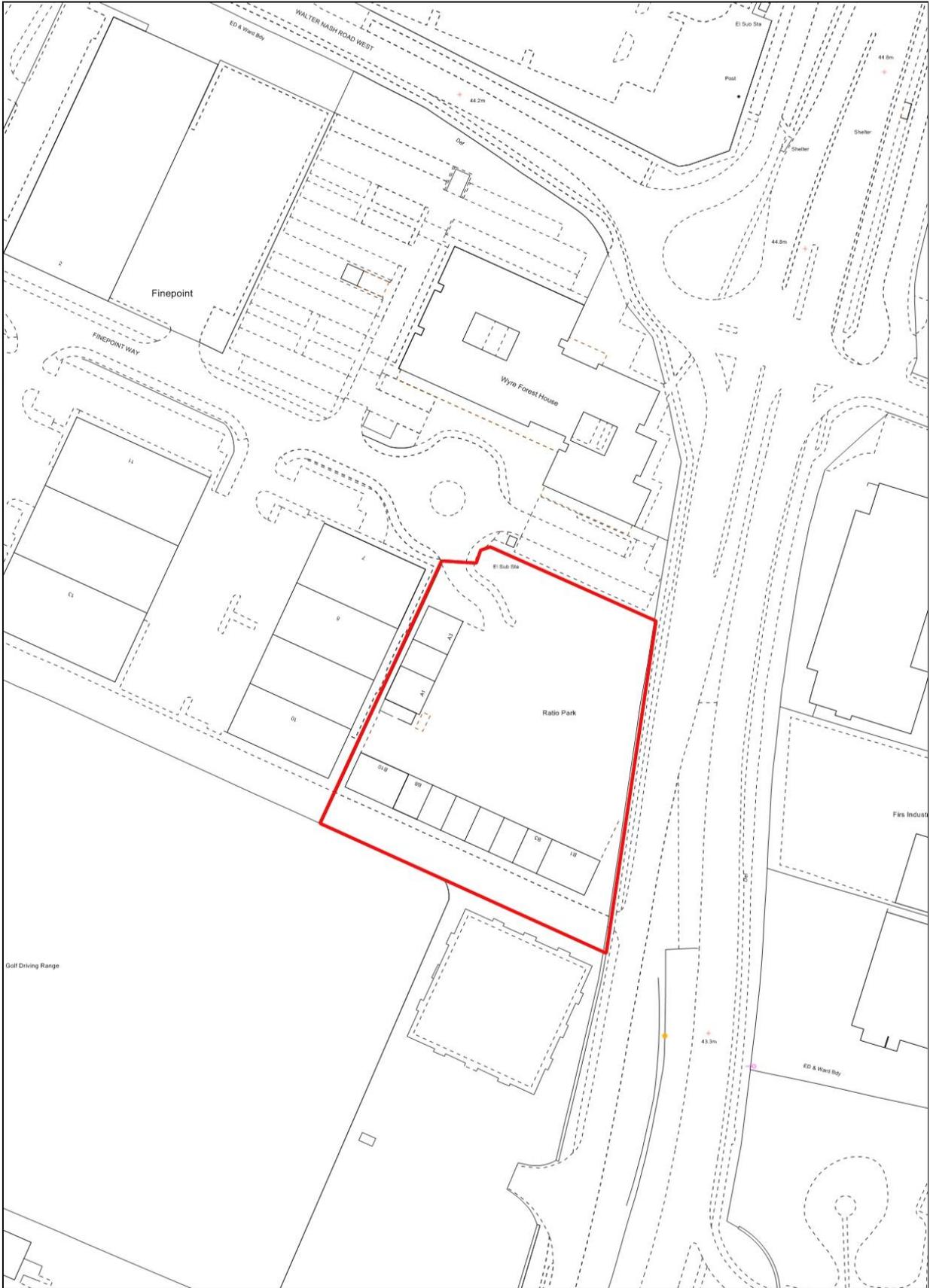
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MI-26 RATIO PARK

Nearest settlement: Kidderminster	Site ref: MI/26	Easting	381730	Site area (hectares): 0.69
		Northing	273489	
Site address: Ratio Park, Finepoint Way, Stourport Road Ward: Mitton				Within built area <input checked="" type="checkbox"/>
				Adjoining built area <input type="checkbox"/>
				Other (See site description) <input type="checkbox"/>
Current or previous use: employment				Greenfield (undeveloped) <input checked="" type="checkbox"/>
				Brownfield (prev. developed) <input type="checkbox"/>
Site description: recently developed for small workshop space (phase 1 completed). Adjacent A451				
Ownership: Private <input checked="" type="checkbox"/> Public <input type="checkbox"/> Unknown <input type="checkbox"/>				
Topography: Flat <input checked="" type="checkbox"/> Gently Sloping <input type="checkbox"/> Steeply Sloping <input type="checkbox"/>				
Planning History: various – implemented scheme is 16/0098/PNLDO Phase 1 completed				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	+	Within built area. Good access to local facilities: adjacent to Crossley Retail Park and edge of town centre.		
Housing needs of all	0	0.69ha		
Need to travel, sustainable travel modes	+	Good vehicular access: access from Walter Nash Road near junction with A451. Good public transport access: bus stop on high frequency route within 5 minute walk		
Soil & land	-	Greenfield. Contamination unlikely.		
Water resources and quality, flood risk	-	Part of site suffers from surface water flooding		
Landscape and townscape	+	Recently developed for small workshop space (phase 1 completed). Development fits well with surroundings. Opportunity to develop visual screening and GI along the A449 corridor.		
Biodiversity and geodiversity	-	TPO trees along southern boundary. 360m to River Stour Floodplain SSSI (favourable condition)		
Economy & employment	+			
Historic environment	0	No known heritage constraints		
Green Belt	0	Adjacent to Green Belt		
Community & settlement identities	+	Within built area.		
Other:				
REASON FOR INCLUSION:				
Call for Sites submission		Allocated without planning permission		Sites with planning permission <input checked="" type="checkbox"/>
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites <input type="checkbox"/>
Officer suggested - rural sites		Officer suggested – potential urban extension		Other <input type="checkbox"/>
PROPOSED USE:	Housing <input type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input checked="" type="checkbox"/>	Leisure <input type="checkbox"/>
				Gypsy/ Travelling Showpeople <input type="checkbox"/>
				Other <input type="checkbox"/>
WFDC OFFICER VIEWS:				
Character / visual impact: part of Finepoint Way employment site. Development fits well with surrounding				
Vehicular access	Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>	Accessed off Walter Nash Road near junction with A451
Access to local facilities	Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>	Adjacent to Crossley Retail Park and edge of town centre
Public transport accessibility	Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>	Bus stop on high frequency route within 5 minute walk
Suitability	Site is partially developed for employment use with permission in place for phase 2 once phase 1 is occupied			
Availability	Completed units are being marketed			
Achievability	Site has been partially delivered			
Potential Timescale for Delivery and Proposed Capacity	Expected to deliver remainder of site by 2021			



MI-33 WIDDEN LANE INDUSTRIAL ESTATE

Nearest settlement: Stourport-on-Severn	Site ref: MI/33	Easting 382384	Site area (hectares): 0.34
		Northing 272408	
Site address: Wilden Lane Industrial Estate (adjacent main entrance) Ward: Mitton		Within built area	
		Adjoining built area	✓
		Other (See site description)	
Current or previous use vacant plot		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description vacant plot at entrance to industrial estate accessed off Wilden Lane with housing opposite			
Ownership:	Private	✓	Public
			Unknown
Topography:	Flat	✓	Gently Sloping
			Steeply Sloping
Planning History: Allocated for employment uses under SAL.GPB1			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Adjoins built area. Reasonable access to local facilities: school, church and village hall nearby but no convenience store.	
Housing needs of all	0	0.34 ha	
Need to travel, sustainable travel modes	0	Good vehicular access from Wilden Lane. Reasonable public transport access: on bus route.	
Soil & land	-	Greenfield site. Contamination unlikely	
Water resources and quality, flood risk	0		
Landscape and townscape	0	Vacant plot at entrance to industrial estate with housing opposite. Potential for enhancement of existing boundaries to boost GI value and screening to receptors on Wilden Lane	
Biodiversity and geodiversity	-	270m to River Stour floodplain SSSI (favourable condition)	
Economy & employment	+		
Historic environment	0?	136-142 undesignated houses lie 15m E of the site. Palaeochannel lies adjacent to W of site. Impact on settings only.	
Green Belt	0	Adjacent to Green Belt	
Community & settlement identities	0	Adjoins built area	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact:			
Vehicular access	Good	✓	Reasonable
			Poor
Accessed directly from Wilden Lane			
Access to local facilities	Good		Reasonable
			✓
			Poor
School, church and village hall nearby; no convenience store nearby			
Public transport accessibility	Good		Reasonable
			✓
			Poor
On bus route			
Suitability	Site is suitable for employment use and within boundary of industrial estate		
Availability	Site is undeveloped plot on industrial estate		
Achievability	Development is considered achievable.		
Potential timescale for development and capacity	As and when required		

MI-34 OAKLEAF, FINEPOINT

Nearest settlement: Kidderminster	Site ref: MI/34	Easting 381446	Site Area (hectares): 1.04
		Northing 272408	
Site address: Oakleaf, Finepoint Ward: Mitton		Within built area	<input checked="" type="checkbox"/>
		Adjoining built area	
		Other (See site description)	
Current or previous use: Industrial unit and parking		Greenfield (undeveloped)	<input checked="" type="checkbox"/>
		Brownfield (prev. developed)	
Site description industrial unit for Oakleaf – manufacture of windows/doors plus MOT station on Finepoint with Continu Plus school adjacent			
Ownership:	Private	<input checked="" type="checkbox"/>	Public
			Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping
			Steeply Sloping
Planning History: partially implemented planning approval 14/3058/PNLDO			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Within built area. Reasonable access to local facilities: local shop within reasonable walk.	
Housing needs of all	0	1.04ha	
Need to travel, sustainable travel modes	+	Good vehicular access: estate road accessed from Walter Nash Road near junction with A451. Good public transport access: bus stop on high frequency route within 5 minute walk	
Soil & land	-	Greenfield. Contamination unlikely.	
Water resources and quality, flood risk	0		
Landscape and townscape	0	Previously industrial unit and parking. Now vacant plot on employment site. Impact unlikely. Opportunity to enhance existing trees as part of wider urban GI permeability.	
Biodiversity and geodiversity	0	TPO trees along western and southern boundary	
Economy & employment	+		
Historic environment	0	No known heritage constraints	
Green Belt	0	Adjacent to Green Belt	
Community & settlement identities	+	Within built area.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission <input checked="" type="checkbox"/>
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact vacant plot on employment site			
Vehicular access	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Estate road accessed from Walter Nash Road W near A451 junction			
Access to local facilities	Good		Reasonable
		<input checked="" type="checkbox"/>	Poor
Local shop within reasonable walk			
Public transport accessibility	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
High frequency buses pass site with bus stop within 5 minutes walk			
Suitability	Planning approval in place for ancillary offices		
Availability	Site is vacant and available for development		
Achievability	Development is achievable subject to requirements of Oakleaf		
Potential timescale for development			

MI-35 ATOZ WEDDING SERVICES

Nearest settlement: Stourport-on-Severn	Site ref: MI/35	Easting	381363	0.149Ha			
		Northing	271797				
Site address: AtoZ Wedding Services Minster Road Ward: Mitton				Within built area <input checked="" type="checkbox"/>			
				Adjoining built area <input type="checkbox"/>			
				Other (See site description) <input type="checkbox"/>			
Current or previous use: Retail with offices over – currently vacant				Greenfield (undeveloped) <input type="checkbox"/>			
				Brownfield (prev. developed) <input checked="" type="checkbox"/>			
Site description: retail premises with offices and large car park on main approach to Stourport town centre							
Ownership:		Private	<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping	<input type="checkbox"/>	Steeply Sloping	<input type="checkbox"/>
Planning History: included on Brownfield Land Register and site is in area allocated primarily for residential uses							

SUSTAINABILITY APPRAISAL INFO	+/-	Notes
Local services and facilities	+	Within built area. Good access to local facilities: edge of town centre
Housing needs of all	?	0.149 ha
Need to travel, sustainable travel modes	+/-	Good vehicular and public transport access: high frequency buses pass site. The site is 60m from the Stourport-on-Severn Air Quality Consultation Area.
Soil & land	+	Brownfield site. Contamination unlikely
Water resources and quality, flood risk	0	
Landscape and townscape	+	Currently retail with offices over, vacant. Potential to improve street scene
Biodiversity and geodiversity	0	
Economy & employment	?	
Historic environment	0	Church of St Michael 65m to SE of site. Various undesignated heritage assets within 75m of site. Impact of redevelopment of site is likely to be minimal
Green Belt	0	Adjacent to Green Belt
Community & settlement identities	+	Within built area.

Other:

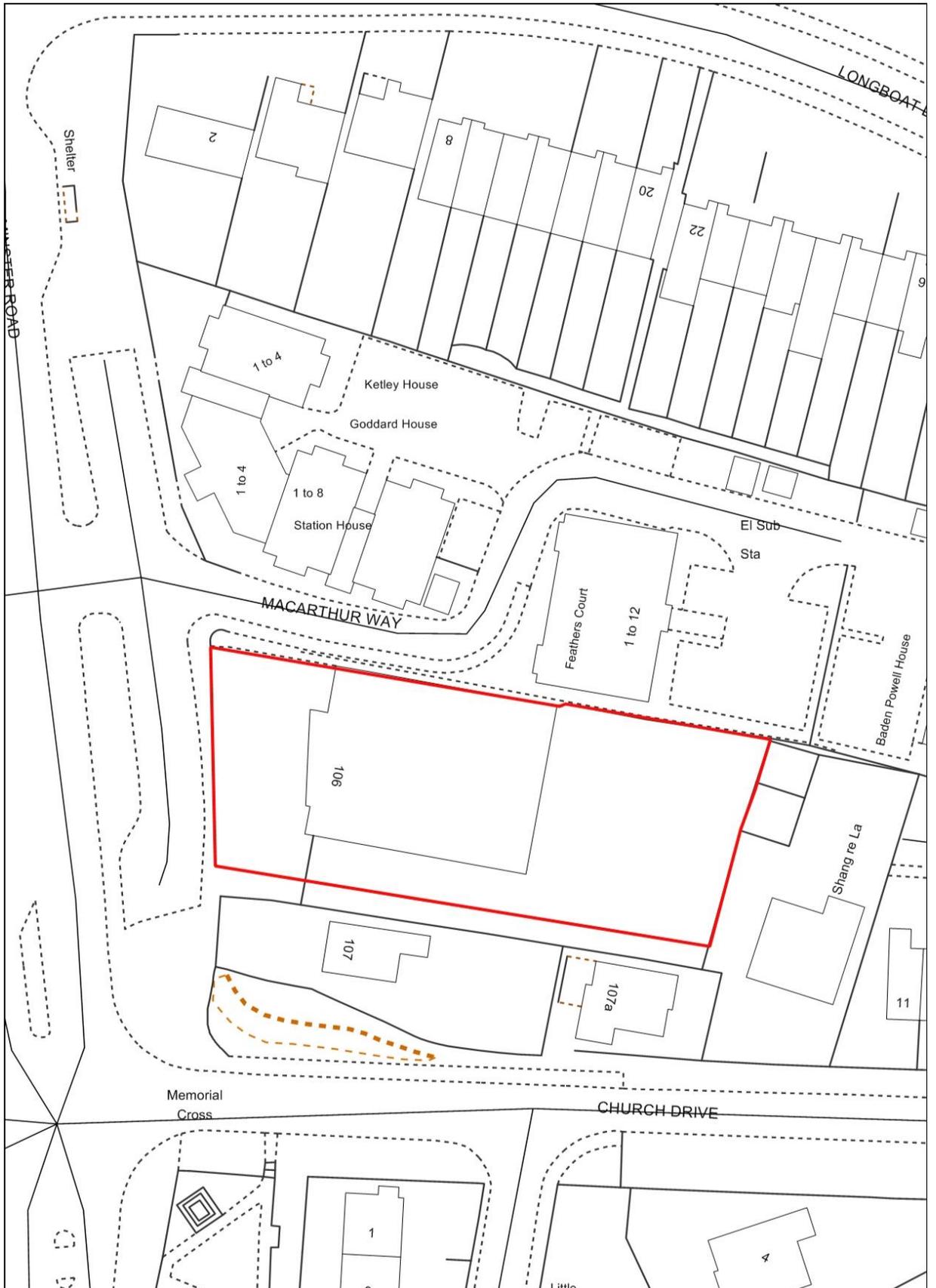
REASON FOR INCLUSION:

Call for Sites submission	<input type="checkbox"/>	Allocated without planning permission	<input type="checkbox"/>	Sites with planning permission	<input type="checkbox"/>	
Local Authority owned land	<input type="checkbox"/>	Refused / Withdrawn/ Pending applications (2006 to date)	<input type="checkbox"/>	Underused / Vacant sites	<input checked="" type="checkbox"/>	
Officer suggested - rural sites	<input type="checkbox"/>	Officer suggested – potential urban extension	<input type="checkbox"/>	Other	<input type="checkbox"/>	
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input checked="" type="checkbox"/>	Employment <input type="checkbox"/>	Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>	Other <input type="checkbox"/>

WFDC OFFICER VIEWS:

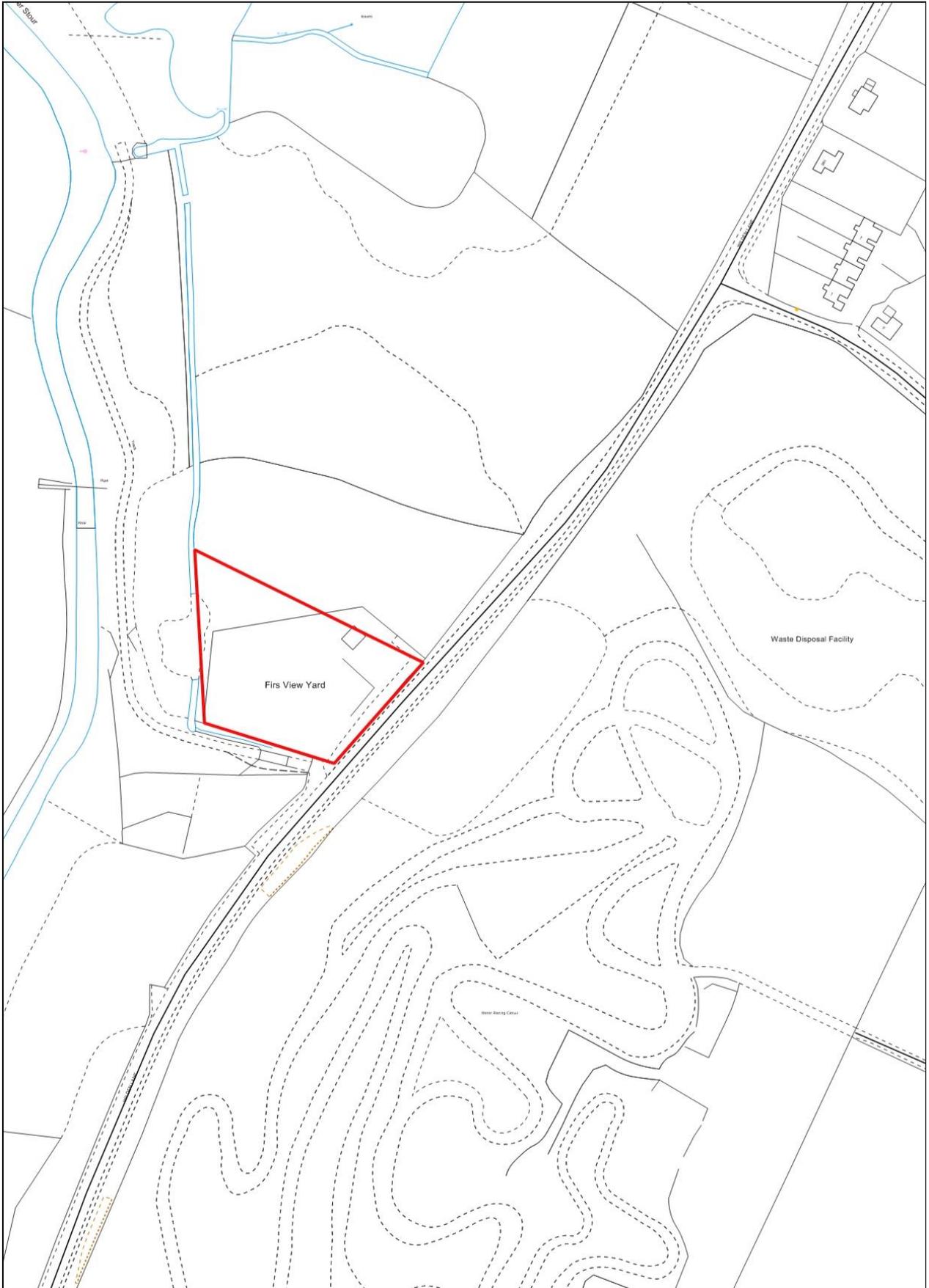
Character / visual impact: Empty retail premises on large site surrounded by residential development with prominent frontage to A451. Currently considered to detract from streetscene

Vehicular access	Good	<input checked="" type="checkbox"/>	Reasonable	<input type="checkbox"/>	Poor	<input type="checkbox"/>
Access to local facilities	Good	<input checked="" type="checkbox"/>	Reasonable	<input type="checkbox"/>	Poor	<input type="checkbox"/>
Public transport accessibility	Good	<input checked="" type="checkbox"/>	Reasonable	<input type="checkbox"/>	Poor	<input type="checkbox"/>
Suitability	Site is considered to be suitable for the residential use					
Availability	Owner wishes to retain retail use on site at current time					
Achievability	Development would be achievable if owner decided to release site					
Potential timescale for development	Post 2021 – up to 20 flats					



MI-36 FIRS YARD

Nearest settlement: Wilden	Site ref: MI/36	Easting	382598	0.415Ha	
		Northing	273069		
Site address: Firs Yard, Wilden Lane Ward: Mitton				Within built area	
				Adjoining built area	
				Other (See site description) <input checked="" type="checkbox"/>	
Current or previous use: Storage yard				Greenfield (undeveloped)	
				Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Storage yard accessed off Wilden Lane – forms part of Wilden Marsh and Meadows SSSI – much of site covered by wet woodland					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	Unknown
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping	Steeply Sloping
Planning History:					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		0	Not in built area. Reasonable access to local facilities: primary school 800m away, employment		
Housing needs of all		0	0.415 ha		
Need to travel, sustainable travel modes		0	Reasonable vehicular and public transport access. Buses pass site entrance but no pavement		
Soil & land		+	Brownfield site. Contamination unlikely		
Water resources and quality, flood risk		--	Flood zone 2 affects much of site. Only area adjacent to Wilden Lane is not in flood zone 2. Flood zone 3 affects wester part of site.		
Landscape and townscape		-	Currently storage yard. A sensitive site that would need to buffer the existing woodland setting.		
Biodiversity and geodiversity		--	Most of site falls within Wilden Marsh and Meadows SSSI		
Economy & employment		0			
Historic environment		?	Historic watermeadow and line of an older course of the River Stour lie immediately to the W of the site. Development would have negligible impact on known heritage assets but this is an area of high palaeo-environmental potential.		
Green Belt		-	In Green Belt		
Community & settlement identities		-	Not in built area.		
Other:					
REASON FOR INCLUSION:					
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission		Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople <input checked="" type="checkbox"/> Other
WFDC OFFICER VIEWS:					
Character / visual impact: Site already in use as storage yard. Allocation would give planning benefits. Impact on SSSI and water levels – mitigation required. Pitches would need to be provided outside of FZ adjacent to road.					
Vehicular access		Good	Reasonable	<input checked="" type="checkbox"/>	Poor
Existing access in use. Reasonable visibility					
Access to local facilities		Good	Reasonable	<input checked="" type="checkbox"/>	Poor
Primary school 800m away. Employment					
Public transport accessibility		Good	Reasonable	<input checked="" type="checkbox"/>	Poor
Buses pass site entrance – no pavement provision on this part of Wilden Lane					
Suitability		Site is considered to be suitable for the proposed use			
Availability		Site has been put forward by landowner			
Achievability		Development is achievable and would help satisfy pitch requirements for first part of plan period subject to allocation via Local Plan			
Potential timescale for development		Post 2021. 4 gypsy pitches			

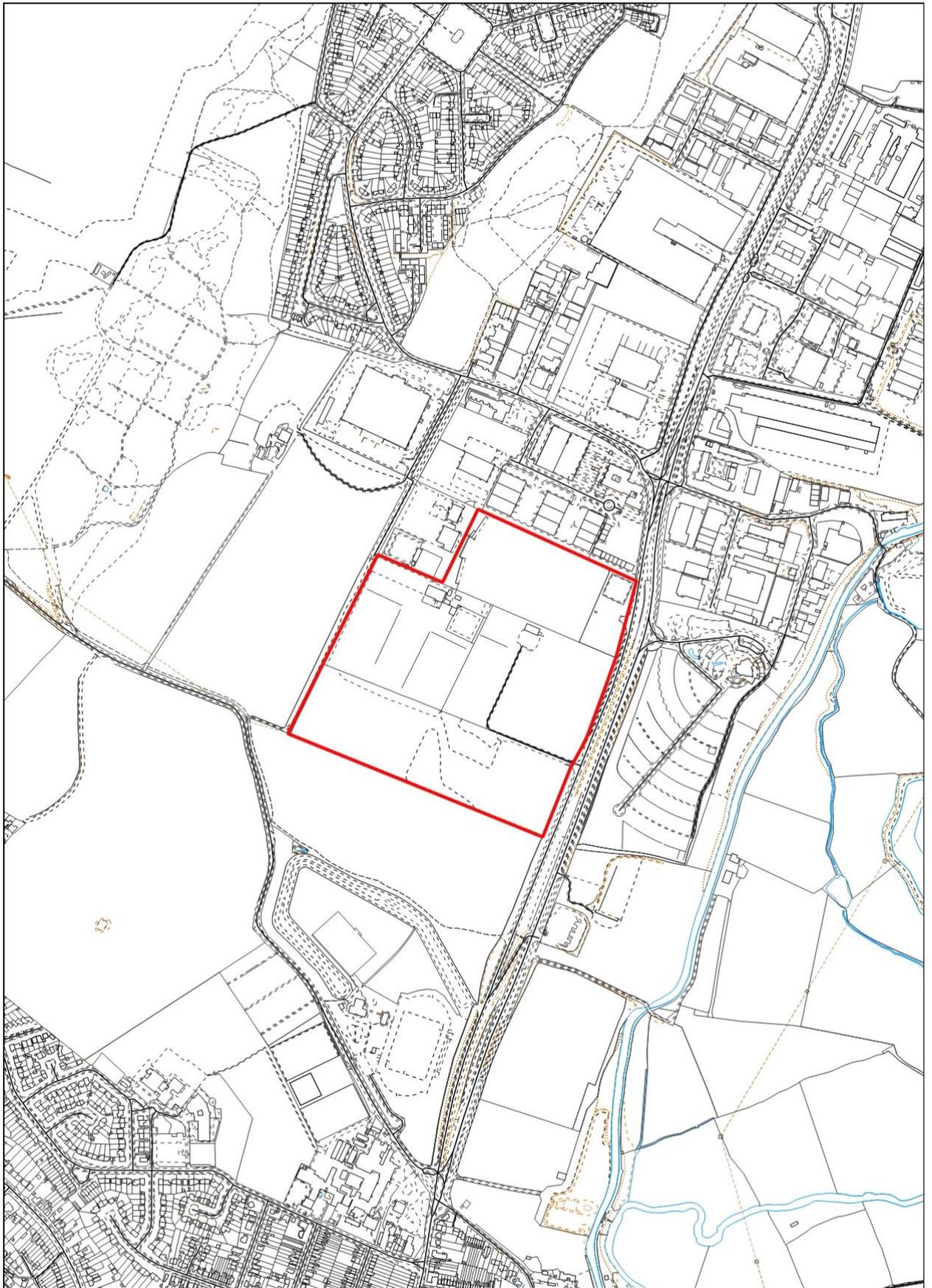


MI-37 HARRIERS TRAINING GROUND

Nearest settlement: Kidderminster	Site ref: MI/37	Easting	381499	Site area (hectares): 19.77	
		Northing	273289		
Site address: Harriers Training Ground Zortech Avenue Ward: Mitton				Within built area	
				Adjoining built area <input checked="" type="checkbox"/>	
				Other (See site description)	
Current or previous use: sports pitches and Centre of Sporting Excellence				Greenfield (undeveloped) <input checked="" type="checkbox"/>	
				Brownfield (prev. developed)	
Site description. Extensive area of sports pitches and associated clubhouse/changing rooms with former golf course adjacent and Finepoint employment area to north					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	Unknown
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping	Steeply Sloping
Planning History: Temporary classroom for use by Birmingham Met for sports coaching courses. Area is safeguarded under policy SAL.UP4 for outdoor sports use.					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		0	Adjoining built area. Reasonable access to local facilities.		
Housing needs of all		0	19.77ha		
Need to travel, sustainable travel modes		+	Good vehicular and public transport access: situated just off Z451 with access from Zortech Aveue with bus stop nearby on frequent route		
Soil & land		-	Greenfield site. Contamination unlikely		
Water resources and quality, flood risk		0	No flooding issues.		
Landscape and townscape		--	Currently sports pitches and Centre of Sporting Excellence. Would form a new gateway development and be a significant encroachment into the remaining Greenbelt between Kidderminster and Stourport. Loss of visual separation and light pollution particular issues.		
Biodiversity and geodiversity		-	TPOs run along northern boundary. 360m to River Stour Floodplain SSSI (favourable condition)		
Economy & employment		?			
Historic environment		0?	Site of Oldington medieval settlement 40m SW of site. Line of Stourport Electric Tramway Company 30m W of site. Impact of development unlikely to be significant.		
Green Belt		-	In Green Belt		
Community & settlement identities		-	Adjoining built area. Loss of visual separation.		
Other:					
REASON FOR INCLUSION:					
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission		Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	Retail	Employment	Leisure	<input checked="" type="checkbox"/> Gypsy/ Travelling Showpeople
					Other <input checked="" type="checkbox"/>
WFDC OFFICER VIEWS:					
Character / visual impact: Impact of proposed stadium development will depend on massing of buildings - least impact if built development is kept to north of site adjacent Finepoint development					
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
		Situated just off A451 – access will be from Zortech Avenue			
Access to local facilities		Good		Reasonable	<input checked="" type="checkbox"/> Poor
Public transport accessibility		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
		Bus stop nearby on frequent route			
Suitability		Site is considered suitable for sports stadia use subject to impact on Green Belt			
Availability		Site has been promoted through the Call for Sites			
Achievability		Development is achievable subject to finance			

Potential timescale for
development and capacity

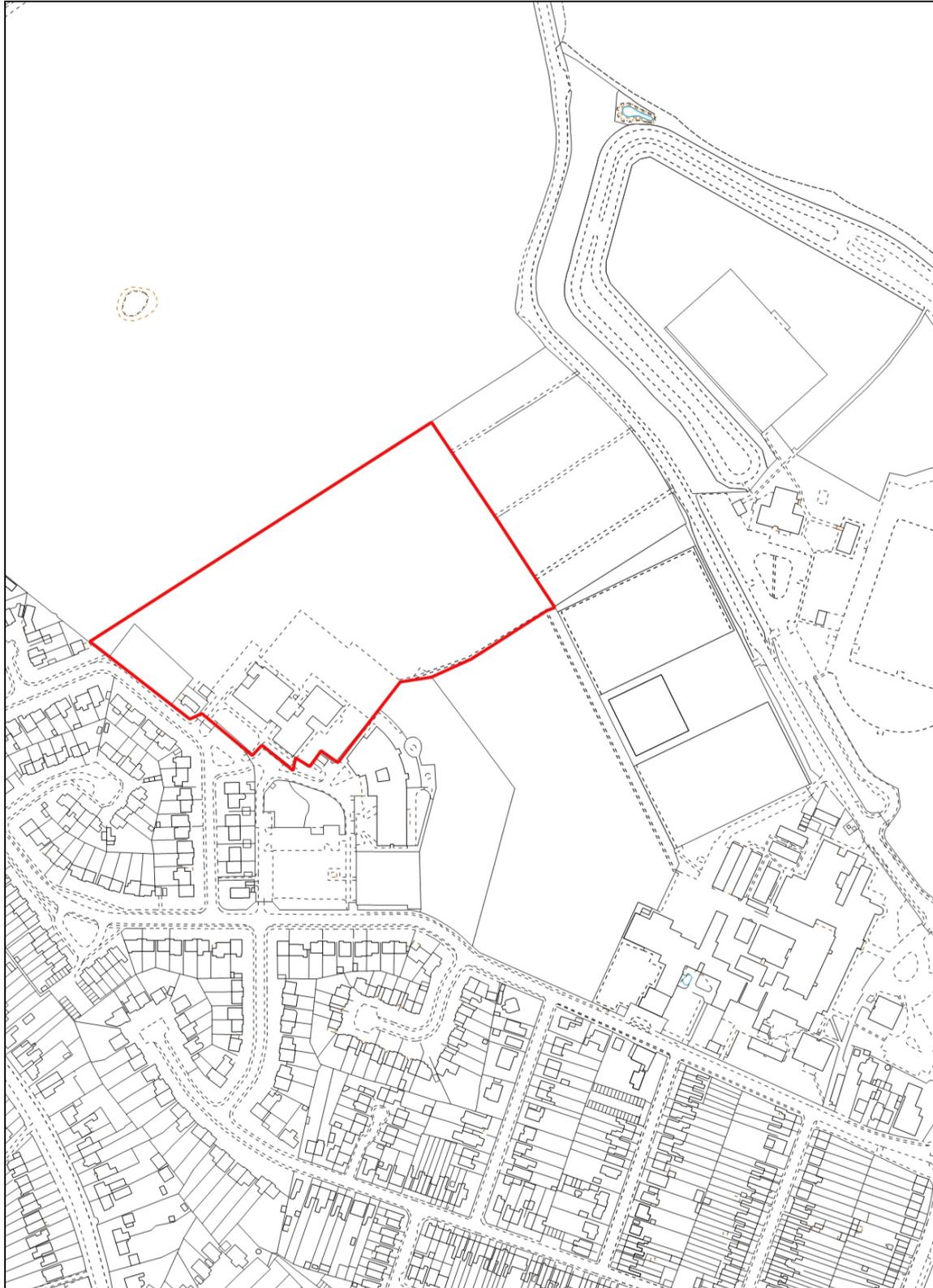
Within next 10 years



MI-38 SCHOOL SITE, CONISTON CRESCENT

Nearest settlement: Stourport	Site ref: MI/38	Easting	380969	Site area (hectares): 3.65				
		Northing	272619					
Site address: School site Coniston Crescent, Stourport Ward: Wyre Mitton				Within built area				
				Adjoining built area <input checked="" type="checkbox"/>				
				Other (See site description)				
Current or previous use: Redundant school building and associated playing field				Greenfield (undeveloped) <input checked="" type="checkbox"/>				
				Brownfield (prev. developed)				
Site description: Former school and playing field accessed from residential road with allotments to north and former golf course land to west.								
Ownership:		Private	Public	<input checked="" type="checkbox"/>	Unknown			
Topography:		Flat <input checked="" type="checkbox"/>	Gently Sloping	Steeply Sloping				
Planning History: EIASC received 16/0704 for up to 130 dwellings. The site is subject to the requirements of planning permission 15/0583/OUTL that allows for the demolition of the existing sixth form block on site and its replacement with playing pitches as part of the delivery of a new sixth form block for the school. It should, however, be noted that discussions with the Council are ongoing about the submission of the variation of condition application to relocate replacement playing pitch to an alternative site to allow for the comprehensive development of this site.								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		+	Adjoins built area. Good access to local facilities: shops in walking distance and adjacent primary and secondary schools.					
Housing needs of all		+	3.65 ha					
Need to travel, sustainable travel modes		+	Good vehicular and public transport access. Windermere Way is on regular bus route					
Soil & land		-	Greenfield site. Contamination unlikely					
Water resources and quality, flood risk		?	Flagged up by the water cycle study as being of concern					
Landscape and townscape		0	Redundant school building and playing fields. Apart from school building, land is currently undeveloped. Development would extend built form northwards into open landscape. However, development would be in line with development at Burlish Park estate to the west and allotments/Kingsway would form firm boundary to Green Belt. Opportunities to buffer and enhance the N and E boundaries to provide filtered screening of the development.					
Biodiversity and geodiversity		0	Some trees on site, otherwise biodiversity is minimal.					
Economy & employment		0						
Historic environment		0	Site of former sewage farm, otherwise no heritage constraints.					
Green Belt		-	In Green Belt					
Community & settlement identities		0	Adjoins built area.					
REASON FOR INCLUSION:								
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission		Sites with planning permission			
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites			
Officer suggested - rural sites			Officer suggested – potential urban extension		Other			
PROPOSED USE:		<input checked="" type="checkbox"/>	Housing	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:								
Character / visual impact: Apart from school building, land is currently undeveloped. Development would extend built form northwards into open landscape. However, development would be in line with development at Burlish Park estate to the west and allotments/Kingsway would form firm boundary to Green Belt.								
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable	Poor			
		Local roads suffer from congestion with school traffic						
Access to local facilities		Good	<input checked="" type="checkbox"/>	Reasonable	Poor			
		Local shops within walking distance and adjacent primary and secondary schools						

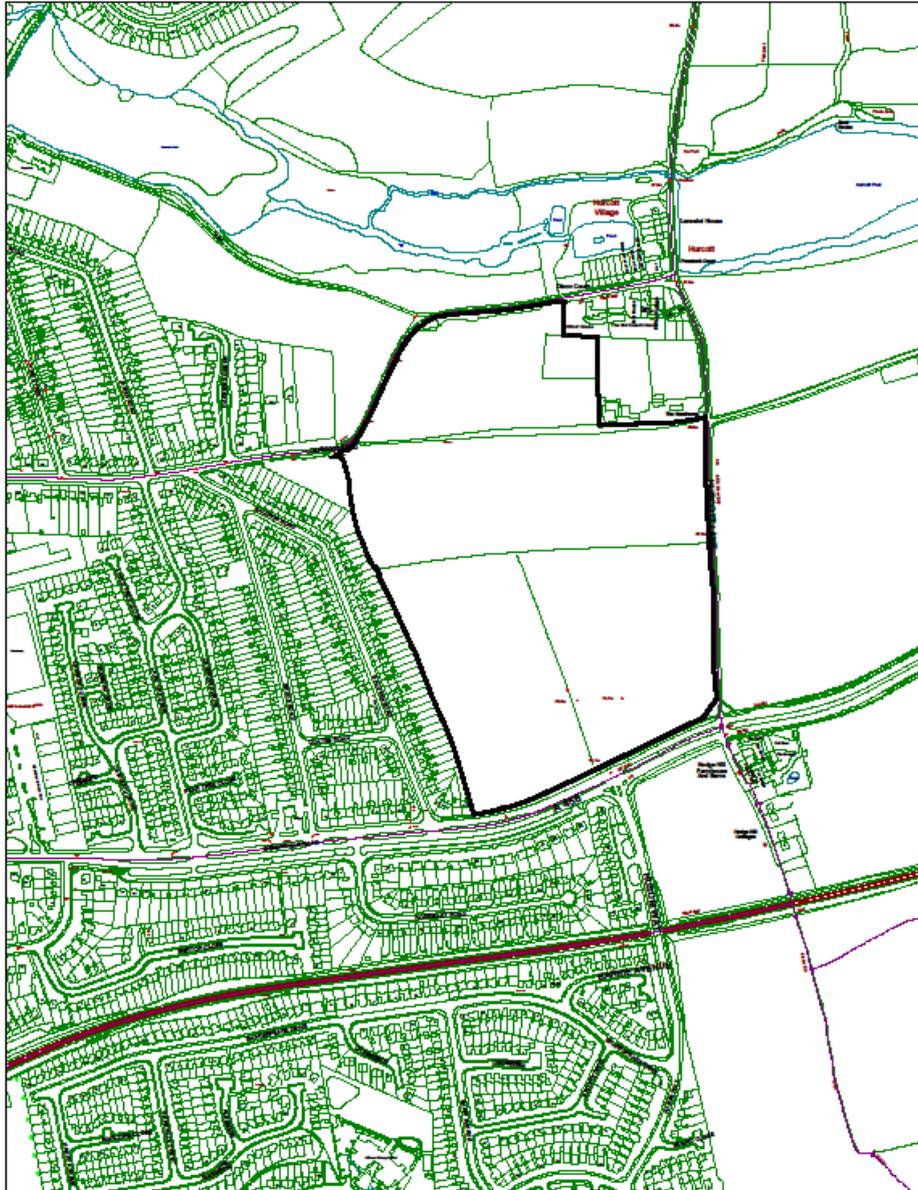
Public transport accessibility	Good	✓	Reasonable		Poor
	Windermere Way on regular bus route				
Suitability	Site is in sustainable location with easy access to employment and services				
Availability	Site has been promoted through the planning process				
Achievability	Site is considered to be achievable subject to highways capacity and land being taken out of the Green Belt via the Local Plan Review				
Potential timescale for development and proposed capacity	2021-2025. Up to 135 dwellings				



OC-4 LAND REAR OF BALDWIN ROAD

Nearest settlement: Kidderminster	Site ref: OC/4	Easting	384987	Site area (hectares):	16.1
		Northing	277507		
Site address: Land rear of Baldwin Road Kidderminster				Within built area	
Ward: Offmore & Comberton and Broadwaters				Adjoining built area <input checked="" type="checkbox"/>	
				Other (See site description)	
Current or previous use: grazing land				Greenfield (undeveloped) <input checked="" type="checkbox"/>	
				Brownfield (prev. developed)	
Site description: grazing land to east of residential area with Hurcott village to north. Public footpath crosses northern part of site along valley bottom					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>
				Unknown	<input type="checkbox"/>
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping	<input type="checkbox"/>
				Steeply Sloping	<input checked="" type="checkbox"/>
Southern fields flat, steep slope down to fields on Hurcott Road					
Planning History: none of relevance					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities. Local shops on Hurcott Road and at Offmore.		
Housing needs of all		+	16.1ha		
Need to travel, sustainable travel modes		+	Good vehicular access off A456. Bus stops nearby at Birmingham Road. Public bridleway 514 crosses the site.		
Soil & land		-	Greenfield site. Potential for buried ordnance.		
Water resources and quality, flood risk		0	No flooding issues		
Landscape and townscape		--	Open views across towards Cookley from centre of site. This is a sensitive landscape, especially in the northern half (northern two fields of four), which forms part of the setting for Hurcott Village, Mill and the Hurcott Brook Valley. Hurcott Road and Hurcott Lane are also sensitive to development.		
Biodiversity and geodiversity		--	Hurcott & Podmore Pools SSSI adjacent to the site. Potential loss of wildlife habitat.		
Economy & employment		0			
Historic environment		-	Development could disturb/destroy buried trenches related to WW2 strongpoint. Possible effects on settings of Hurcott Mill, Hurcott Village, Hode Hill Farm House and Barns.		
Green Belt		-	In Green Belt		
Community & settlement identities		0	Adjoins built area		
Other: Potential for buried ordnance on the site related to WW2 strongpoint WSM28622.					
REASON FOR INCLUSION:					
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission		Sites with planning permission
Local Authority owned land		<input type="checkbox"/>	Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		<input type="checkbox"/>	Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail	Employment	Leisure
					Gypsy/ Travelling Showpeople
					Other
WFDC OFFICER VIEWS:					
Character / visual impact: Open views across towards Cookley from centre of site. Potential loss of wildlife habitat.					
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
		access off A456			
Access to local facilities		Good	<input type="checkbox"/>	Reasonable	<input checked="" type="checkbox"/>
		local shops on Hurcott Road and at Offmore			
Public transport accessibility		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
		Bus stop nearby on Birmingham Road			

LOCATION PLAN



Land to rear of Baldwin Road, Kidderminster



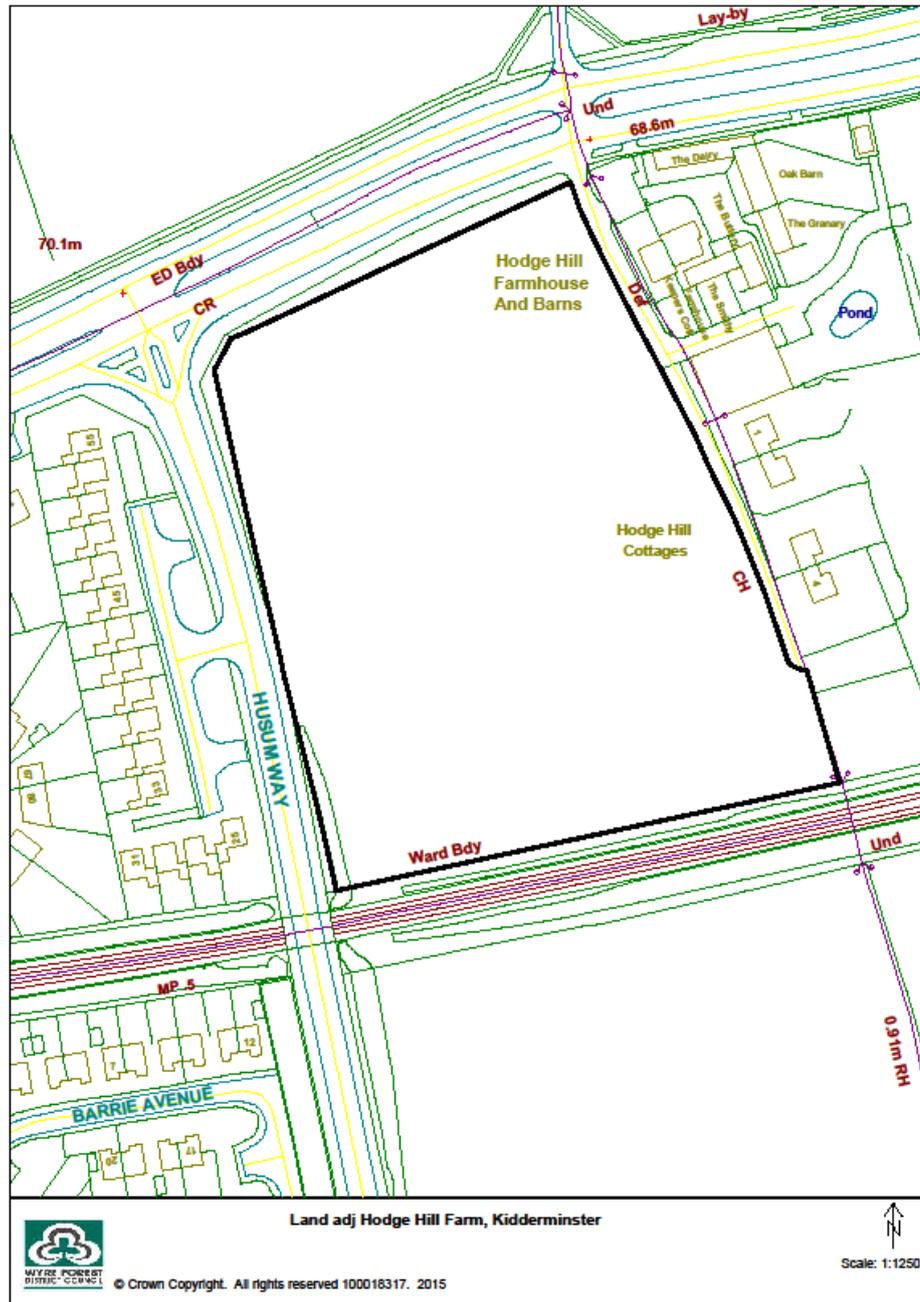
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OC-5 LAND AT HODGE HILL FARM

Nearest settlement: Kidderminster	Site ref: OC/5	Easting 385172	Site area (hectares): 2.11
		Northing 277187	
Site address: and adjacent Hodge Hill Farm, corner of Husum Way Ward: Offmore and Comberton			Within built area
			Adjoining built area <input checked="" type="checkbox"/>
			Other (See site description)
Current or previous use: Farmland			Greenfield (undeveloped) <input checked="" type="checkbox"/>
			Brownfield (prev. developed)
Site description: farmland bounded by A456 to north, railway line to south and Husum Way to west.			
Ownership:	Private <input checked="" type="checkbox"/>	Public	Unknown
Topography:	Flat <input checked="" type="checkbox"/>	Gently Sloping	Steeply Sloping
Planning History: none of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Adjoins built area. Reasonable access to local facilities. Convenience store within reasonable walk. Farm shop nearby.	
Housing needs of all	+	2.11ha	
Need to travel, sustainable travel modes	+	Reasonable vehicular access. Good public transport accessibility. Bus stop opposite	
Soil & land	-	Greenfield site, contamination unlikely.	
Water resources and quality, flood risk	-	Water Cycle Study identifies wastewater treatment infrastructure and pluvial flooding as concerns.	
Landscape and townscape	-	Open aspect to A456 with couple of mature trees and low rail fence. Hedge to Husum Way. Opportunities to buffer the eastern boundary to soften the transition from suburban to rural open landscape.	
Biodiversity and geodiversity	0		
Economy & employment	0		
Historic environment	-	Worcester and Wolverhampton Railway forms southern boundary of the site. Adjacent Hodge Hill Farmhouse (undesigned) and associated farm buildings. Development would compromise the setting of Hodge Hill Farm House and Barns as a farmstead isolated from the urban area.	
Green Belt	-	In Green Belt	
Community & settlement identities	0	Adjoins built area	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other <input checked="" type="checkbox"/>
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>
			Leisure <input type="checkbox"/>
			Gypsy/ Travelling Showpeople <input type="checkbox"/>
			Other <input type="checkbox"/>
WFDC OFFICER VIEWS:			
Character / visual impact: Open aspect to A456 with couple of mature trees and low rail fence. Hedge to Husum Way			
Vehicular access	Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>
Access to local facilities	Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>
	Convenience store within reasonable walk. Farm shop nearby		
Public transport accessibility	Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>
	Bus stop opposite		

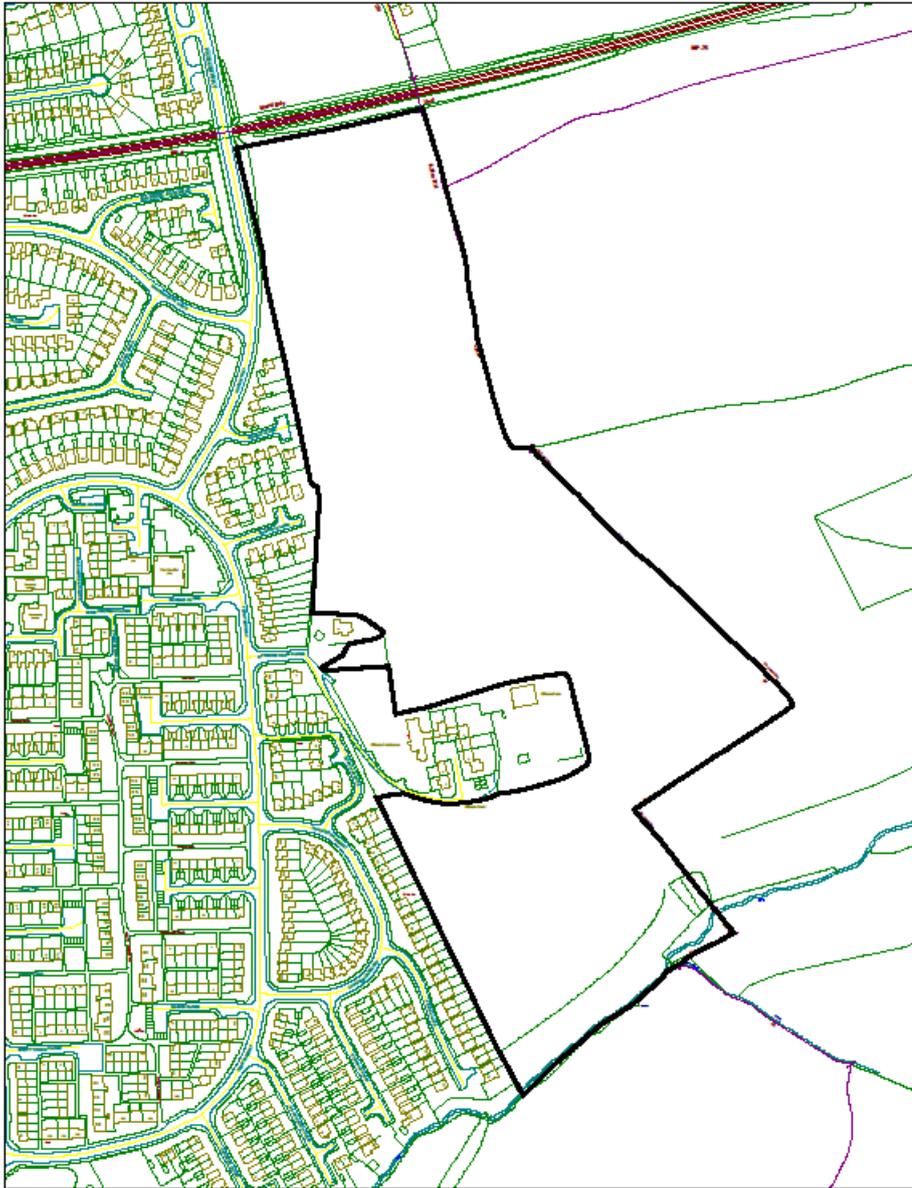
LOCATION PLAN



OC-6 LAND EAST OF OFFMORE FARM

Nearest settlement: Kidderminster		Site ref: OC/6		Easting 385323		Site area (hectares): 13.16						
				Northing 276723								
Site address: Land east of Offmore Farm Ward: Offmore and Comberton						Within built area						
						Adjoining built area ✓						
						Other (See site description)						
Current or previous use: Farmland						Greenfield (undeveloped) ✓						
						Brownfield (prev. developed)						
Site description: Farmland to east of housing estate bounded by railway to north and stream to south.												
Ownership:		Private		✓		Public						
						Unknown						
Topography:		Flat		Gently Sloping		✓						
						Steeply Sloping						
Planning History: None of relevance												
SUSTAINABILITY APPRAISAL INFO		+/-	Notes									
Local services and facilities		+	Adjoins built area. Good access to local facilities. Services within walking distance.									
Housing needs of all		+	13.16ha									
Need to travel, sustainable travel modes		+	Poor vehicular access: would require new access off Husum Way. Good public transport accessibility: bus service within walking distance									
Soil & land		-	Greenfield site, contamination unlikely.									
Water resources and quality, flood risk		-	No flooding issues. Development could disturb Lord Foley's Irrigation Scheme WSM16506. Flagged up as a site of concern in the water cycle study because of its size: further research needed.									
Landscape and townscape		-	Open aspect									
Biodiversity and geodiversity		0	TPO 309 (4 trees) adjacent to site									
Economy & employment		0										
Historic environment		-	Development could disturb Lord Foley's Irrigation Scheme WSM16506; also the setting of Offmore Farmhouse									
Green Belt		-	In Green Belt									
Community & settlement identities		0	Adjoins built area									
Other:												
REASON FOR INCLUSION:												
Call for Sites submission				Allocated without planning permission			Sites with planning permission					
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites					
Officer suggested - rural sites				Officer suggested – potential urban extension			✓ Other					
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:												
Character / visual impact: Open aspect												
Vehicular access Would require new access off Husum Way			Good		Reasonable		Poor		✓			
Access to local facilities Services within walking distance.			Good		Reasonable		Poor		✓			
Public transport accessibility Bus service within walking distance.			Good		Reasonable		Poor		✓			

LOCATION PLAN



Land East of Offmore Farm, Kiddeminster



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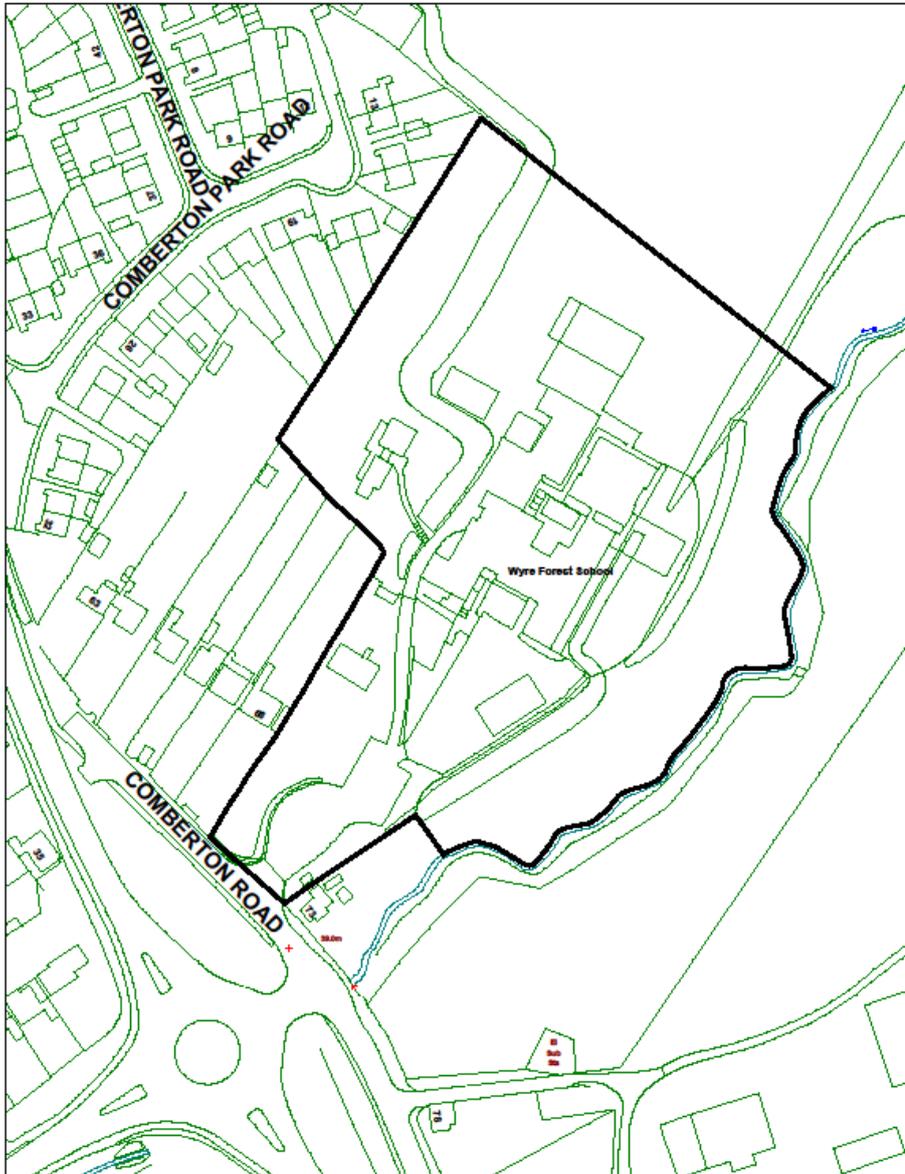


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OC-11 STOURMINSTER SCHOOL

Nearest settlement: Kidderminster	Site ref: OC/11	Easting 384778	Site area (hectares): 2.15	
		Northing 275667		
Site address: Former Stourminster School, Comberton, Kidderminster Ward: Offmore and Comberton Ward			Within built area	
			Adjoining built area	✓
			Other (See site description)	
Current or previous use: Education and playing fields			Greenfield (undeveloped)	✓
			Brownfield (prev. developed) Mostly brownfield (80%)	✓
Site description: Former Stourminster School Site. Now surplus to requirements as Habberley Learning Campus opened Spring 2015. Large site on edge of Comberton housing estate with stream along eastern boundary				
Ownership: Worcestershire County Council	Private		Public	✓
			Unknown	
Topography: Slopes down to stream on boundary	Flat		Gently Sloping	✓
			Steeply Sloping	
Planning History: none of relevance				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	0	Adjoining built area. Reasonable access to local facilities. Comberton Estate facilities within reasonable walking distance		
Housing needs of all	+	2.15ha		
Need to travel, sustainable travel modes	+	Good vehicular and public transport access: good access from Comberton Rd and bus stops nearby		
Soil & land	0	About 80% brownfield, the rest greenfield site (former school and playing fields). Contamination unlikely		
Water resources and quality, flood risk	-?	Stream along eastern boundary. Fluctuations in levels relate to surface water sewer outfalls from estate upstream. Natural catchment area is very small. Identified by the water cycle study as being of possible concern due to flood risk.		
Landscape and townscape	-	Large site on edge of Comberton housing estate. Significant visual impact from new development over and above the existing footprint		
Biodiversity and geodiversity	-?	Parts of the site are naturalised (linear woodland and watercourse) and there could be an impact on biodiversity.		
Economy & employment	0			
Historic environment	0	No known heritage constraints		
Green Belt	0	Adjacent to Green Belt		
Community & settlement identities	0	Adjoining built area.		
Other:				
REASON FOR INCLUSION:				
Call for Sites submission	✓	Allocated without planning permission		Sites with planning permission
Local Authority owned land	✓	Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	✓	Retail	
			Employment	
			Leisure	
			Gypsy/ Travelling Showpeople	
			Other	
WFDC OFFICER VIEWS:				
Character / visual impact: Significant visual impact from new development over and above the existing footprint				
Vehicular access Good access from Comberton Road	Good	✓	Reasonable	Poor
Access to local facilities Comberton Estate facilities within reasonable walking distance	Good		Reasonable	✓
Public transport accessibility Bus stops nearby	Good	✓	Reasonable	Poor

LOCATION PLAN



Stourminster School, Comberton Road, Kiddeminster



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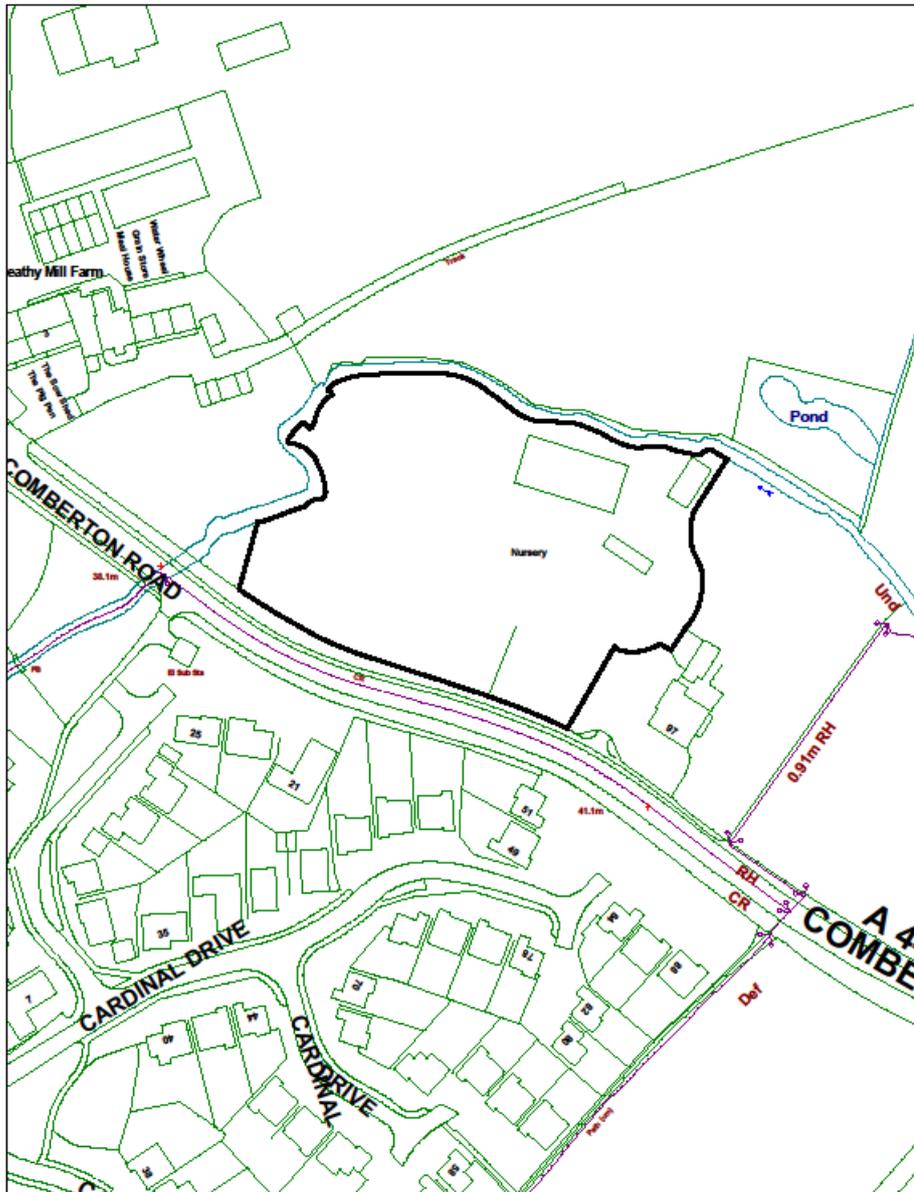


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OC-12 COMBERTON LODGE NURSERY

Nearest settlement: Kidderminster		Site ref: OC/12		Easting 384936		Site area (hectares): 0.84		
				Northing 275355				
Site address: Comberton Lodge Nursery, Comberton Road, Kidderminster						Within built area		
Ward: Offmore & Comberton						Adjoining built area <input checked="" type="checkbox"/>		
Current or previous use: plant nursery						Other (See site description)		
						Greenfield (undeveloped) <input checked="" type="checkbox"/>		
						Brownfield (prev. developed) <input checked="" type="checkbox"/>		
Site description: Plant nursery adjacent residential development with Hoo Brook forming rear boundary with farmland beyond								
Ownership:		Private <input checked="" type="checkbox"/>		Public <input type="checkbox"/>		Unknown <input type="checkbox"/>		
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping <input type="checkbox"/>		Steeply Sloping <input type="checkbox"/>		
Planning History: None of relevance								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities.					
Housing needs of all		+	0.84ha					
Need to travel, sustainable travel modes		0	Good vehicular access. Reasonable public transport accessibility: on bus road to Bromsgrove – bus stop.					
Soil & land		-	Part greenfield, part brownfield (plant nursery). Contamination unlikely.					
Water resources and quality, flood risk		--	Approx. 35% of site in flood zone 2, approx. 20% of site in flood zone 3. Hoo Brook is planning constraint.					
Landscape and townscape		0	Well screened from road by mature trees and hedgerows.					
Biodiversity and geodiversity		--	Adjacent at one point of site to Hoo and Barnett Brook Local Wildlife Site. Opposite Spennells Valley Local Nature Reserve. TPO opposite site 47 Spennells. Potential impact with loss of trees.					
Economy & employment		0						
Historic environment		0	Low potential for below ground archaeology. Palaeochannel within site. Heathy Mill (undesigned) 40m NW of site. Comberton Lodge (undesigned) on eastern boundary of site.					
Green Belt		-	In Green Belt					
Community & settlement identities		0	Adjoins built area					
Other:								
REASON FOR INCLUSION:								
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission				Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension				Other	
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>	Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>	Other <input type="checkbox"/>		
WFDC OFFICER VIEWS:								
Character / visual impact: Well screened from road by mature trees and hedgerows Potential adverse impact with loss of trees								
Vehicular access			Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>			
Access to local facilities			Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>			
Public transport accessibility On bus route to Bromsgrove – bus stop within walking distance			Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>			

LOCATION PLAN



Comberton Lodge Nursery, Comberton Road, Kidderminster



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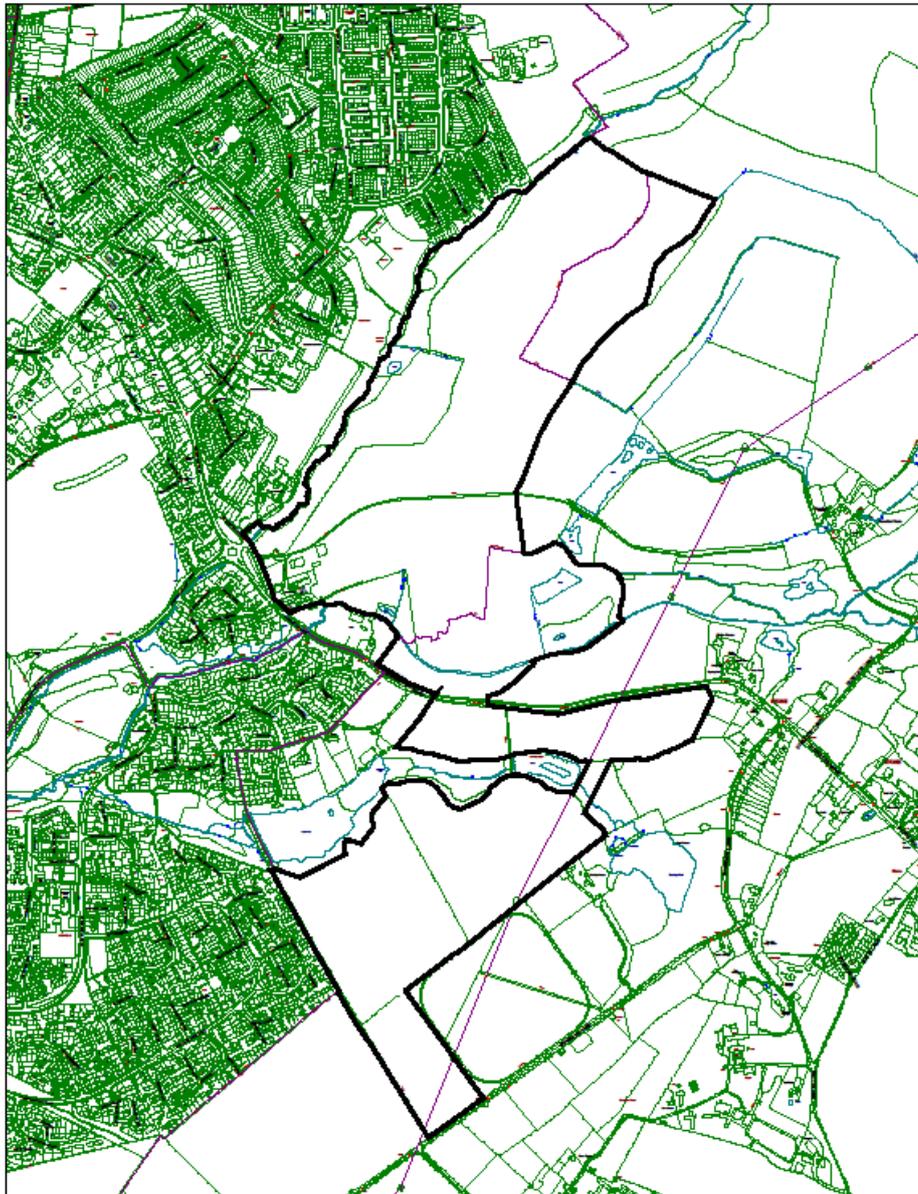


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OC-13 LAND AT STONE HILL

Nearest settlement: Kidderminster		Site ref: OC/13		Easting 385218		Site area (hectares): 89.37	
				Northing 275438			
Site address: Land at Stone Hill, off A448 Ward: Offmore & Comberton/ Wyre Forest Rural						Within built area	
						Adjoining built area ✓	
						Other (See site description)	
Current or previous use: agricultural						Greenfield (undeveloped) ✓	
						Brownfield (prev. developed)	
Site description: agricultural land adjacent SE edge of Kidderminster							
Ownership:		Private		✓		Public	
						Unknown	
Topography:		Flat		✓		Gently Sloping	
						Steeply Sloping	
Planning History: none of relevance							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		0		Adjoins built area. Reasonable access to local facilities: shops within reasonable walk from western part of site.			
Housing needs of all		++		89.37ha			
Need to travel, sustainable travel modes		0		Good vehicular access. Reasonable public transport accessibility: buses run along A448. Public footpaths 517 and 519 and bridleway 535 cross the site. Public footpath 509 runs along site boundary.			
Soil & land		--		Greenfield, contamination unlikely. Develop may disturb Lord Foley's Irrigation Scheme, which could affect other arable land nearby.			
Water resources and quality, flood risk		--		Hoobrook runs through the site. Zone 3 flooding along its route. Aquifer protection zone. Water cycle study identifies wastewater treatment infrastructure as a significant constraint.			
Landscape and townscape		-		Open land straddles A448 to Bromsgrove. Development on this scale will impose a significant impact on the existing rural landscape character.			
Biodiversity and geodiversity		--		Hoo and Barnett Brook; Captain's and Stanklyn Pools and Spennells Valley on/adjoining the site. TPOs 285, 47, 213. BAP protected – badgers and brown hare.			
Economy & employment		0					
Historic environment		0?		Could affect Lord Foley's Irrigation Scheme. No designated historic assets within or adjacent to site, but development could affect rural setting of St. Mary's Church Stone. Moderate to high potential for below ground archaeology.			
Green Belt		-		In Green Belt			
Community & settlement identities		0		Adjoins built area			
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		✓		Allocated without planning permission		Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:		Housing		✓		Retail	
						Employment	
						Leisure	
						Gypsy/ Travelling Showpeople	
						Other	
WFDC OFFICER VIEWS:							
Character / visual impact: Open land straddles main A448 to Bromsgrove. Potential loss of habitat							
Vehicular access		Good		✓		Reasonable	
						Poor	
Access to local facilities		Good				Reasonable	
						✓	
						Poor	
		Shops within reasonable walk from western part of site					
Public transport accessibility		Good				Reasonable	
						✓	
						Poor	
		Buses run along A448					

LOCATION PLAN



Stone Hill, Kildemminster



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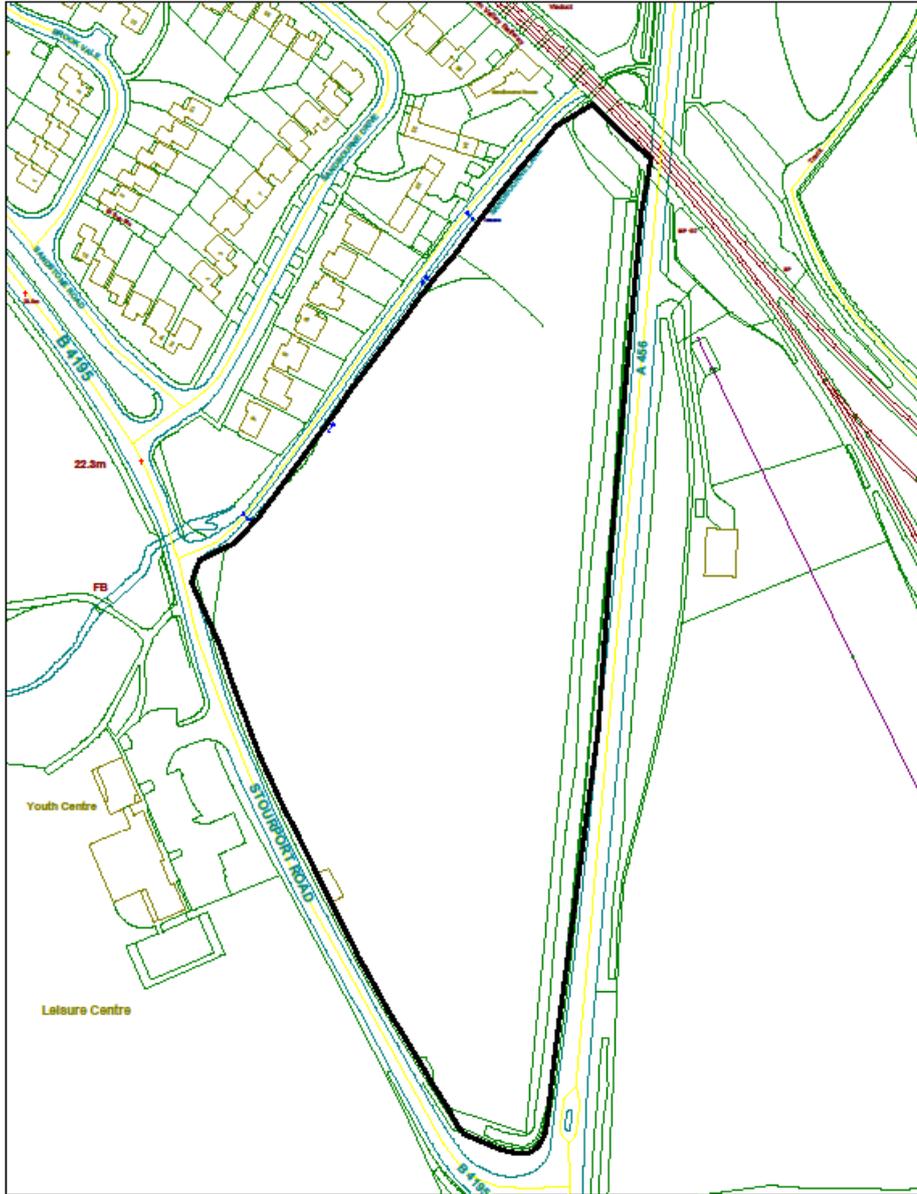


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WA-BE-1 STOURPORT ROAD TRIANGLE

Nearest settlement: Bewdley		Site ref: WA/BE/1		Easting 379583	Site area (hectares): 3.67Ha		
				Northing 274888			
Site address: Land off Stourport Road (triangle)					Within built area		
Ward: Wribbenhall and Arley					Adjoining built area <input checked="" type="checkbox"/>		
					Other (See site description)		
Current or previous use: Agricultural land					Greenfield (undeveloped)		<input checked="" type="checkbox"/>
					Brownfield (prev. developed)		<input type="checkbox"/>
Site description: farmland with housing, school and bypass adjacent with open countryside beyond							
Ownership:		Private		<input checked="" type="checkbox"/>	Public		Unknown
Topography:		Flat		<input type="checkbox"/>	Gently Sloping		<input checked="" type="checkbox"/>
				<input type="checkbox"/>	Steeply Sloping		<input type="checkbox"/>
Planning History:							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities.				
Housing needs of all		+	3.67ha				
Need to travel, sustainable travel modes		+	Good vehicular and public transport access. Public footpath 648 runs along boundary of site.				
Soil & land		-	Greenfield, contamination unlikely.				
Water resources and quality, flood risk		-	Site in aquifer protection zone 8/458 Blackstone. Very small part of site in flood zone but flood zone is adjacent to two sides of the triangular site				
Landscape and townscape		-	Potential adverse impact on views into Bewdley				
Biodiversity and geodiversity		-	BAP protected fauna Adders and Badgers. 450m to Devil's Spittleful SSSI.				
Economy & employment		0					
Historic environment		-	Severn Valley Railway runs behind the site: red brick wall and viaduct. Potential to impact on context but not significance of the Conservation Area 250m away, on the wider setting of Winterdyne Grade II* house 450m away, on views to SVR etc.				
Green Belt		-	All of site is in the Green Belt				
Community & settlement identities		-	Potential loss of green wedge				
Other: SVR runs behind site.							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission			Sites with planning permission	
Local Authority owned land		<input type="checkbox"/>	Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites		<input type="checkbox"/>	Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail	<input type="checkbox"/>	Employment	<input type="checkbox"/>	Leisure
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Gypsy/ Travelling Showpeople
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Potential adverse impact on views into Bewdley, Potential loss of green wedge							
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable		Poor	<input type="checkbox"/>
			<input type="checkbox"/>				<input type="checkbox"/>
Access to local facilities		Good	<input type="checkbox"/>	Reasonable		<input checked="" type="checkbox"/>	Poor
			<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>
Public transport accessibility bus stop adjacent		Good	<input checked="" type="checkbox"/>	Reasonable		Poor	<input type="checkbox"/>
			<input type="checkbox"/>				<input type="checkbox"/>

LOCATION PLAN



Land at Stourport Road (triangle)



WYRE FOREST DISTRICT COUNCIL

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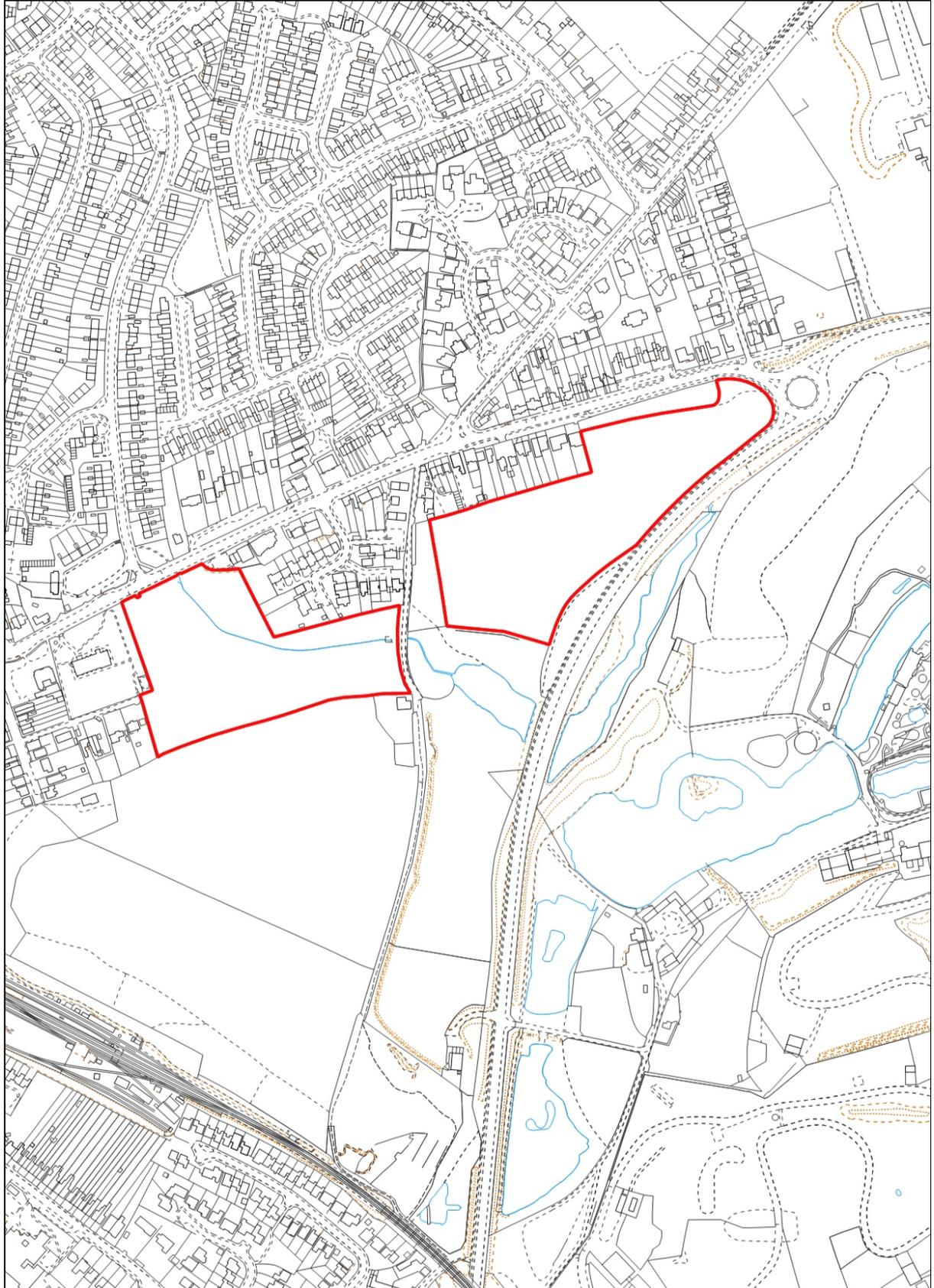


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WA-BE-3 CATCHEM'S END

Nearest settlement: Bewdley	Site ref: WA/BE/3	Easting 379605	Site area (hectares): 5.61
		Northing 275712	
Site address: Catchem's End, land south of Kidderminster Road, Bewdley Ward: Wribbenhall & Arley		Within built area	<input checked="" type="checkbox"/>
		Adjoining built area	
		Other (See site description)	
Current or previous use: pastureland		Greenfield (undeveloped)	<input checked="" type="checkbox"/>
		Brownfield (prev. developed)	
Site description: 2 areas of pasture, one fronting Kidderminster Road adjacent Church (A) and one at Catchems End near bypass (B). Site A put forward for open space/community use. Site B promoted for housing			
Ownership:	Private	<input checked="" type="checkbox"/>	Public
	Unknown		
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping
			Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Reasonable access. All services available. Walking distance to town.	
Housing needs of all	+	5.61ha	
Need to travel, sustainable travel modes	+	Good vehicular and public transport access. Walking distance to town. Public footpath 648 runs along the boundary of site A and between the two areas of the site.	
Soil & land	-	Greenfield. Contamination unknown.	
Water resources and quality, flood risk	?	Western parcel in flood zone 3 – 40%. Riddings Brook crosses site. Small area near roundabout suffers from surface water flooding. Not highlighted in Water Cycle Study.	
Landscape and townscape	+	Sandstone wall along site boundary to Kidderminster Road. Potential to enhance streetscape.	
Biodiversity and geodiversity	-	TPOs: 4 trees and 6 woodlands between Kidderminster and Wribbenhall where they add much to the high quality of the landscape. Riddings brook crosses the site. BAP protected fauna Pipistrelle bat and badgers.	
Economy & employment	0		
Historic environment	--	Church of All Saints 25m W of site; churchyard walls and lychgate of church adjacent to site and forms western boundary of site. Development has potential to adversely affect views of the eastern end of the church from the Kidderminster Road. The western parcel has no capacity to be developed without imposing significant harm to landscape character, the setting of All Saint's Church and rural views from Queens Way.	
Green Belt	-	In Green Belt	
Community & settlement identities	+	Within built area	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission	<input checked="" type="checkbox"/>	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>
			Leisure <input type="checkbox"/>
			<input checked="" type="checkbox"/> Gypsy/ Travelling Showpeople
			Other <input type="checkbox"/>
WFDC OFFICER VIEWS:			
Character / visual impact: Potential to enhance streetscene, prominent location when viewed from across town			
Vehicular access	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Would require new access off Kidderminster Road			
Access to local facilities	Good		Reasonable
		<input checked="" type="checkbox"/>	Poor
walking distance to town centre			
Public transport accessibility	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor

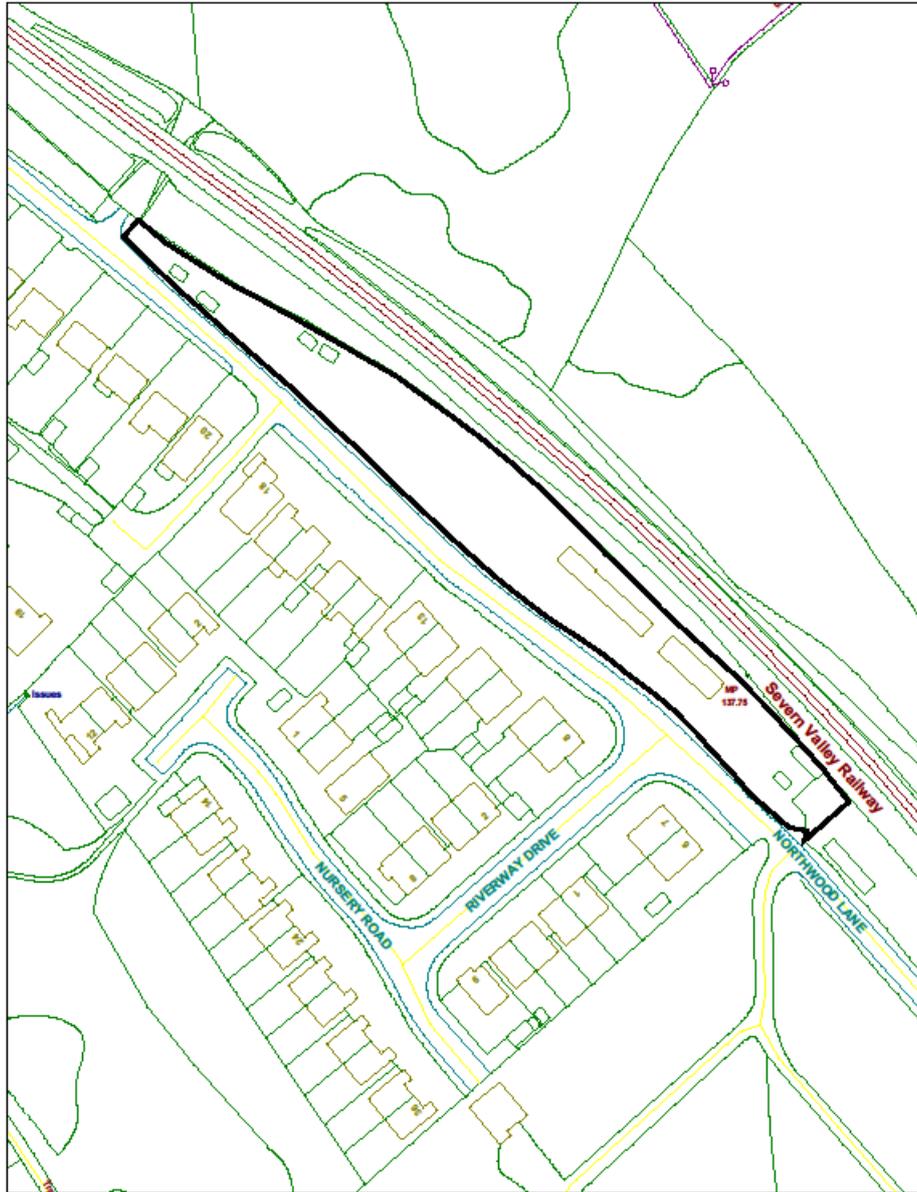
	Frequent bus service runs past site
Suitability	Eastern parcel is considered suitable for housing development with western parcel as open space with footpath/cycle path along opened up watercourse
Availability	Site owned by national housebuilder
Achievability	Development is achievable subject to land being taken out of the Green Belt
Potential timescale and capacity	2021-25 approximately 76 dwellings



WA-BE-4 NORTHWOOD LANE

Nearest settlement: Bewdley		Site ref: WA/BE/4		Easting 378697		Site area (hectares): 0.31Ha		
				Northing 275816				
Site address: Land at Northwood Lane Ward: Wribbenhall & Arley						Within built area		
						Adjoining built area <input checked="" type="checkbox"/>		
						Other (See site description)		
Current or previous use: Smallholding						Greenfield (undeveloped) <input checked="" type="checkbox"/>		
						Brownfield (prev. developed)		
Site description: Smallholding up steep bank between lane and SVR with housing opposite								
Ownership:		Private <input checked="" type="checkbox"/>		Public		Unknown		
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping		
Planning History: Application for housing refused 1999; appeal dismissed								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		0	Adjoins a built area, and town centre is within walking distance					
Housing needs of all		+	0.31ha					
Need to travel, sustainable travel modes		0	Poor vehicular access (currently from northern end of site). Reasonable public transport accessibility. Footpath 547 is adjacent.					
Soil & land		-	Possible land stability issues. Greenfield. Contamination unlikely.					
Water resources and quality, flood risk		0						
Landscape and townscape		-	Site well screened from lane, but the site is sensitive due to its elevated position in relation to receptors on Northwood Lane and its well-developed woodland character.					
Biodiversity and geodiversity		0?	Potential loss of hedgerows and mature trees					
Economy & employment		0						
Historic environment		-	Adjacent to Severn Valley Railway. Development could impinge on views from the SVR towards Bewdley, and to the SVR from nearby homes					
Green Belt		0	Near Green Belt but not in it					
Community & settlement identities		0	Adjacent to Severn Valley Railway					
Other:								
REASON FOR INCLUSION:								
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission				Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension				Other	
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>	Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>	Other <input type="checkbox"/>		
WFDC OFFICER VIEWS:								
Character / visual impact: Site well screened from lane. Potential loss of hedgerows and mature trees.								
Vehicular access Currently from northern end of site		Good <input type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>				
Access to local facilities town centre within walking distance		Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>				
Public transport accessibility		Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>				

LOCATION PLAN



Land at Northwood Lane, Bewdley



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Scale: 1:1000

WA-BE-5 LAND SOUTH OF HABBERLEY ROAD

Nearest settlement: Bewdley	Site ref: WA/BE/5	Easting 379940	Site area (hectares): 1.71Ha	
		Northing 276051		
Site address: Land south of Habberley Road Ward: Wribbenhall and Arley			Within built area	
			Adjoining built area	✓
			Other (See site description)	
Current or previous use: Paddock and house and garden			Greenfield (undeveloped)	✓
			Brownfield (prev. developed)	
Site description: 2 areas of paddock with trees along southern boundary; housing to west, hotel and grounds to east; A456 to southern boundary, B4190 Habberley Road to north				
Ownership:	Private	✓	Public	Unknown
Topography:	Flat	✓	Gently Sloping	Steeply Sloping
Planning History: Green Belt - owner suggests potential for link road through site no other planning history of relevance 0				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	0	Adjoins built area, reasonable access to local facilities		
Housing needs of all	+	1.71ha		
Need to travel, sustainable travel modes	+	Reasonable vehicular access: would require new access. Good public transport accessibility: bus stop opposite.		
Soil & land	-	Greenfield, contamination unlikely.		
Water resources and quality, flood risk	-	Water Cycle Study identifies pluvial flooding as significant risk.		
Landscape and townscape	0	Site quite well screened from road to south		
Biodiversity and geodiversity	-?	TPO ref 17 along boundary of site 4 trees and 6 areas of woodland between Kidderminster and Wribbenhall. Potential loss of well-established hedgerows and mature trees.		
Economy & employment	0			
Historic environment	0	No known built heritage assets on site, unknown historic environment potential. Development would have negligible impact on significance of two undesigned heritage assets.		
Green Belt	-	Virtually all of the site is in the Green Belt		
Community & settlement identities	0	Adjoins built area		
Other: Site is opposite Heath Hotel access				
REASON FOR INCLUSION:				
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission	
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites	
Officer suggested - rural sites		Officer suggested – potential urban extension	Other	
PROPOSED USE:	Housing	✓	Retail	Employment
				Leisure
				Gypsy/ Travelling Showpeople
				Other
WFDC OFFICER VIEWS:				
Character / visual impact: Site quite well screened from road to south; Potential loss of hedgerows and mature trees				
Vehicular access Would require new access	Good		Reasonable	✓
			Poor	
Access to local facilities	Good		Reasonable	✓
			Poor	
Public transport accessibility bus stop opposite	Good	✓	Reasonable	
			Poor	

LOCATION PLAN



Land south of Habberley Road, Bewdley



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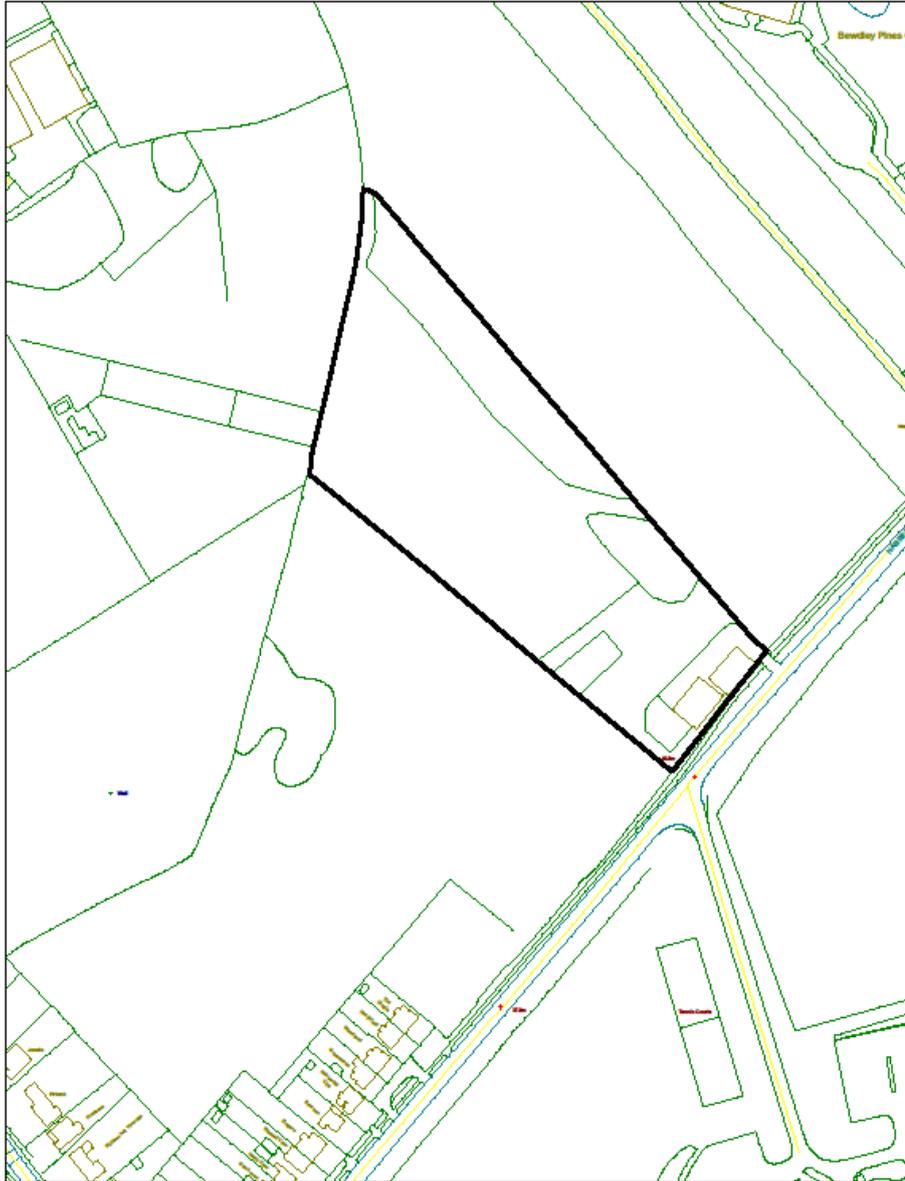


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WA-BE-6 LAND NORTH OF HABBERLEY ROAD

Nearest settlement: Bewdley		Site ref: WA/BE/6		Easting 379949		Site area (hectares): 1.8Ha		
				Northing 276424				
Site address: Land north of Habberley Road Ward: Wribbenhall and Arley						Within built area		
						Adjoining built area		
						Other (See site description) <input checked="" type="checkbox"/>		
Current or previous use: Agricultural						Greenfield (undeveloped) <input checked="" type="checkbox"/>		
						Brownfield (prev. developed)		
Site description: Smallholding with number of portable buildings on site; hotel complex opposite, golf course nearby								
Ownership:		Private <input checked="" type="checkbox"/>		Public		Unknown		
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping		
Planning History: None of relevance								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		0	Smallholding with number of portable buildings on site; hotel complex opposite, golf course nearby. Reasonable access to local facilities but detached from existing settlement.					
Housing needs of all		+	1.8ha					
Need to travel, sustainable travel modes		+	Good vehicular and public transport accessibility (bus stop opposite)					
Soil & land		-	Green field site, contamination unlikely					
Water resources and quality, flood risk		0	No flooding issues					
Landscape and townscape		-	Site quite well screened from road but this is a sensitive site especially given its detachment from the existing settlement.					
Biodiversity and geodiversity		0?	TPO 156 partially on boundary of site. BAP protected flora Tower Mustard. Potential loss of hedgerow					
Economy & employment		0						
Historic environment		0?	No known built heritage assets on site. Historic environment potential of the site is unknown.					
Green Belt		-	Site completely in Green Belt					
Community & settlement identities		-	Detached from existing settlement.					
Other: Site is opposite Heath Hotel access.								
REASON FOR INCLUSION:								
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission			Sites with planning permission		
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites		
Officer suggested - rural sites			Officer suggested – potential urban extension			Other		
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>	Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>	Other <input type="checkbox"/>		
WFDC OFFICER VIEWS:								
Character / visual impact: Site quite well screened from road, Potential loss of hedgerow								
Vehicular access		Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>				
Access to local facilities		Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>				
Public transport accessibility Bus stop opposite		Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>				

LOCATION PLAN



Land north of Habberley Road, Bewdley



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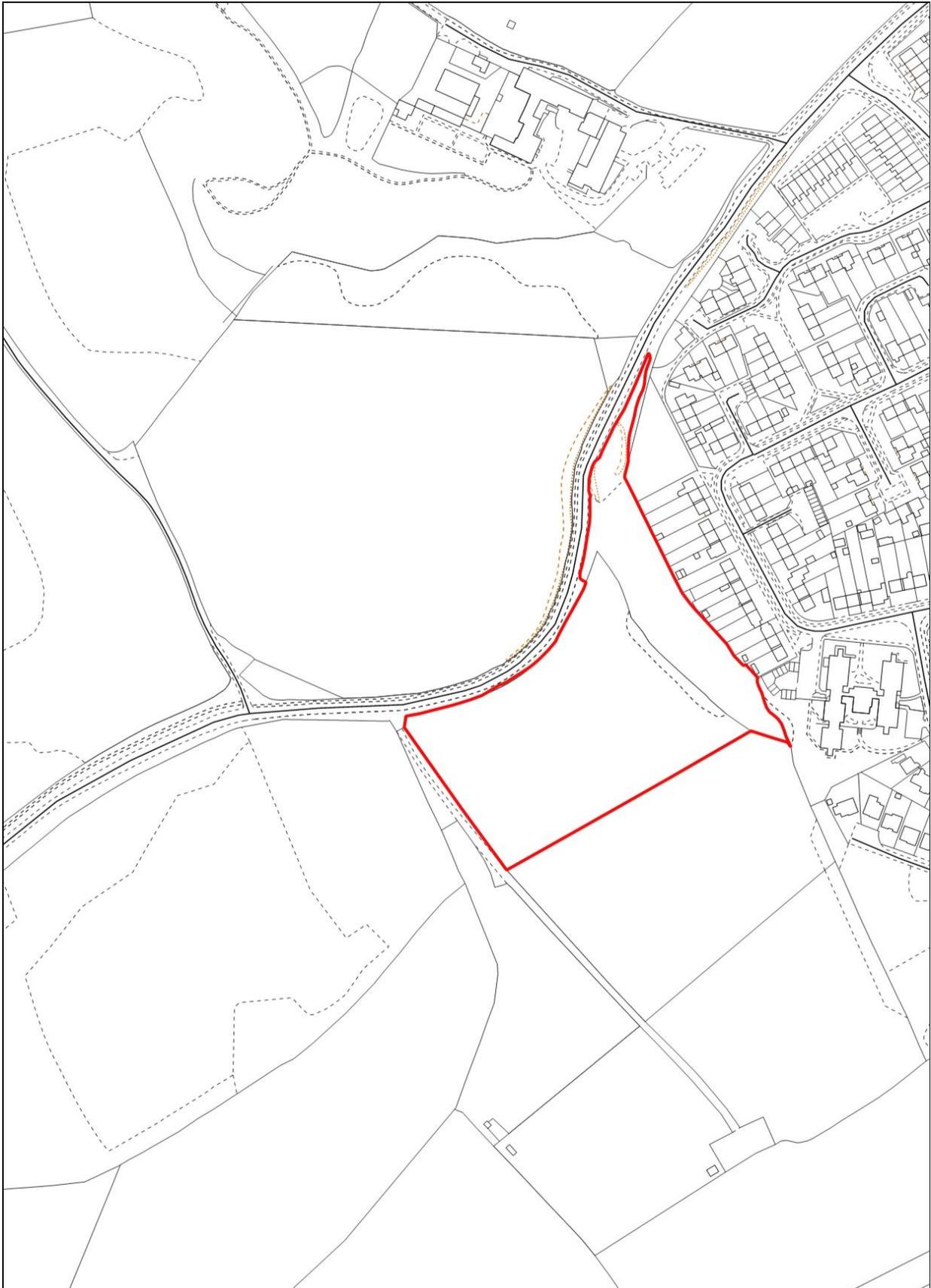


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WA-BE13 LAND OFF HABBERLEY ROAD

Nearest settlement: Kidderminster	Site ref: WA/BE/13	Easting 386720	Site area (hectares): 2.09
		Northing 276739	
Site address: Land off Habberley Road (r/o Salisbury Drive) Ward: Wribbenhall & Arley		Within built area	
		Adjoining built area	✓
		Other (See site description)	
Current or previous use: Pasture land		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: Pastureland to rear of Habberley Estate accessed at bottom of hill near entrance to Habberley Valley nature reserve. Site rises steeply at rear of Salisbury Drive housing			
Ownership:	Private	✓	Public
			Unknown
Topography:	Flat	Gently Sloping	Steeply Sloping
			✓
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Adjoining built area. Reasonable access to local facilities: shops on Habberley Estate, but accessible only via narrow pavement on opposite side of the road.	
Housing needs of all	+	2.09ha	
Need to travel, sustainable travel modes	+	Poor vehicular access: very busy road, on bend at bottom of hill. Good public transport access: on regular bus route to Bewdley.	
Soil & land	-	Greenfield site, steep, contamination unlikely	
Water resources and quality, flood risk	0	No flooding issues	
Landscape and townscape	--	Site rises steeply at rear of Salisbury Drive housing. Highly sensitive site of entirely rural character- permanent pasture and woodland. Development here would impose significant harm to landscape character.	
Biodiversity and geodiversity	--	Habberley Valley Local Nature Reserve entrance opposite. Wooded escarpment to rear of Salisbury Drive. Areas of acid grassland adjacent (High Habberley Bank and The Ling). Pipistrelle bats in wooded escarpment.	
Economy & employment	0		
Historic environment	0?	Potential for below ground archaeology. No known built heritage assets on site.	
Green Belt	-	In Green Belt	
Community & settlement identities	-	Site is part of important strategic gap between Kidderminster and Bewdley.	
Other: Oil Pipeline runs along eastern edge of site.			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Site is part of important strategic gap between Kidderminster and Bewdley. Access not considered suitable. Visually intrusive as no development below ridgeline at this location.			
Vehicular access	Good	Reasonable	Poor
			✓
Very busy road, on bend at bottom of hill			
Access to local facilities	Good	Reasonable	Poor
		✓	
Shops on Habberley Estate but only narrow pavement on opposite side of road.			
Public transport accessibility	Good	Reasonable	Poor
	✓		
On regular bus route to Bewdley			
Suitability	Not considered suitable for development owing to access, biodiversity constraints, topography and Green Belt		
Availability	Promoted by owner		

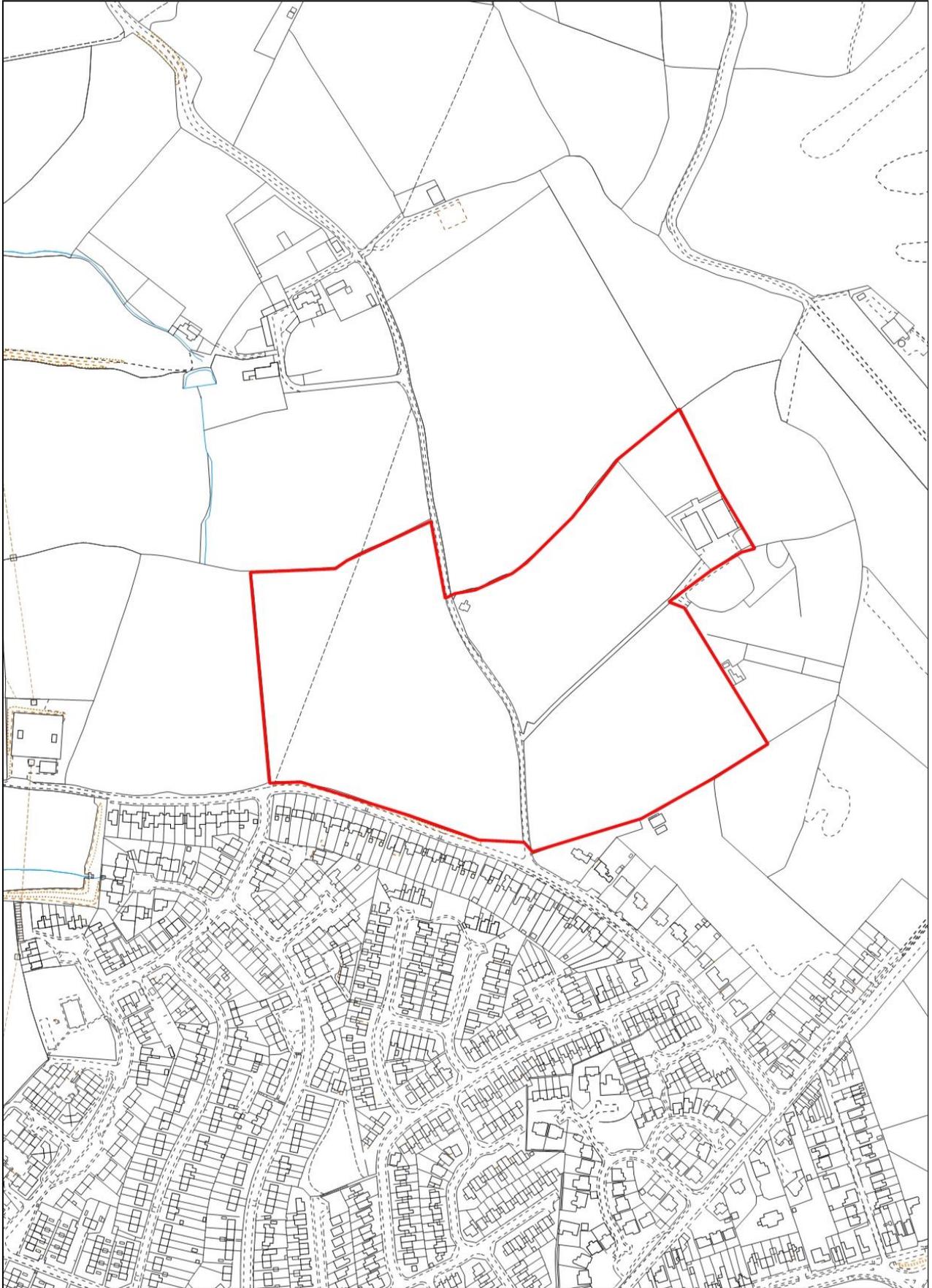
Achievability	Development is not considered to be deliverable owing to multiple constraints
Potential timescale for development and proposed capacity	N/A



WA-BE-14 LAND CORNER OF CRUNDALLS/HOARSTALL LANE

Nearest settlement: Bewdley	Site ref: WA/BE/14	Easting 379566	Site area (hectares): 11.53
		Northing 276442	
Site address: Land corner of Crundalls /Hoarstone Lane Ward: Wribbenhall & Arley		Within built area	
		Adjoining built area	✓
		Other (See site description)	
Current or previous use: Pasture land		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: Pastureland with isolated farm buildings adjoining edge of Wribbenhall estate extending north towards Trimpley and Wassell Wood			
Ownership:	Private	✓	Public
			Unknown
Topography:	Flat		Gently Sloping
		✓	Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Reasonable access to local facilities – community facilities and local shop within a reasonable walk	
Housing needs of all	+	11.53ha	
Need to travel, sustainable travel modes	+	Reasonable vehicular access. Good public transport: regular buses run along Crundalls Lane and through Queensway state. Footpath crosses western part of site.	
Soil & land	-	Green field site, unlikely to be contaminated	
Water resources and quality, flood risk	0	No flooding issues	
Landscape and townscape	--	Significant landscape impact. Development would represent a substantial encroachment into a highly rural landscape characterised by very low density dispersed settlement. Impact on setting of scheduled monument. Straddles Hoarstone Lane which is an ancient heathland Holloway.	
Biodiversity and geodiversity	-	Pastureland. Wassell Wood to north of site is ancient semi-natural wodland	
Economy & employment	0		
Historic environment	-	Hoarstone Farm Grade II* 220m N of site, plus barn 180m from site. High archaeological potential.	
Green Belt	-	In Green Belt	
Community & settlement identities	0	Adjoins built area	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Landscape north of the lane is currently open and undeveloped apart from small clusters of farm buildings. Development would be visually intrusive and detract from setting of listed buildings and views up to Wassell Wood			
Vehicular access	Good		Reasonable
		✓	Poor
Access to local facilities	Good		Reasonable
		✓	Poor
	Community facilities and local shop within a reasonable walk		
Public transport accessibility	Good	✓	Reasonable
			Poor
	Regular buses run along Crundalls Lane and through Queensway estate		
Suitability	Not considered suitable for development owing to landscape impact		
Availability	Promoted by landowner		

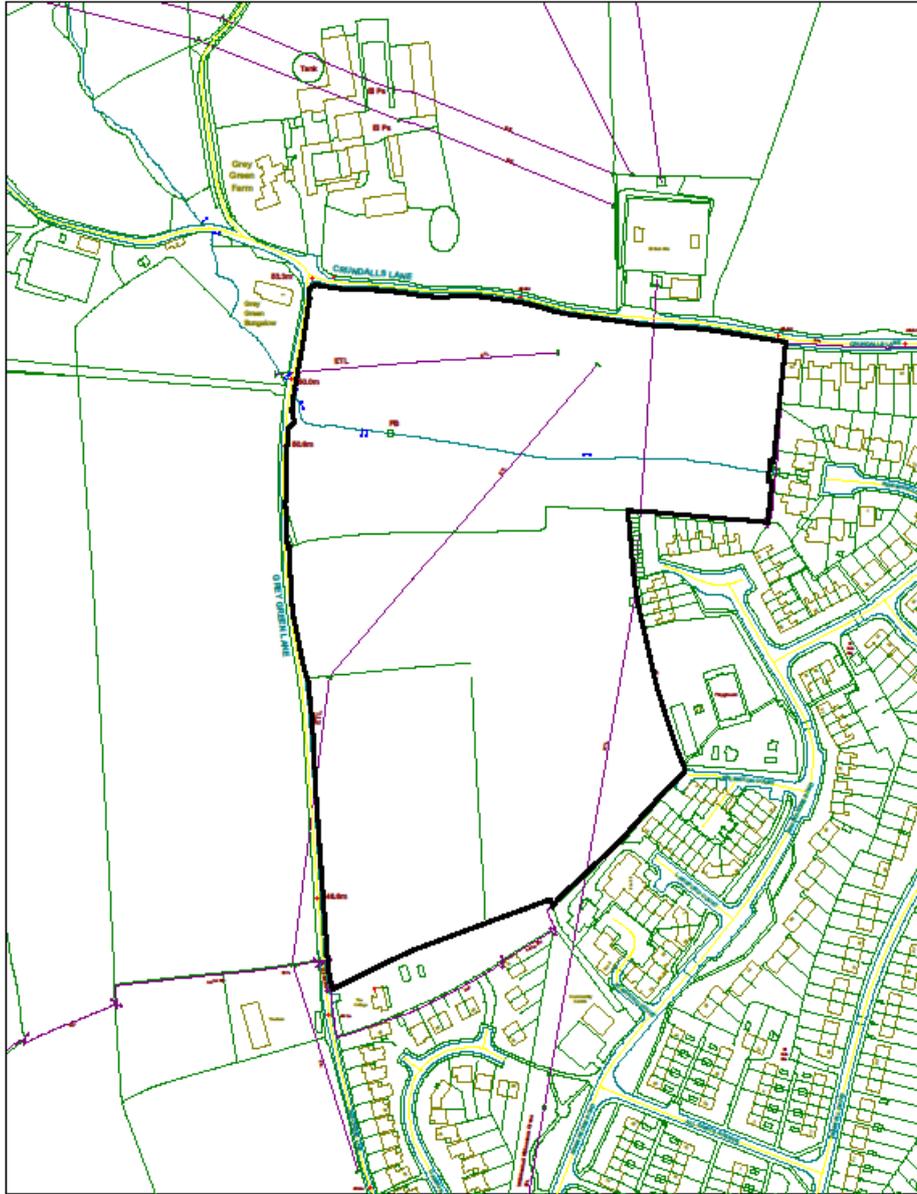
Achievability	Development is achievable but would require release from the Green Belt and this is unlikely as no firm boundary could be established
Potential timescale for development and proposed capacity	N/A



WA-KF-1 LAND CORNER OF CRUNDALLS AND GREY GREEN LANE

Nearest settlement: Bewdley	Site ref: WA/KF/1	Easting 379043	Site area (hectares): 7.21Ha	
		Northing 276204		
Site address: Land corner of Crundalls Lane and Grey Green Lane Ward: Wribbenhall and Arley			Within built area	
			Adjoining built area	✓
			Other (See site description)	
Current or previous use: Farmland			Greenfield (undeveloped)	✓
			Brownfield (prev. developed)	
Site description: flat pastureland with housing along E and S. Crossed by Riddings Brook (underground?)				
Ownership:	Private	✓	Public	Unknown
Topography:	Flat	✓	Gently Sloping	✓
Planning History: 11/0185/FULL Creation of flood defences Approved				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	0	Adjoins built area. Reasonable access to local facilities: convenience store within walking distance.		
Housing needs of all	+	7.21ha		
Need to travel, sustainable travel modes	0	Poor vehicular access: narrow lanes on two sides. Bus stops within walking distance.		
Soil & land	-	Greenfield, contamination unlikely		
Water resources and quality, flood risk	-	Less than 5% of site is in flood zone 2 or 3 (eastern corner)		
Landscape and townscape	--	Open views across to houses. This is a very sensitive rural landscape that currently functions as a buffer between the 20 th century suburban expansion of Wribbenhall and the historic dispersed rural settlements and farms to the N of the site. Development would effectively close the gap and impose a substantial visual impact to those receptors north of the site.		
Biodiversity and geodiversity	0	Pastureland		
Economy & employment	0			
Historic environment	-	Development would affect the setting of Grey Green Farmhouse (Grade II), particularly views looking N along Grey Green Lane, and views from it to the south.		
Green Belt	-	Site is completely within the greenbelt		
Community & settlement identities	0	Adjoins built area		
Other:				
REASON FOR INCLUSION:				
Call for Sites submission		Allocated without planning permission		Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	✓	Other
PROPOSED USE:	Housing	✓	Retail	Employment
				Leisure
				Gypsy/ Travelling Showpeople
				Other
WFDC OFFICER VIEWS:				
Character / visual impact: Open views across to houses				
Vehicular access V narrow lanes on 2 sides	Good		Reasonable	Poor
				✓
Access to local facilities Convenience store within walking distance	Good		Reasonable	Poor
				✓
Public transport accessibility Bus stops within walking distance	Good		Reasonable	Poor
				✓

LOCATION PLAN



Land corner of Crundalls Lane and Grey Green Lane, Bewdley



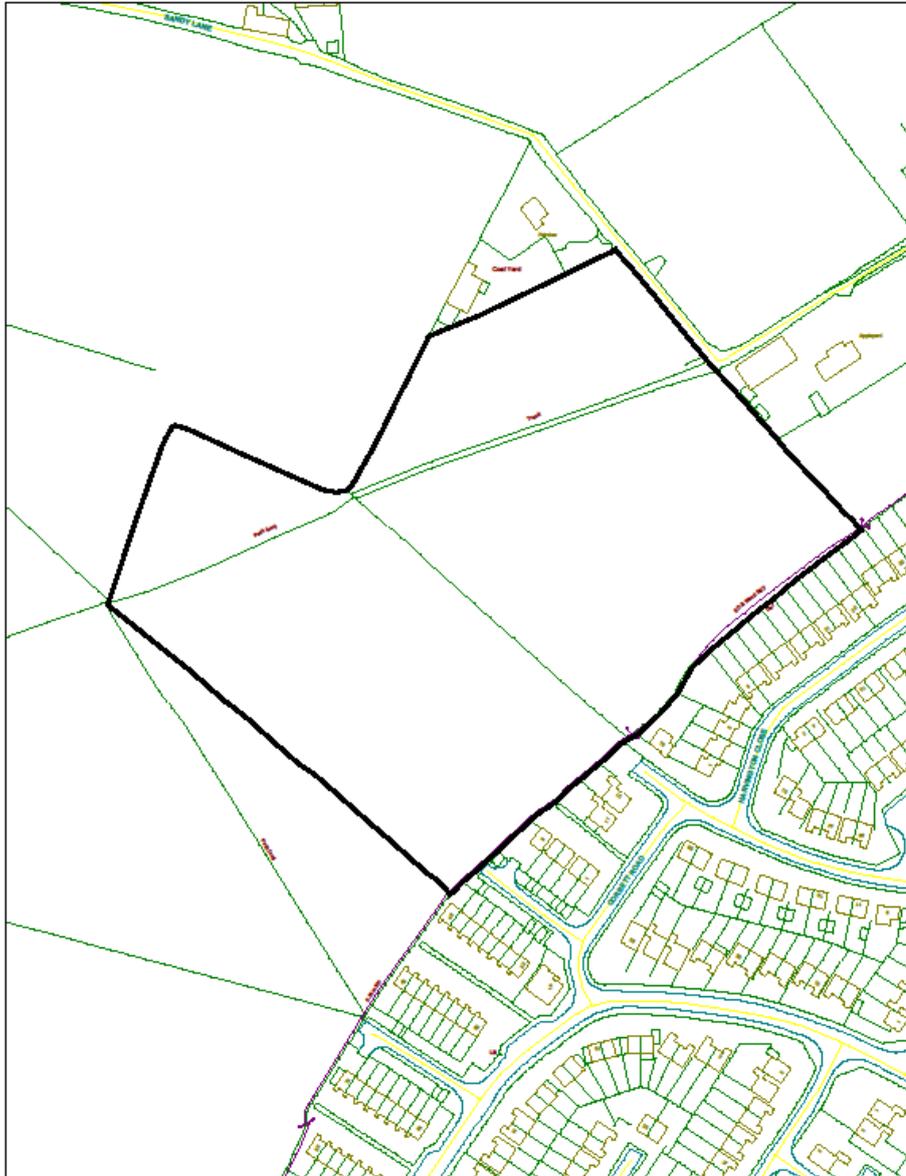
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WA-KF-2 LAND AT SANDY LANE HABBERLEY

Nearest settlement: Kidderminster	Site ref: WA/KF/2	Easting 381356	Site area (hectares): 4.00
		Northing 278058	
Site address: Land off Sandy Lane, Habberley Ward: Wribbenhall and Arley		Within built area	
		Adjoining built area	✓
		Other (See site description)	
Current or previous use: Pastureland		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: Pastureland to north of Ferndale Estate crossed by public footpath.			
Ownership:	Private	✓	Public
			Unknown
Topography:	Flat		Gently Sloping
		✓	Steeply Sloping
Planning History: None			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Adjoining built area. Reasonable access to local facilities: local shop on Ferndale Estate.	
Housing needs of all	+	4.0ha	
Need to travel, sustainable travel modes	0	Reasonable vehicular access: off Sandy Lane or potentially off Ferndale Estate. Reasonable public transport access: bus stops on Coningsby Drive. Crossed by public footpath 594.	
Soil & land	-	Greenfield site, contamination unlikely	
Water resources and quality, flood risk	0	No flooding issues	
Landscape and townscape	-	Open aspect. Sensitive location that would impact on views to Habberley Valley NR and receptors and Low Habberley; Sandy Lane, Franche Estate and the A442.	
Biodiversity and geodiversity	0	Landscape of former open heath. Possible loss of biodiversity.	
Economy & employment	0		
Historic environment	0	No known heritage constraints	
Green Belt	-	In Green Belt	
Community & settlement identities	0	Adjoining built area	
Other: Minerals consultation area.			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	✓ Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Open aspect			
Vehicular access off Sandy Lane or potentially off Ferndale Estate	Good		Reasonable
		✓	Poor
Access to local facilities Local shop on Ferndale Estate	Good		Reasonable
		✓	Poor
Public transport accessibility Bus stops on Coningsby Drive	Good		Reasonable
		✓	Poor

LOCATION PLAN



Land off Sandy Lane, Habberley



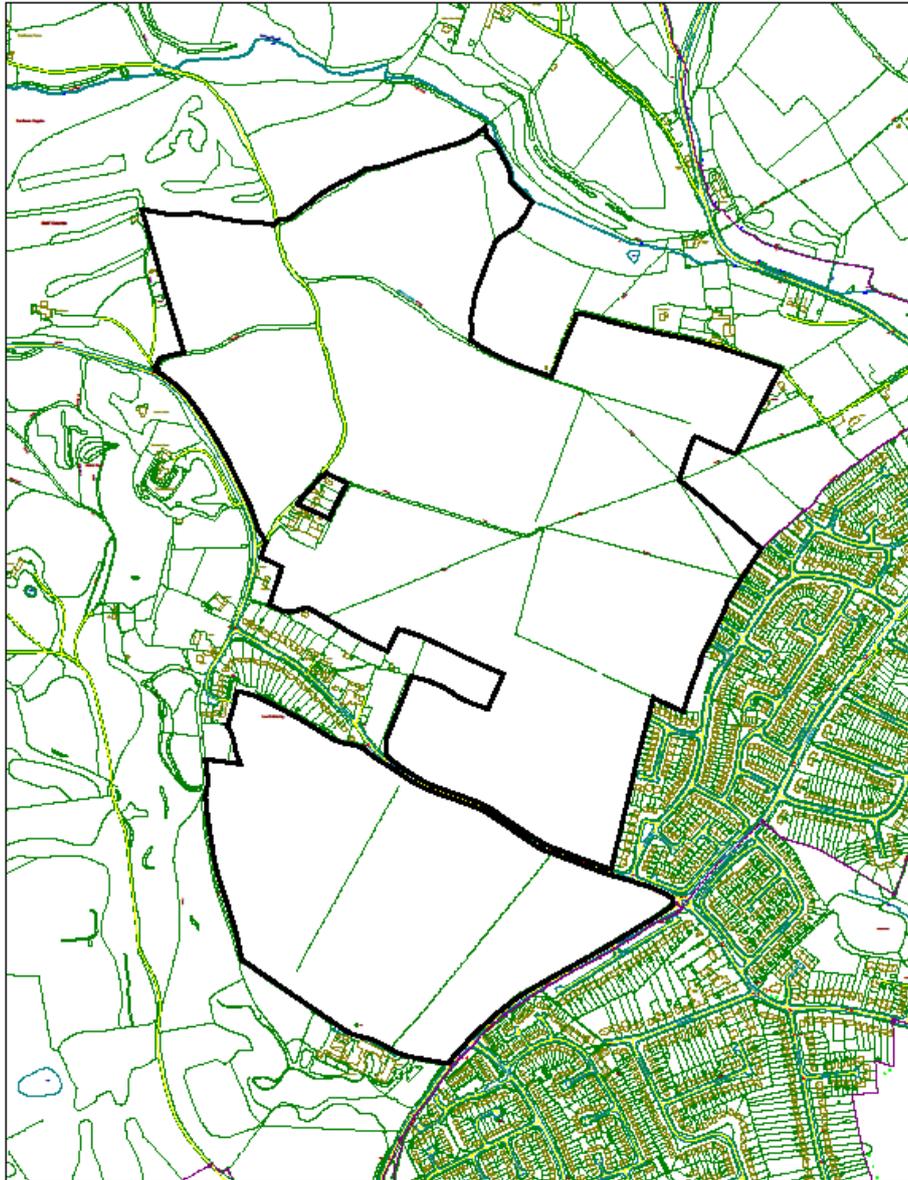
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Scale: 1:1800

WA-KF-3 LOW HABBERLEY FARM

Nearest settlement: Kidderminster	Site ref: WA/KF/3	Easting 380791	Site area (hectares): 92.87	
		Northing 277699		
Site address: Low Habberley Farm, Habberley Lane Ward: Wribbenhall and Arley			Within built area	
			Adjoining built area	✓
			Other (See site description)	
Current or previous use: Farmland			Greenfield (undeveloped)	✓
			Brownfield (prev. developed)	
Site description: farmland adjacent Ferndale estate with Low Habberley village adjacent; Local Wildlife site immediately to west and north				
Ownership:	Private	✓	Public	Unknown
Topography:	Flat		Gently Sloping	✓
Planning History: None of relevance				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	-	Adjoining built area. Overall poor access to local facilities, though shops within reasonable walk from eastern part of site.		
Housing needs of all	++	92.87ha		
Need to travel, sustainable travel modes	-	Good vehicular access. Poor public transport access: bus stop near eastern part of site. Several footpaths and bridleways cross the site.		
Soil & land	-	Greenfield site, contamination unlikely		
Water resources and quality, flood risk	-	No flooding issues. Honeybrook traverses the site.		
Landscape and townscape	-	Former open heath. Sensitive location that would impact on views to Habberley Valley NR, Wassell Wood and receptors and Low Habberley and the northern boundary of Habberley Estate.		
Biodiversity and geodiversity	--	Habberley Valley Local Wildlife Site/Nature Reserve adjacent, and along boundary of site Easthams Coppice. TPO 132 on site and TPO 304 along boundary of site. BAP protected fauna Pipistrelle bat and brown hare.		
Economy & employment	0			
Historic environment	0	No known built heritage on site. Would affect part of agricultural setting of Low Habberley Farmhouse and associated farm which lies 400m W of the site		
Green Belt	-	In Green Belt		
Community & settlement identities	0	Adjoining built area		
Other: Minerals consultation area. Oil pipeline Stourport to Seisdon crosses the site.				
REASON FOR INCLUSION:				
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission	
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites	
Officer suggested - rural sites		Officer suggested – potential urban extension	Other	
PROPOSED USE:	Housing	✓	Retail	Employment
				Leisure
				Gypsy/ Travelling Showpeople
				Other
WFDC OFFICER VIEWS:				
Character / visual impact: Site considered to have medium landscape sensitivity				
Vehicular access	Good	✓	Reasonable	Poor
Access to local facilities Shops within reasonable walk from eastern part of site	Good		Reasonable	Poor
				✓
Public transport accessibility Bus stop near eastern part of site	Good		Reasonable	Poor
				✓

LOCATION PLAN



Low Habberley Farm, Kidderminster



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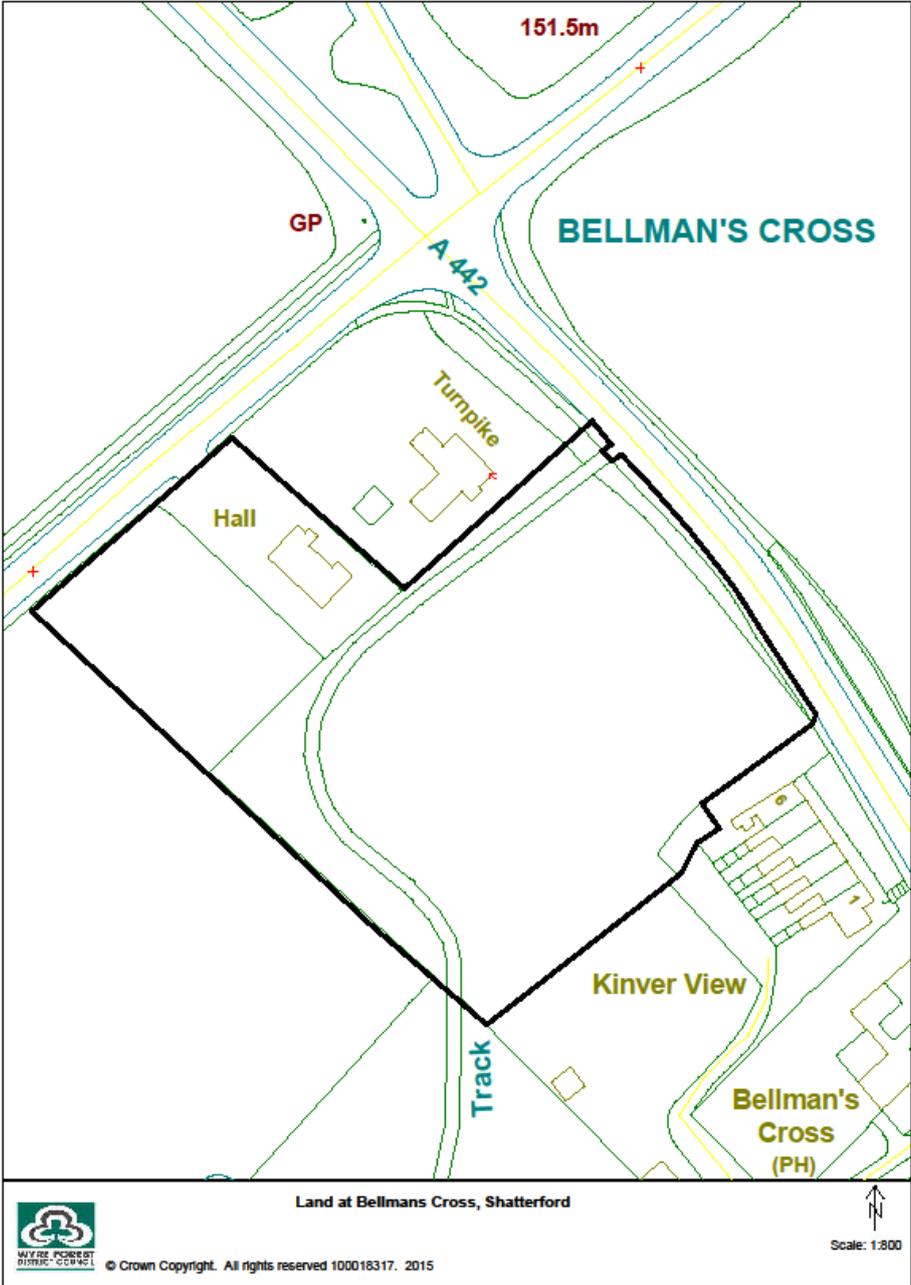


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WA-UA-1 LAND REAR OF BELLMAN'S CROSS

Nearest settlement: Shatterford	Site ref: WA/UA/1	Easting 379006	Site area (hectares): 0.8Ha
		Northing 281227	
Site address: Land rear of Bellman's Cross, Shatterford Ward: Wribbenhall & Arley			Within built area
			Adjoining built area
			Other (See site description) ✓
Current or previous use: Scrubland and village hall			Greenfield (undeveloped)
			Brownfield (prev. developed) ✓
Site description: scrubland adjacent dwellings containing village hall. Disused potato shed and track accessing site to rear			
Ownership:	Private	Public	Unknown
Topography:	Flat	Gently Sloping	Steeply Sloping
Planning History: in Green Belt – previous industrial application never fully implemented			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Outside built area. Poor access to local facilities: pub and village hall adjacent.	
Housing needs of all	+	0.8ha	
Need to travel, sustainable travel modes	-	Good vehicular access from Arley Lane. Poor public transport access: bus stop adjacent but infrequent service	
Soil & land	+/-	Brownfield site. Contamination possible as mining history on site. Land stability?	
Water resources and quality, flood risk	0	No flooding issues.	
Landscape and townscape	-	Would affect the terrace housing's isolated and compact character.	
Biodiversity and geodiversity	-	Currently scrubland/woodland. Potential loss of hedgerow and tree cover	
Economy & employment	0		
Historic environment	-?	Shaft for Deep Pit undesignated heritage asset 135m S of site, and associated terrace housing lies adjacent to the site on the E side. Development would expand the miners settlement and impact visually on its isolated and compact character. However its significance would remain unaffected.	
Green Belt	-	In Green Belt	
Community & settlement identities	-	Outside built area.	
Other: Potential to provide new village hall on back of development			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing ✓	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Development accessed from Arley Lane would retain hedgerow to A442. Potential loss of tree cover			
Vehicular access Best from Arley Lane by village hall	Good	✓	Reasonable
			Poor
Access to local facilities Pub and village hall adjacent	Good		Reasonable
			Poor
			✓
Public transport accessibility Bus stop adjacent – infrequent service	Good		Reasonable
			Poor
			✓

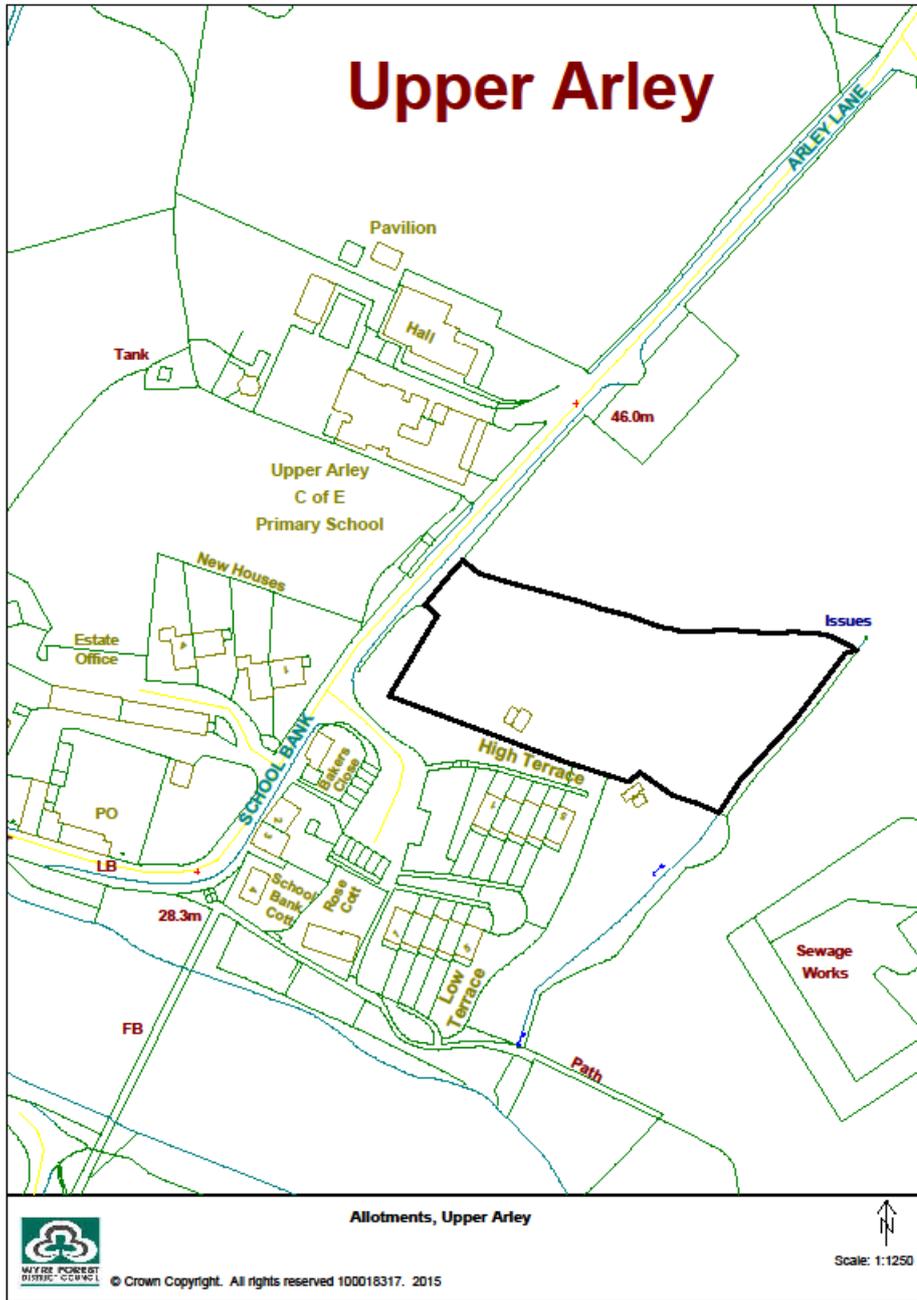
LOCATION PLAN



WA-UA-4 ALLOTMENTS, UPPER ARLEY

Nearest settlement: Upper Arley		Site ref: WA/UA/4				Easting 376723		Site area (hectares): 0.46Ha									
						Northing 280216											
		Site address: Allotments, Upper Arley						Within built area									
		Ward: Wribbenhall and Arley						Adjoining built area									
								Other (See site description) <input checked="" type="checkbox"/>									
		Current or previous use: Allotments/grassed area						Greenfield (undeveloped) <input checked="" type="checkbox"/>									
								Brownfield (prev. developed)									
Site description: Allotments/grassed area north of High Terrace dwellings in Upper Arley.(Adj to dwellings in Upper Arley, the village does not have a settlement boundary)																	
Ownership:			Private			<input checked="" type="checkbox"/>			Public			Unknown					
Topography:			Flat						Gently Sloping			<input checked="" type="checkbox"/>					
									Steeply Sloping			<input checked="" type="checkbox"/>					
Planning History: None on actual site but adj to site planning permission granted for erection of bus shelter																	
SUSTAINABILITY APPRAISAL INFO		+/-		Notes													
Local services and facilities		+		Allotments / grassed area N of Upper Arley dwellings (the village has no settlement boundary). Good access to local facilities in Upper Arley													
Housing needs of all		+		0.46ha													
Need to travel, sustainable travel modes		+		Poor vehicular access onto narrow lane with high banks. Good public transport access: bus runs to Kidderminster and Bridgnorth													
Soil & land		-		Greenfield site. Contamination unlikely.													
Water resources and quality, flood risk		0		No flooding issues.													
Landscape and townscape		-		Site is not noticeable on approach to village as narrow lane cuts through high banks. Site is more visible when leaving village. This is a sensitive location. The existing woodland and hedgerow framework is an important part of a wider historic GI asset.													
Biodiversity and geodiversity		-		215m to Wyre Forest SSSI. Mature trees on site.													
Economy & employment		0															
Historic environment		--		Site lies within Upper Arley Conservation Area. The main significance of the site is that it has remained as allotment gardens for over 100 years. Development on the site has potential to have a profound impact on the appearance of the Conservation Area. Would affect the fact that existing development is contained to the few existing rows of dwellings. Development can also impact on the views from Arley Cottage to the west.													
Green Belt		-		In Green Belt													
Community & settlement identities		-		Adjacent to existing houses. Allotment gardens for over 100 years. Would significantly increase size of settlement.													
Other:																	
REASON FOR INCLUSION:																	
Call for Sites submission						Allocated without planning permission			Sites with planning permission								
Local Authority owned land						Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites								
Officer suggested - rural sites			<input checked="" type="checkbox"/>			Officer suggested – potential urban extension			Other								
PROPOSED USE:		Housing		<input checked="" type="checkbox"/>		Retail				Employment		Leisure		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:																	
Character / visual impact: Site is not noticeable on approach to village as narrow lane cuts through high banks so from this direction site is currently not really visible. Site is more visible when leaving village.																	
Vehicular access Depends where access would be as onto narrow lane with high banks				Good		<input checked="" type="checkbox"/>		Reasonable		Poor		<input checked="" type="checkbox"/>					
Access to local facilities facilities in Upper Arley				Good		<input checked="" type="checkbox"/>		Reasonable		Poor							
Public transport accessibility bus runs from Upper Arley to Kidderminster and Bridgnorth				Good		<input checked="" type="checkbox"/>		Reasonable		Poor							

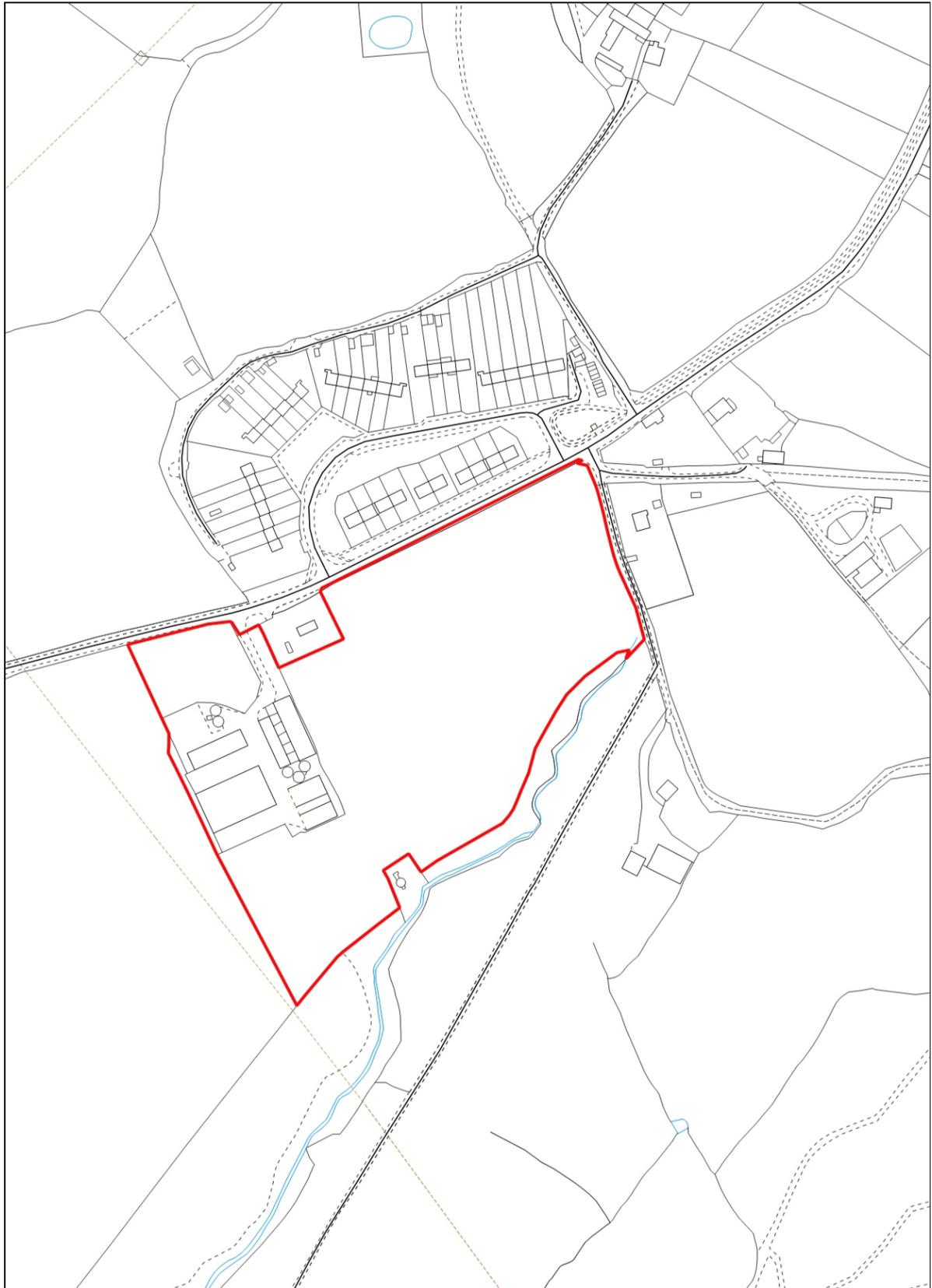
LOCATION PLAN



WA-UA-5 LAND AT HILL HOUSE FARM, SHATTERFORD

Nearest settlement: Upper Arley		Site ref: WA/UA/5		Easting 378516		Site area (hectares): 4.2		
				Northing 280771				
Site address: Land at Hill House Farm, Arley Lane, Shatterford						Within built area		
Ward: Wribbenhall & Arley						Adjoining built area		
						Other (See site description) <input checked="" type="checkbox"/>		
Current or previous use: open farmland plus various farm buildings						Greenfield (undeveloped) <input checked="" type="checkbox"/>		
						Brownfield (prev. developed) <input type="checkbox"/>		
Site description: open farmland (grade 3) with number of farm buildings (dairy) opposite residential (former council housing) accessed off main route into village. Slopes down to woodland belt and Eyemore Brook at rear of site.								
Ownership:		Private <input checked="" type="checkbox"/>		Public <input type="checkbox"/>		Unknown <input type="checkbox"/>		
Topography:		Flat <input type="checkbox"/>		Gently Sloping <input checked="" type="checkbox"/>		Steeply Sloping <input type="checkbox"/>		
Planning History: N/A								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		-	Across the road from 40 terraced houses. Open farmland plus farm buildings. Poor access to local facilities: Shatterford village hall within walking distance plus PH/restaurant					
Housing needs of all		+	4.2ha					
Need to travel, sustainable travel modes		-	Good vehicular access. Reasonable/poor public transport access: bus stop adjacent with infrequent services to Bridgnorth and Kidderminster. Bridleway 338 runs along E site boundary.					
Soil & land		-	Greenfield site. Contamination unlikely. Grade 3 agricultural land. Coal mining legacy – low risk					
Water resources and quality, flood risk		?	Adjacent Eyemore Brook, but it is at lower level than site					
Landscape and townscape		--	Apart from farm buildings, site is open pastureland so additional built development would not fit well into landscape. The site would be a major encroachment into a rural landscape where the topography would contribute towards a major visual impact.					
Biodiversity and geodiversity		-	Broadleaved woodland belt forms S boundary. Eyemore Wood Local Wildlife Site is 200m SE of site. Ancient woodland. Adjacent stream.					
Economy & employment		0						
Historic environment		0	No known heritage constraints					
Green Belt		-	In Green Belt					
Community & settlement identities		-	Adjacent to existing houses. Would significantly increase size of settlement.					
Other:								
REASON FOR INCLUSION:								
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission			Sites with planning permission		
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites		
Officer suggested - rural sites			Officer suggested – potential urban extension			Other		
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>	Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>	Other <input type="checkbox"/>		
WFDC OFFICER VIEWS:								
Character / visual impact: Apart from farm buildings, site is open pastureland so additional built development would not fit well into landscape. Buildings not suitable for conversion. Wider allocation across site not acceptable in planning terms. Could consider small amount of frontage development if additional housing sites required in parish. Preferable sites available in village centre.								
Vehicular access		Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>				
Access to local facilities		Good <input type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Shatterford village hall within walking distance plus PH/restaurant			
Public transport accessibility		Good <input type="checkbox"/>	Reasonable <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Bus stop adjacent. Infrequent service connecting Upper Arley with Bridgnorth and Kidderminster			

Suitability	Site not considered to be suitable for housing development as location unacceptable in planning terms.
Availability	Site put forward by landowner
Achievability	Development here would be achievable if required to meet local housing need in a future plan review
Potential timescale for development and proposed capacity	N/A



WA-UA-6 FORMER RED LION PH CAR PARK

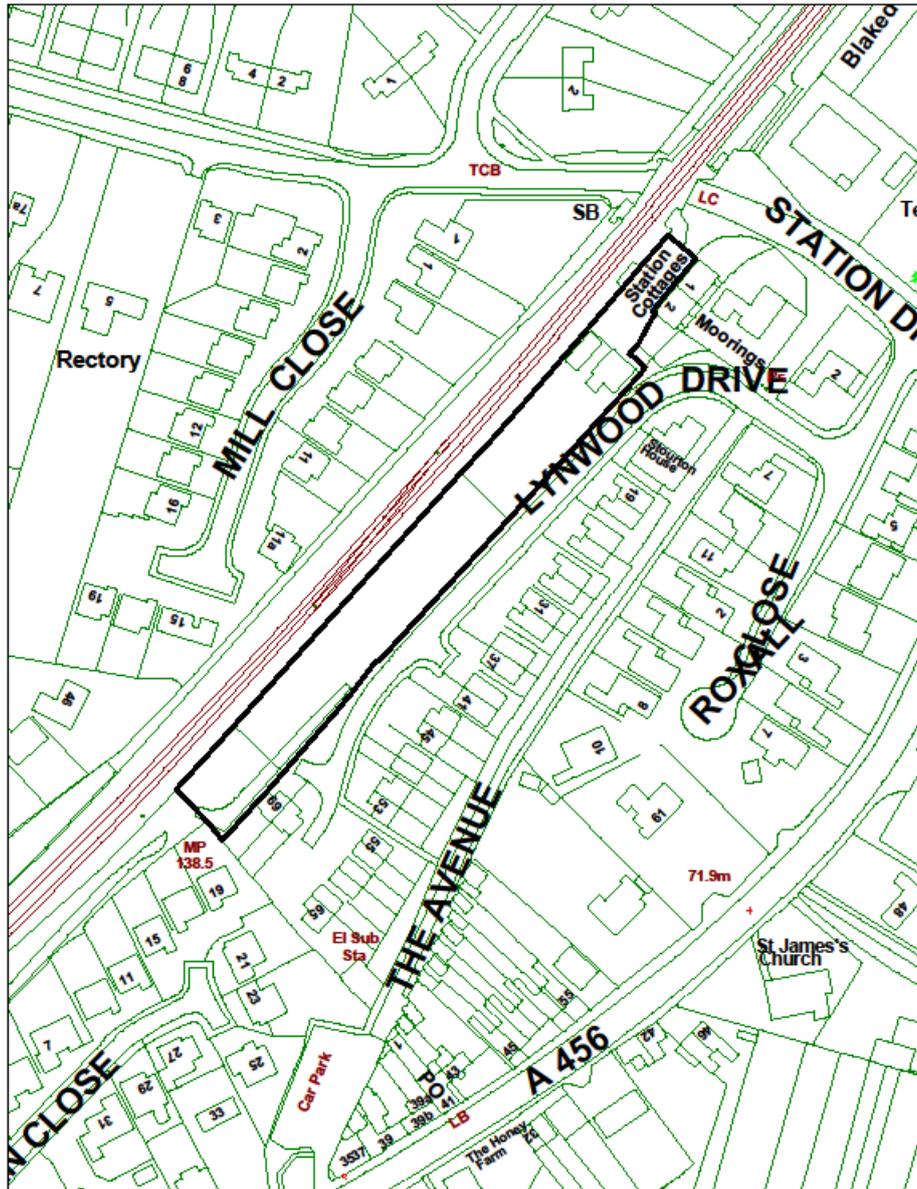
Nearest settlement: Arley	Site ref: WA/UA/6	Easting 377950	Site area (hectares): 0.09
		Northing 282276	
Site address: Former Red Lion PH car park, Bridgnorth Road Ward: Wribbenhall & Arley			Within built area
			Adjoining built area
			Other (See site description) ✓
Current or previous use: former public house car park			Greenfield (undeveloped)
			Brownfield (prev. developed) ✓
Site description: Adjacent former pub site (in Shropshire) redeveloped for 4 dwellings – Red Lion Court. Small area of former pub car park (in Wyre Forest) accessed off side road from A442			
Ownership:	Private	✓	Public
			Unknown
Topography:	Flat	✓	Gently Sloping
			Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Adjacent former pub site redeveloped for 4 buildings. Poor access to local facilities: no facilities within walking distance	
Housing needs of all	+	0.09ha	
Need to travel, sustainable travel modes	-	Reasonable vehicular access: existing car park access from Lion Lane. Reasonable/poor public transport access: bus stop adjacent on Kidderminster to Bridgnorth route 297.	
Soil & land	+	Brownfield site. Contamination unlikely.	
Water resources and quality, flood risk	0		
Landscape and townscape	0	Currently a car park	
Biodiversity and geodiversity	0	Currently a car park	
Economy & employment	0		
Historic environment	0	No known heritage constraints	
Green Belt	-	In Green Belt	
Community & settlement identities	-	Does not adjoin built area	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Precedent for housing at this location set by development on adjacent plot in Shropshire. Potential for maximum of 2 dwellings on this plot accessed from Lion Lane using existing access.			
Vehicular access	Good	Reasonable	✓
			Poor
	Use existing car park access from Lion Lane		
Access to local facilities	Good	Reasonable	Poor
			✓
	No facilities within walking distance		
Public transport accessibility	Good	Reasonable	✓
			Poor
	Bus stop adjacent on Kidderminster to Bridgnorth route 297		
Suitability	Site is considered suitable for housing to reflect design of those built on adjacent site (in Shropshire)		
Availability	Site is vacant and available now		
Achievability	Development is achievable on this site		
Potential timescale for development and proposed capacity	Land would need to be removed from the Green Belt prior to development. 2021-26 2 dwellings		



WFR-CB-2 STATION YARD LYNWOOD DRIVE

Nearest settlement: Blakedown		Site ref: WFR/CB/2		Easting 387975		Site area (hectares): 0.36Ha				
				Northing 278598						
Site address: Station Yard, off Station Drive Ward: Wyre Forest Rural						Within built area		✓		
						Adjoining built area				
						Other (See site description)				
Current or previous use: Previous B1 & B8 uses and parking						Greenfield (undeveloped)				
						Brownfield (prev. developed)				✓
Site description: Vacant office building and car parking adjacent railway with housing surrounding. Site well screened from Lynwood Drive dwellings by trees										
Ownership:			Private		✓ Callow Oils	Public		Unknown		
Topography:			Flat	✓	Gently Sloping		Steeply Sloping			
Planning History: Application 14/0661/OUTL for 16 2/3 bed houses fronting Lynwood Drive refused and appeal lodged. 08/430 Change of use to car park, landscaping and associated works Approved. 06/836 Temporary consent for single storey office extension and 10 additional car parking spaces for 2 years Refused. 05/148 Extension of existing yard for car park Refused.										
SUSTAINABILITY APPRAISAL INFO		+/-	Notes							
Local services and facilities		+	Within built area. Good access to local facilities							
Housing needs of all		+	0.36ha							
Need to travel, sustainable travel modes		+	Good vehicular and public transport access.							
Soil & land		+?	Brownfield site (previous B1 and B8 uses and parking). Contamination likely.							
Water resources and quality, flood risk		0								
Landscape and townscape		0	Well screened from Lynwood Drive dwellings by trees.							
Biodiversity and geodiversity		?	Close to TPO 44 prominent trees close to and around housing and railway line.							
Economy & employment		0								
Historic environment		-	Development of the site would impact on the setting of the Oxford Worcester and Wolverhampton Railway, and Station Cottage.							
Green Belt		0	Not in Green Belt							
Community & settlement identities		-?	Possible problem of noise from passing trains. Site is very narrow, so likely to have little amenity space.							
Other:										
REASON FOR INCLUSION:										
Call for Sites submission					Allocated without planning permission			Sites with planning permission		
Local Authority owned land					Refused / Withdrawn/ Pending applications (2006 to date)			✓		Underused / Vacant sites
Officer suggested - rural sites					Officer suggested – potential urban extension			Other		
PROPOSED USE:		Housing	✓	Retail	Employment		Leisure		Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:										
Character / visual impact: Eastern boundary contains several trees										
Vehicular access			Good	✓	Reasonable		Poor			
Access to local facilities			Good	✓	Reasonable		Poor			
Public transport accessibility adjacent station			Good	✓	Reasonable		Poor			

LOCATION PLAN



Station Yard, Blakedown



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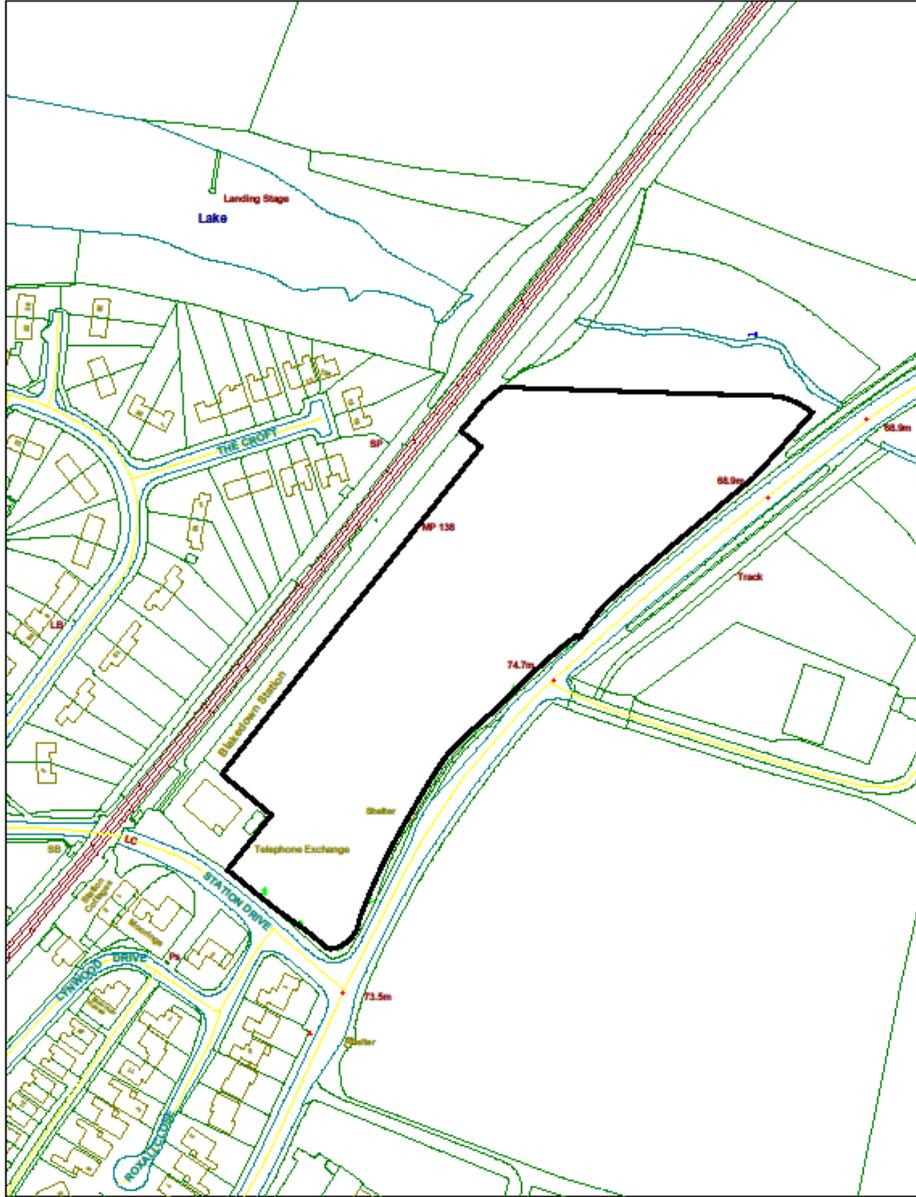


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WFR-CB-3 LAND OFF STATION DRIVE

Nearest settlement: Blakedown	Site ref: WFR/CB/3	Easting 388201	Site area (hectares): 2.25Ha		
		Northing 278792			
Site address: Land between Birmingham Road and rail station, Blakedown Ward: Wyre Forest Rural			Within built area		
Current or previous use: Open field			Adjoining built area	✓	
			Other (See site description)		
			Greenfield (undeveloped)	✓	
			Brownfield (prev. developed)		
Site description: Open field on the edge of the settlement between the railway line and the main road. Telephone exchange adjacent SW corner.					
Ownership:		Private	✓	Public	Unknown
Topography:	Flat	✓	Gently Sloping	Steeply Sloping	✓ at NE boundary
Planning History: None					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		+	Adjoins built area. Good access to local facilities – walking distance to local shop		
Housing needs of all		+	2.25ha		
Need to travel, sustainable travel modes		+	Good vehicular and public transport access – walking distance to bus stop and rail station		
Soil & land		-	Greenfield site. Contamination unlikely.		
Water resources and quality, flood risk		0			
Landscape and townscape		-	Currently open field on the edge of the settlement. Loss of open land.		
Biodiversity and geodiversity		-?	Possible limited impact on biodiversity from loss of trees etc., and impact on wet woodland to the N		
Economy & employment		0			
Historic environment		-	Oxford Worcester and Wolverhampton railway is adjacent to NW boundary of site. Blakedown railway station is 15m NW of site. Harborough Hall (Grade II, medium significance) is 175m SW of site. Culverts under railway. Development of the site would impact only on the setting of these heritage assets. It has most potential to introduce features in views from Harborough Hall which may affect its sense of isolation from the rest of the village.		
Green Belt		-	In Green Belt		
Community & settlement identities		0	Adjoins built area.		
Other: Site in minerals consultation area.					
REASON FOR INCLUSION:					
Call for Sites submission			Allocated without planning permission		Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		✓	Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure
					Gypsy/ Travelling Showpeople
					Other
WFDC OFFICER VIEWS:					
Character / visual impact: Loss of open land. Potential loss of biodiversity.					
Vehicular access		Good	✓	Reasonable	Poor
Access to local facilities walking distance to local shop		Good	✓	Reasonable	Poor
Public transport accessibility walking distance to bus stop and rail station		Good	✓	Reasonable	Poor

LOCATION PLAN



Land between Birmingham Road and Railway Station, Blakedown



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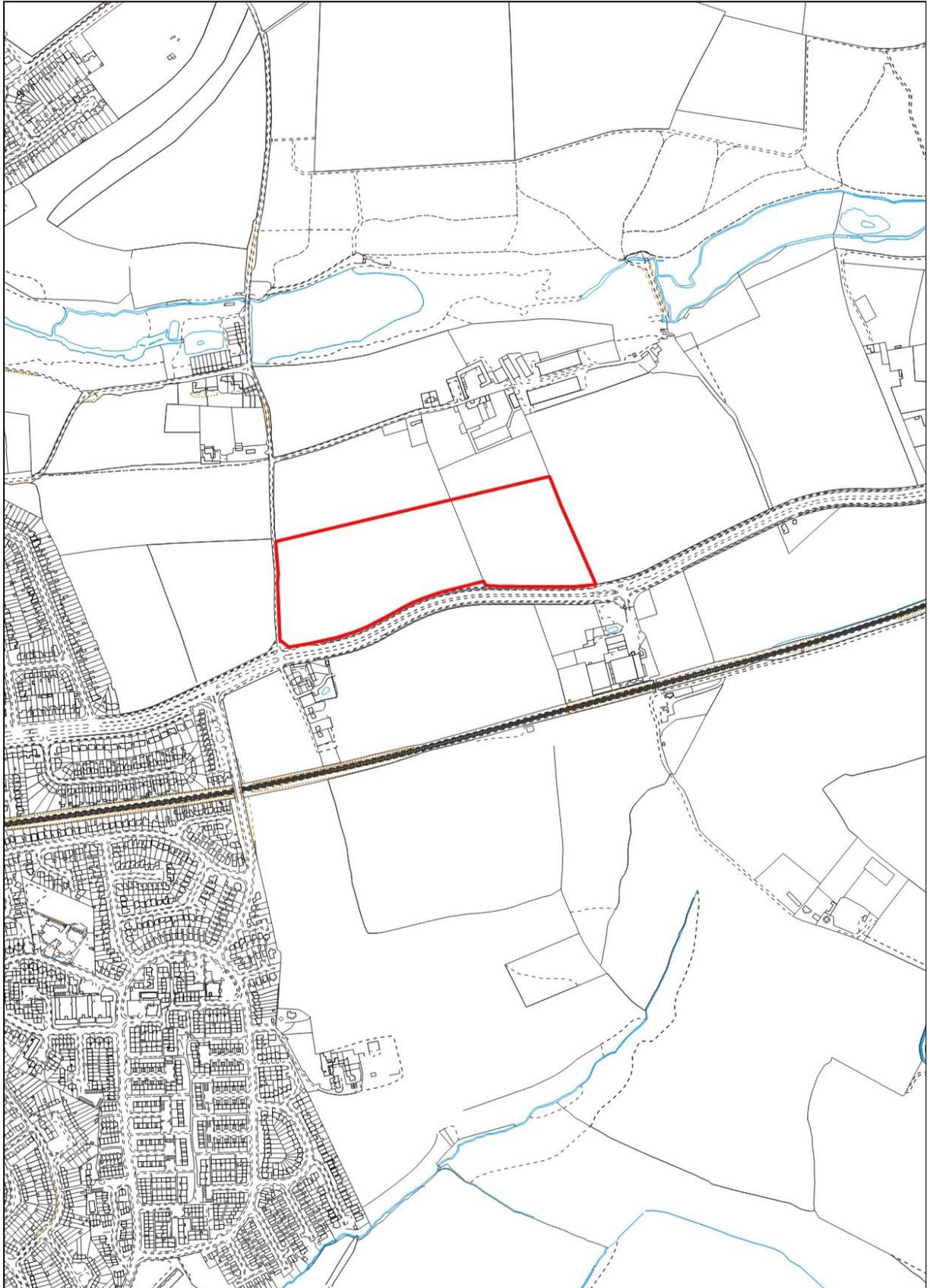
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WFR-CB-6 LAND NORTH OF BIRMINGHAM ROAD

Nearest settlement: Kidderminster	Site ref: WFR/CB/6	Easting 385436	Site area (hectares): 8.76
		Northing 277481	
Site address: Land north of Birmingham Road Ward: Wyre Forest Rural			Within built area
			Adjoining built area
			Other (See site description) <input checked="" type="checkbox"/>
Current or previous use: pasture land			Greenfield (undeveloped) <input checked="" type="checkbox"/>
			Brownfield (prev. developed)
Site description: part of landholding for Hurcott Hall Farm (Charolais herd) fronting A456			
Ownership:	Private	<input checked="" type="checkbox"/>	Public
			Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping
			Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Does not adjoin built area. Reasonable access to local facilities – local shops and school on Offmore Estate.	
Housing needs of all	+	8.76ha	
Need to travel, sustainable travel modes	+	Good vehicular and public transport access – fronts onto A456, and bus stop adjacent site on service to Kidderminster/Halesowen	
Soil & land	--	Greenfield site. Contamination unlikely. Development of the site may disturb the remains of Lord Foley's Irrigation Scheme which if still operational may impact on other arable land nearby.	
Water resources and quality, flood risk	0	Tiny area of site suffers from surface water flooding.	
Landscape and townscape	--	Development would have detrimental impact on open rural landscape which has virtually no built development between Kidderminster and Blakedown	
Biodiversity and geodiversity	-	Some hedgerows on site. Impact of development likely to be limited. 270m to Hurcott and Podmore Pools SSSI (mixed condition related to water levels)	
Economy & employment	0		
Historic environment	-	Site lies in area related to field named Battlefield. Hurcott Hall Farm lies 140m to N of site. High archaeological potential. Development would affect the setting of Hurcott Hall.	
Green Belt	-	In Green Belt	
Community & settlement identities	-	Does not adjoin built area	
Tiny area of site suffers from surface water flooding			
REASON FOR INCLUSION:			
Call for Sites submission	<input checked="" type="checkbox"/>	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Development would have detrimental impact on open rural landscape which has virtually no built development between Kidderminster and Blakedown			
Vehicular access	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Fronts onto A456			
Access to local facilities	Good		Reasonable
		<input checked="" type="checkbox"/>	Poor
Local shops and school on Offmore Estate			
Public transport accessibility	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Bus stop adjacent site on service to Kidderminster/Halesowen			
Suitability	Site is not considered suitable for development owing to landscape impact		
Availability	Site has been promoted via Call For Sites		
Achievability	Development is achievable but would require release from the Green Belt and this is unlikely as no firm boundary could be established		

Potential Timescale for Delivery
and Proposed Capacity

N/A

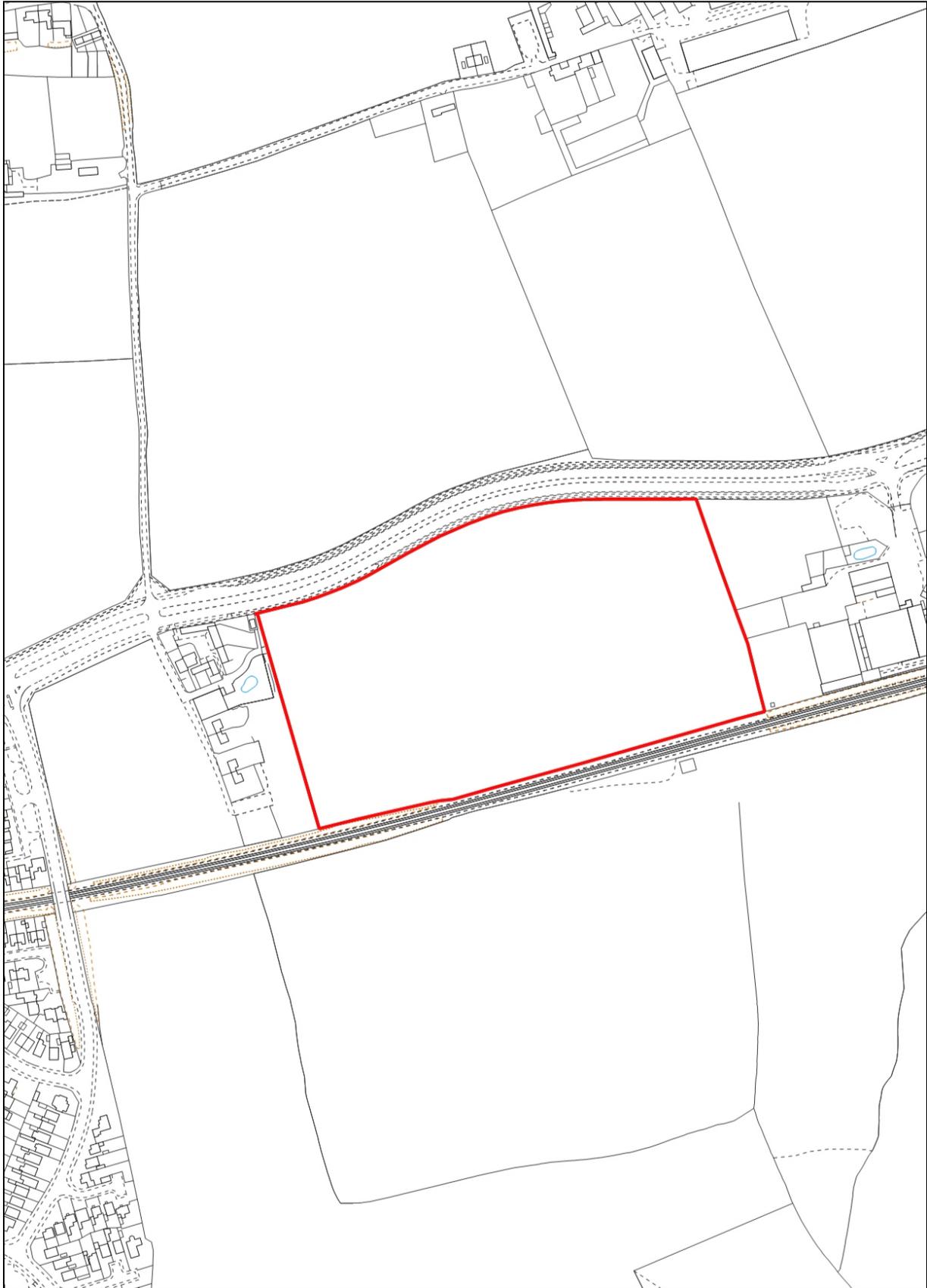


WFR-CB-7 LAND SOUTH OF BIRMINGHAM ROAD

Nearest settlement: Kidderminster	Site ref: WFR/CB/7	Easting 385476	Site area (hectares): 7.13
		Northing 277287	
Site address: Land south of Birmingham Road Ward: Wyre Forest Rural		Within built area	
		Adjoining built area	
		Other (See site description)	✓
Current or previous use: arable field		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: arable field bounded by A456 and railway with Hodge Hill Farm (residential) and Hodge Hill nurseries adjacent			
Ownership:		Private	✓
		Public	
		Unknown	
Topography:	Flat	✓	Gently Sloping
			Steeply Sloping
Planning History: none of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Does not adjoin built area. Reasonable access to local facilities – local shops and school on Offmore Estate.	
Housing needs of all	0	7.13ha	
Need to travel, sustainable travel modes	+	Good vehicular and public transport access – adjacent A456, and bus stop nearby on service to Kidderminster/Halesowen	
Soil & land	--	Greenfield site. Contamination unlikely. Development of the site may disturb the remains of Lord Foley's Irrigation Scheme which if still operational may impact on other arable land nearby.	
Water resources and quality, flood risk	-	Small corner of site suffers from surface water flooding.	
Landscape and townscape	--	Development would have detrimental impact on open rural landscape and affect setting of barns and farmhouse	
Biodiversity and geodiversity	-	No biodiversity interest of significance on site. 460m to Hurcott and Podmore Pools SSSI (mixed condition related to water levels)	
Economy & employment	+		
Historic environment	-	Hodge Hill Farmhouse and associated buildings adjacent to the site on W. Site lies in area of field named Battlefield. Oxford Worcester and Wolverhampton railway forms S boundary of site. Development of the site would compromise the setting of Hodge Hill Farm (undesigned, significance low/medium).	
Green Belt	-	In Green Belt	
Community & settlement identities	-	Does not adjoin built area	
Other:.			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	✓ Other
PROPOSED USE:	Housing	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: open landscape – development would have detrimental impact on setting of barns and farmhouse and bring urban development out into open landscape			
Vehicular access	Good	✓	Reasonable
			Poor
	Adjacent A456		
Access to local facilities	Good		Reasonable
		✓	Poor
	Local facilities available on Offmore Estate		
Public transport accessibility	Good	✓	Reasonable
			Poor
	Bus stop nearby on route between Kidderminster and Halesowen.		
Suitability	Site is not considered suitable for development owing to landscape impact		
Availability	Landowners are willing to bring site forward		
Achievability	Site is deliverable subject to land being removed from Green Belt		

Potential Timescale for Delivery
and Proposed Capacity

N/A

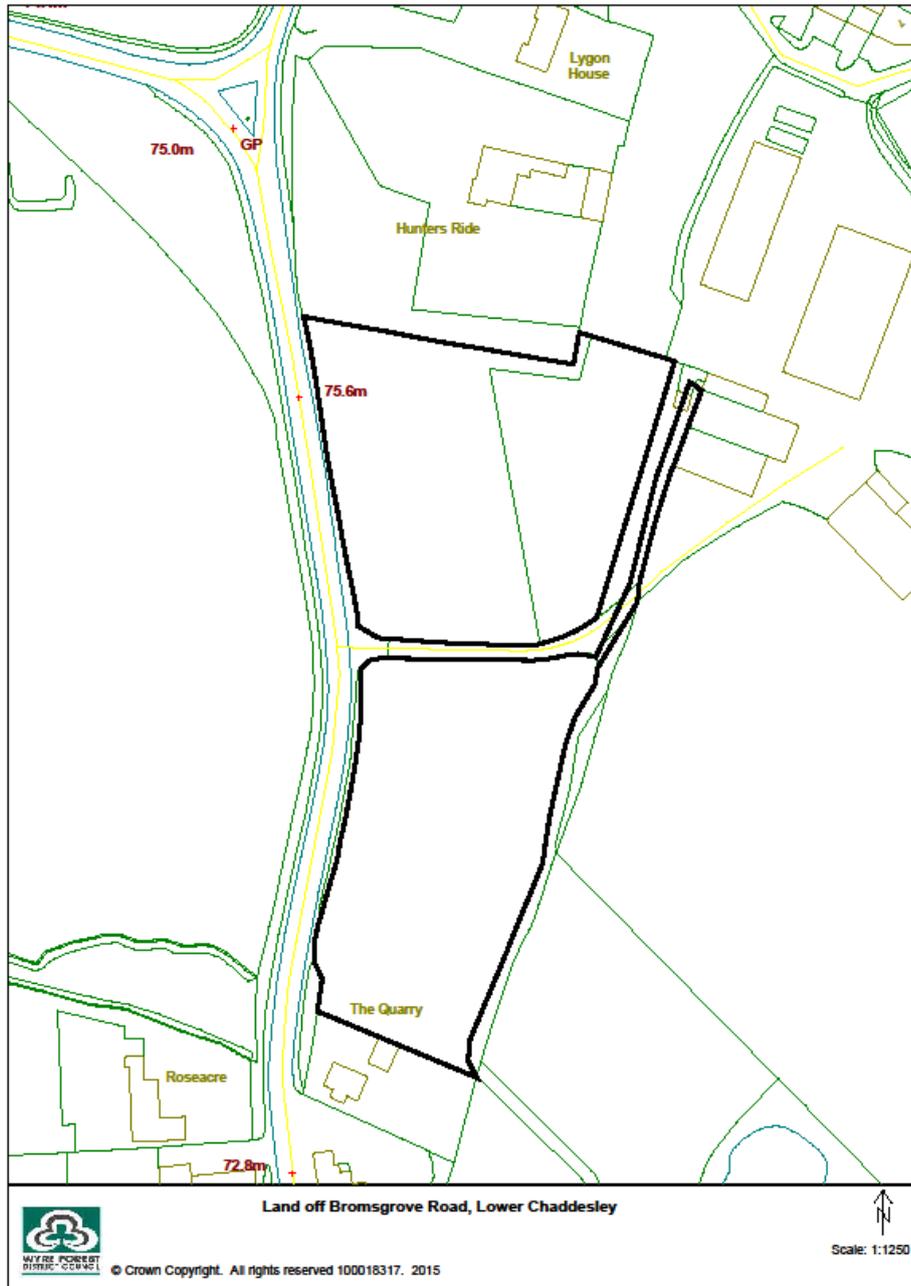


WFR-CC-7 LAND OFF BROMSGROVE ROAD LOWER CHADDESLEY

Nearest settlement: Chaddesley Corbett		Site ref: WFR/CC/7		Easting 389201		Site area (hectares): 1.313Ha			
				Northing 273330					
Site address: Land off Bromsgrove Road, Lower Chaddesley						Within built area			
Ward: Wyre Forest Rural						Adjoining built area		✓	
						Other (See site description)			
Current or previous use: Agricultural field bordered by residential property to the North and the South						Greenfield (undeveloped)		✓	
						Brownfield (prev. developed)			
Site description: Agricultural field									
Ownership:			Private		✓		Public		Unknown
Topography:			Flat				Gently Sloping		✓
							Steeply Sloping		
Planning History: Green Belt, no relevant applications									
SUSTAINABILITY APPRAISAL INFO		+/-	Notes						
Local services and facilities		+	Adjoins built area. Good access to local facilities – walking distance to village centre						
Housing needs of all		+	1.31ha						
Need to travel, sustainable travel modes		0	Good vehicular access off main road. Reasonable public transport access – within 10 min walking distance to bus stop						
Soil & land		-	Greenfield site (agricultural field). Contamination unlikely.						
Water resources and quality, flood risk		-	Site in Aquifer Protection Zone.						
Landscape and townscape		--	Currently agricultural field bordered by residential property to N and S. Provides an important gap in built development and to the setting of the village.						
Biodiversity and geodiversity		0?	Possible limited impact on biodiversity from loss of trees etc.						
Economy & employment		0							
Historic environment		--	Development of this site will create infill and coalescence between Chaddesley Corbett and Lower Chaddesley. The rural landscapes in between the settlement foci are important spaces that contain high value heritage assets and frame the visual gateways on approaches into each part of the settlement. Development of this site will therefore impose a significant negative impact to the landscape character and setting of Chaddesley Corbett. The negative impact on the landscape character in turn diminishes the setting of the Conservation Area as perceived from its southern gateway into the village. Development would also affect the setting of the three designated heritage assets.						
Green Belt		-	In Green Belt						
Community & settlement identities		-	Provides important gap in built development: development would create infill and coalescence between two historically distinctive areas of settlement.						
Other:									
REASON FOR INCLUSION:									
Call for Sites submission			✓		Allocated without planning permission			Sites with planning permission	
Local Authority owned land					Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites					Officer suggested – potential urban extension			Other	
PROPOSED USE:		Housing	✓	Retail		Employment		Leisure	Gypsy/ Travelling Showpeople
									Other
WFDC OFFICER VIEWS:									
Character / visual impact: Currently undeveloped site. Provides an important gap in built development and to setting of the village itself.									
Vehicular access off main road			Good		✓		Reasonable		Poor
Access to local facilities			Good		✓		Reasonable		Poor

within 10 minutes walk of village centre					
Public transport accessibility within 10 minutes walk of bus stop	Good		Reasonable	✓	Poor

LOCATION PLAN

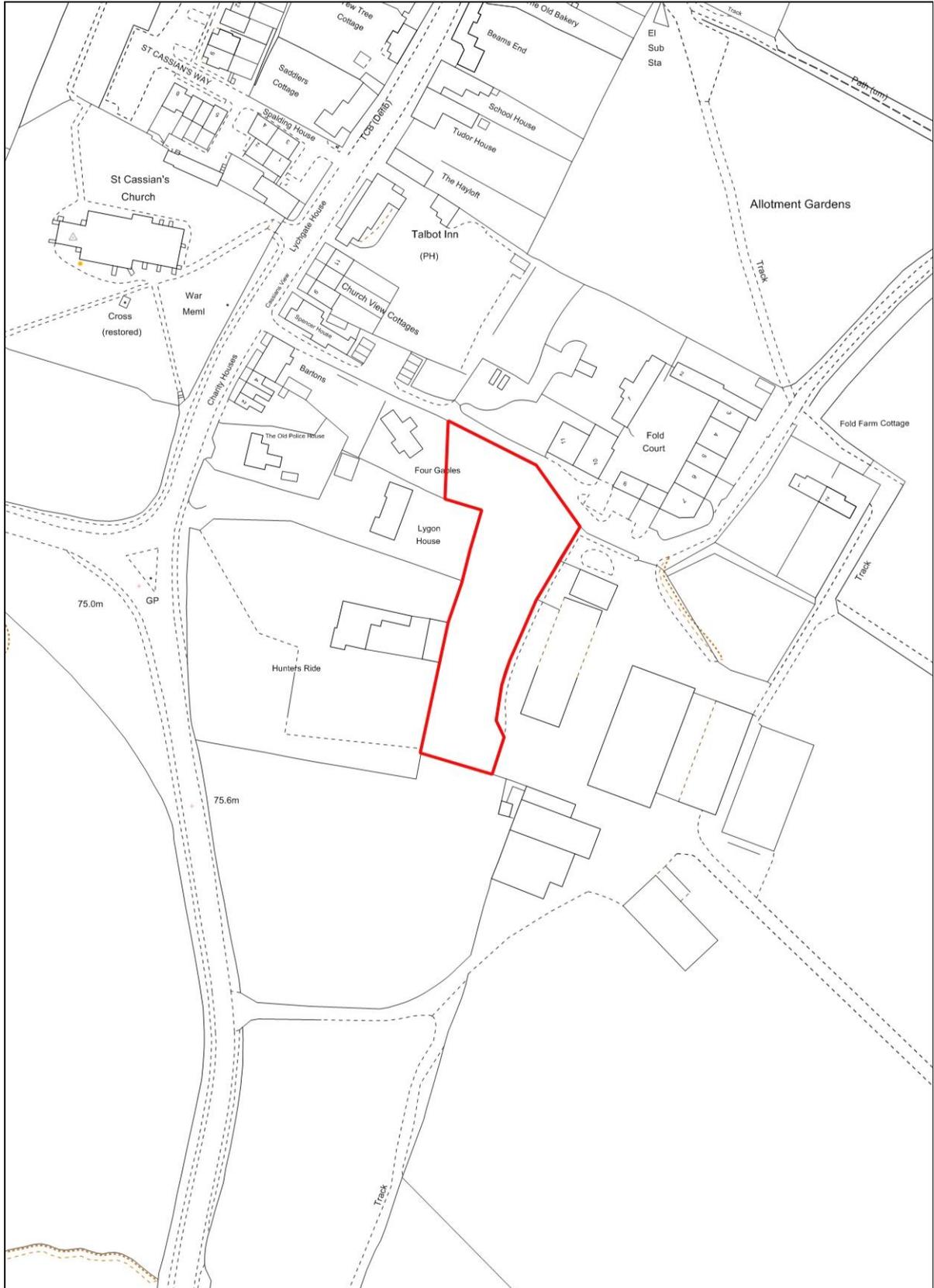


WFR-CC-8 LAND AT FOLD FARM

Nearest settlement: Chaddesley Corbett	Site ref: WFR/CC/8	Easting	389258	Site area (hectares): 0.31	
		Northing	273466		
Site address: Land at Fold Farm Ward: Wyre Forest Rural				Within built area	
				Adjoining built area <input checked="" type="checkbox"/>	
				Other (See site description)	
Current or previous use: Pasture land				Greenfield (undeveloped) <input checked="" type="checkbox"/>	
				Brownfield (prev. developed)	
Site description: Pastureland adjoining Fold Farm with residential conversions adjacent					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	Unknown
Topography:		Flat	<input type="checkbox"/>	Gently Sloping	<input checked="" type="checkbox"/>
				Steeply Sloping	<input type="checkbox"/>
Planning History: None of relevance					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		+	Adjoins built area. Good access to local facilities – walking distance to local shops and PH		
Housing needs of all		+	0.31ha		
Need to travel, sustainable travel modes		0	Reasonable vehicular access – unadopted track off main village street. Reasonable public transport access – buses between Kidderminster and Bromsgrove run from village entrance. Footpath runs past site.		
Soil & land		-	Greenfield site (pasture land). Contamination unlikely.		
Water resources and quality, flood risk		0			
Landscape and townscape		-	Currently pastureland. The site is important because it maintains a buffer between the built up residential part of the village and the surrounding agricultural landscape. Development would create infill and coalescence between the Chaddesley Corbett Conservation Area and the operational farm to the east.		
Biodiversity and geodiversity		0	Significant impact unlikely		
Economy & employment		0			
Historic environment		-	Within Chaddesley Corbett Conservation Area. Development would also affect the setting of two undesignated heritage assets.		
Green Belt		-	In Green Belt		
Community & settlement identities		-	Provides important gap in built development		
Other:					
REASON FOR INCLUSION:					
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission		Sites with planning permission
Local Authority owned land		<input type="checkbox"/>	Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		<input type="checkbox"/>	Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail	Employment	Leisure
					Gypsy/ Travelling Showpeople
					Other
WFDC OFFICER VIEWS:					
Character / visual impact: small development would have minimal impact on setting of Conservation Area. Suggest single storey buildings, potentially for elderly dwellings. Modern farm buildings about site (outside of Conservation Area)					
Vehicular access		Good	Reasonable	<input checked="" type="checkbox"/>	Poor
Track access off main village street – unadopted					
Access to local facilities		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
Local shops and PHs within short walk					
Public transport accessibility		Good	Reasonable	<input checked="" type="checkbox"/>	Poor
Buses between Kidderminster and Bromsgrove run from village entrance					
Suitability		Site is considered suitable for limited housing development			
Availability		Site has been promoted via the Call for Sites			
Achievability		Development is considered achievable and could be brought forward via the Neighbourhood Plan as an affordable housing site			

Potential timescale for development and proposed capacity

Post 2021 – up to 6 dwellings

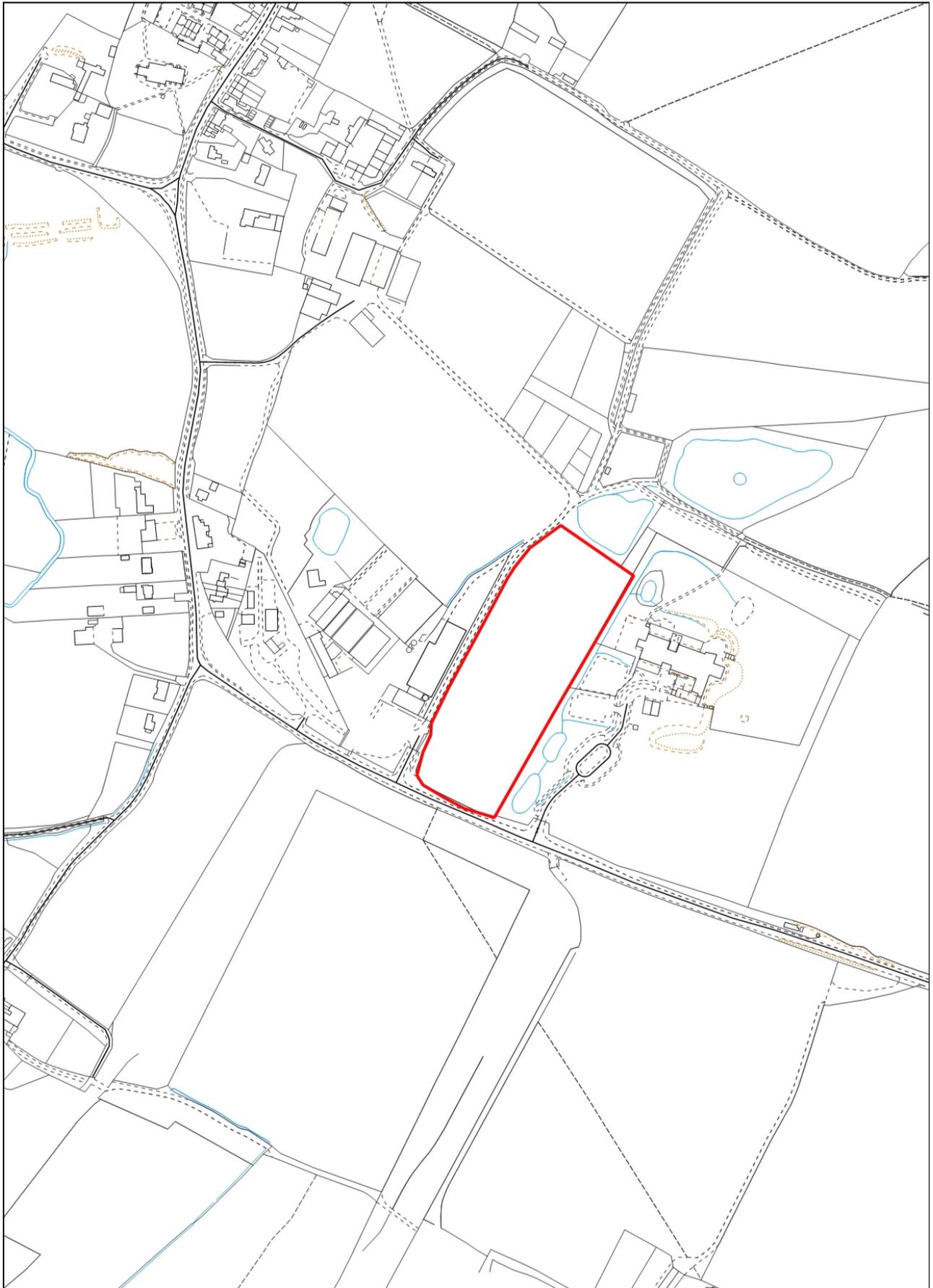


WFR-CC-10 LAND ADJ CHADDESLEY CORBETT SCHOOL

Nearest settlement: Chaddesley Corbett		Site ref: WFR/CC/10		Easting 382244		Site area (hectares): 2.44		
				Northing 278927				
Site address: Land adjacent Chaddesley Corbett School, Bromsgrove Road						Within built area		
Ward: Wyre Forest Rural						Adjoining built area ✓		
						Other (See site description)		
Current or previous use: Farm land						Greenfield (undeveloped) ✓		
						Brownfield (prev. developed)		
Site description: Farmland adjoining newly developed primary school accessed from adjacent Rowberry Nurseries which also houses village post office and restaurant in former potato store.								
Ownership:		Private		✓		Public		
						Unknown		
Topography:		Flat		✓		Gently Sloping		
						Steeply Sloping		
Planning History: None of relevance								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		+	Adjoins built area. Good access to local facilities – school, post office and farm shop adjacent					
Housing needs of all		+	2.44ha					
Need to travel, sustainable travel modes		0	Good vehicular access onto A448. Reasonable public transport access –hourly service between Kidderminster and Bromsgrove. Bus stop within 10 min walk. Footpath runs along site boundary.					
Soil & land		--	Greenfield site (farm land). Contamination unlikely. Grade 2 farmland.					
Water resources and quality, flood risk		-	Aquifer protection zone. Culverted watercourse borders site. Extensive surface water flow through site.					
Landscape and townscape		-	Development would be intrusive in the wider landscape, worsened by large scale of site.					
Biodiversity and geodiversity		0	No significant effect on biodiversity					
Economy & employment		0						
Historic environment		0?	Ridge and furrow earthworks 85m NE of site; pond 85m NE of site; postulated line of Roman Road 145m E of site. Development probably unlikely to affect these.					
Green Belt		-	In Green Belt					
Community & settlement identities		0	The site has a relatively coherent spatial relationship with its settlement.					
Other:								
REASON FOR INCLUSION:								
Call for Sites submission		✓	Allocated without planning permission				Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension				Other	
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:								
Character / visual impact: Although a new school has been developed in the neighbouring field this is at the rear of the plot with the main building 160m from front of plot. A housing estate at this location would be very intrusive in the wider landscape.								
Vehicular access			Good	✓	Reasonable	Poor		
Access onto A448 now vastly improved								
Access to local facilities			Good	✓	Reasonable	Poor		
School, post office and farm shop adjacent								
Public transport accessibility			Good		Reasonable	✓	Poor	
Hourly service between Kidderminster and Bromsgrove. Bus stop within 10 minutes walk.								
Suitability			Site is not considered suitable for housing development as it would detract from the open landscape					
Availability			Site has been promoted by landowner					
Achievability			Development would be achievable subject to the land being taken out of the Green Belt					

Potential timescale for development and proposed capacity

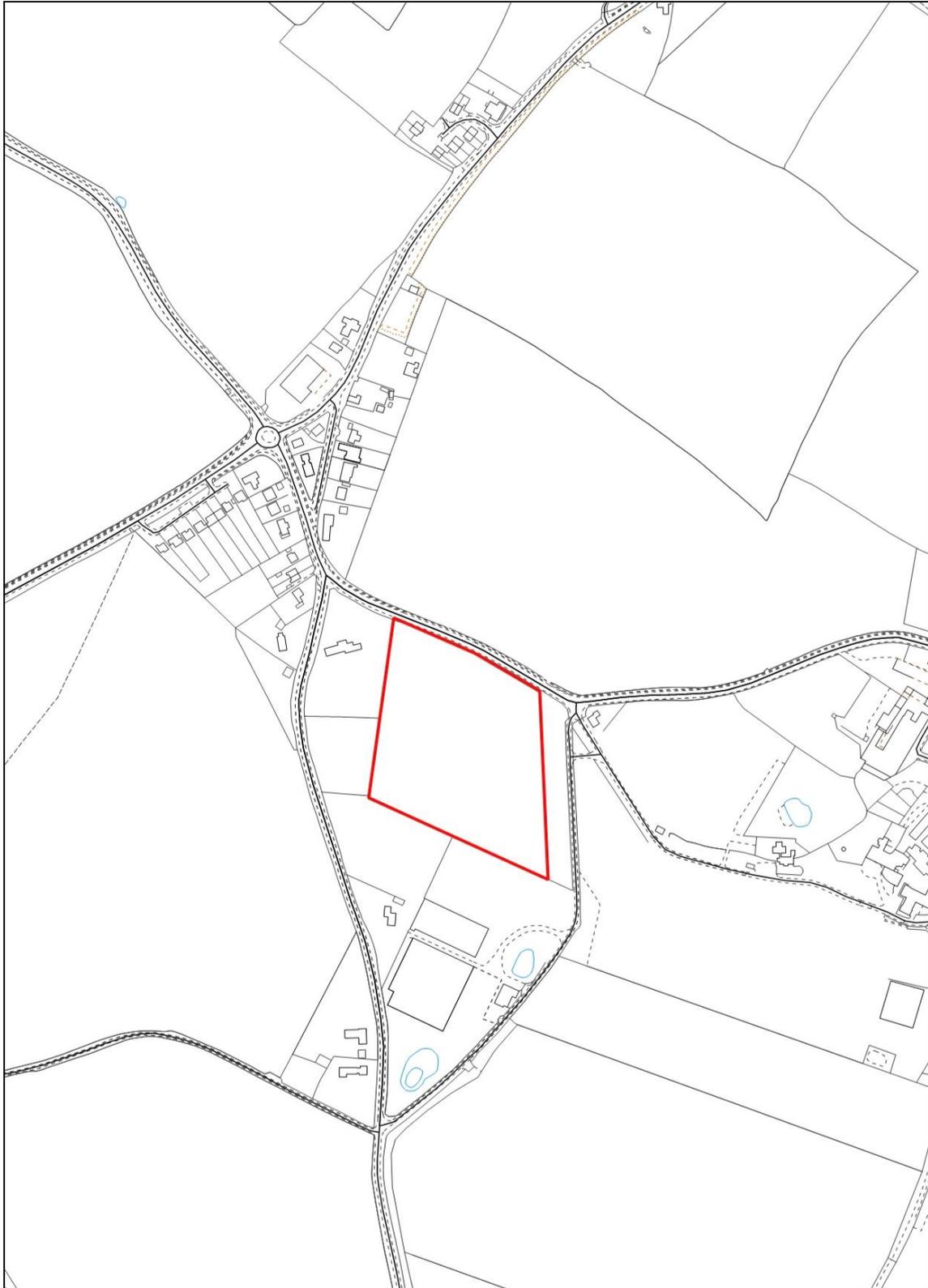
N/A



WFR-CC-11 LAND ADJ BENTLEY GROVE, MUSTOW GREEN

Nearest settlement: Chaddesley Corbett		Site ref: WFR/CC/11		Easting 387105		Site area (hectares): 2.57									
				Northing 273914											
Site address: Land adjacent Bentley Grove, Bromsgrove Road, Mustow Green Ward: Wyre Forest Rural						Within built area									
						Adjoining built area									
						Other (See site description) ✓									
Current or previous use: Rough pasture						Greenfield (undeveloped) ✓									
						Brownfield (prev. developed)									
Site description: Pastureland bounded by metal fencing with frontage to A448 and Winterfold Lane, former nursery (now engineering business) to rear, Bentley Grove to W now has permission for small care home use and entrance to Winterfold School lies across lane to E.															
Ownership:		Private		✓		Public									
						Unknown									
Topography:		Flat		✓		Gently Sloping									
						Steeply Sloping									
Planning History: None of relevance															
SUSTAINABILITY APPRAISAL INFO		+/-		Notes											
Local services and facilities		-		Rough pasture. Does not adjoin built area. Poor access to local facilities – nearest facilities in Caddesley Corbett village.											
Housing needs of all		+		2.57ha											
Need to travel, sustainable travel modes		-		Reasonable vehicular access onto Winterfold Lane. Poor public transport access. Bus stop within 300m but no footpath on this side of the road.											
Soil & land		-		Greenfield site (pasture). Contamination unlikely.											
Water resources and quality, flood risk		0													
Landscape and townscape		--		Currently open aspect with no frontage development nearby other than lodge to Winterfold House. This is a very visually open landscape. Development would be out of keeping in the wider landscape.											
Biodiversity and geodiversity		0		No significant biodiversity constraints											
Economy & employment		0													
Historic environment		-		Deer park that surrounded Winterfold House lies 30m to east of site. Development of the site would impose a substantial negative impact on the deer park.											
Green Belt		-		In Green Belt											
Community & settlement identities		-		Does not adjoin built area.											
Other:															
REASON FOR INCLUSION:															
Call for Sites submission		✓		Allocated without planning permission			Sites with planning permission								
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites								
Officer suggested - rural sites				Officer suggested – potential urban extension			Other								
PROPOSED USE:		Housing		✓		Retail		Employment		Leisure		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:															
Character / visual impact: Currently open aspect with no road frontage development in vicinity other than lodge to Winterfold House. A housing development here would be out of keeping. Development at Mustow Green is tightly spaced around junction. Winterfold House/Farm should be kept separate from this more recent residential development.															
Vehicular access				Good		Reasonable		✓		Poor					
				Reasonable visibility from Winterfold Lane											
Access to local facilities				Good		Reasonable				Poor		✓			
				Nearest services in Chaddesley Corbett village											
Public transport accessibility				Good		Reasonable				Poor		✓			
				Bus stop within 300 m by Stone Manor – no footpath on this side of road											
Suitability				Not considered suitable setting for large scale development											
Availability				Put forward by landowner for development											

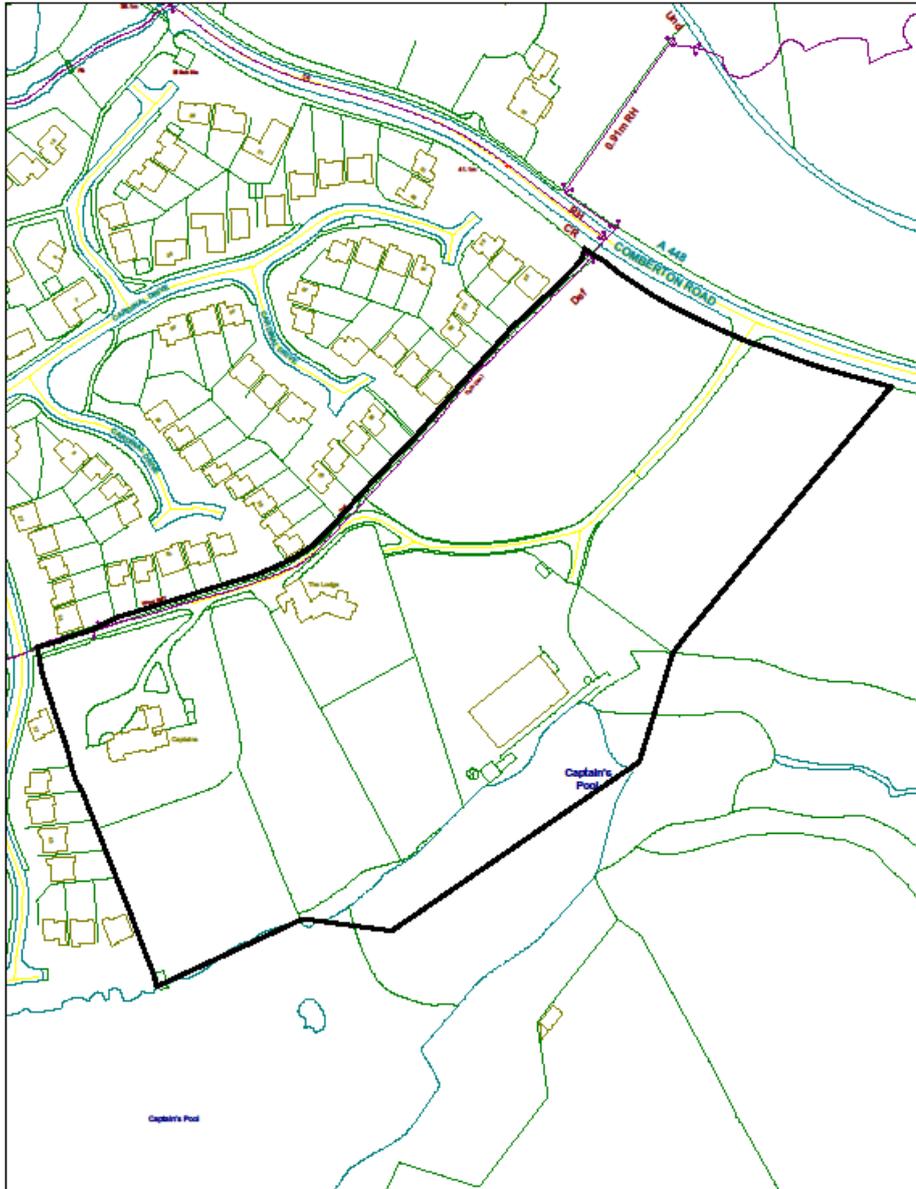
Achievability	Development would be achievable subject to the land being taken out of the Green Belt
Potential timescale for development and proposed capacity	N/A



WFR-ST-1 CAPTAINS AND THE LODGE

Nearest settlement: Kidderminster	Site ref: WFR/ST/1	Easting	384957	Site area (hectares): 4.59	
		Northing	275096		
Site address: Captains and The Lodge Bromsgrove Road Ward: Wyre Forest Rural				Within built area	
				Adjoining built area <input checked="" type="checkbox"/>	
				Other (See site description)	
Current or previous use: residential, caravan storage, grassland				Greenfield (undeveloped) <input checked="" type="checkbox"/>	
				Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: 2 large houses and their grounds plus area of caravan storage, woodland and lake to south with housing estate to north					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>
		Unknown	<input type="checkbox"/>		
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping	<input type="checkbox"/>
				Steeply Sloping	<input type="checkbox"/>
Planning History: multiple applications but none of relevance					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		0	Adjoins built area. Reasonable access to local facilities: local shops on Spennells		
Housing needs of all		+	4.59ha		
Need to travel, sustainable travel modes		0	Good vehicular access from main road. Reasonable public transport access: bus stops within short walk.		
Soil & land		-	Partly greenfield, partly brownfield (residential, caravan storage, woodland and lake)		
Water resources and quality, flood risk		-	Area of marsh and stream shown in 1 st edition OS map. Water cycle study identifies wastewater treatment infrastructure and pluvial flooding as concerns.		
Landscape and townscape		-	Site well screened from A448. Potential adverse impact on views from adjoining housing estate.		
Biodiversity and geodiversity		--	Captain's and Stanklyn Pools and Spennells Valley are adjacent to the site. TPOs cover western and southern site boundaries: TPO 285 woodland area on/adjacent to site.		
Economy & employment		0			
Historic environment		0?	Demolition of historic boathouse at SW corner of site would lead to total loss of undesignated heritage asset of unknown significance.		
Green Belt		-	In Green Belt		
Community & settlement identities		0	Adjoins built area		
Other: Aquifer Protection Zone					
REASON FOR INCLUSION:					
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission		Sites with planning permission
Local Authority owned land		<input type="checkbox"/>	Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		<input type="checkbox"/>	Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail	Employment	Leisure
					Gypsy/ Travelling Showpeople
					Other
WFDC OFFICER VIEWS:					
Character / visual impact: Site well screened from A448. Potential adverse impact on views from adjoining housing estate. TPOs cover western and southern site boundaries.					
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
		Access from main road			
Access to local facilities		Good	<input type="checkbox"/>	Reasonable	<input checked="" type="checkbox"/>
		Local shops on Spennells			
Public transport accessibility		Good	<input type="checkbox"/>	Reasonable	<input checked="" type="checkbox"/>
		Bus stops within short walk			

LOCATION PLAN



Captains and The Lodge, Bromsgrove Road, Stone



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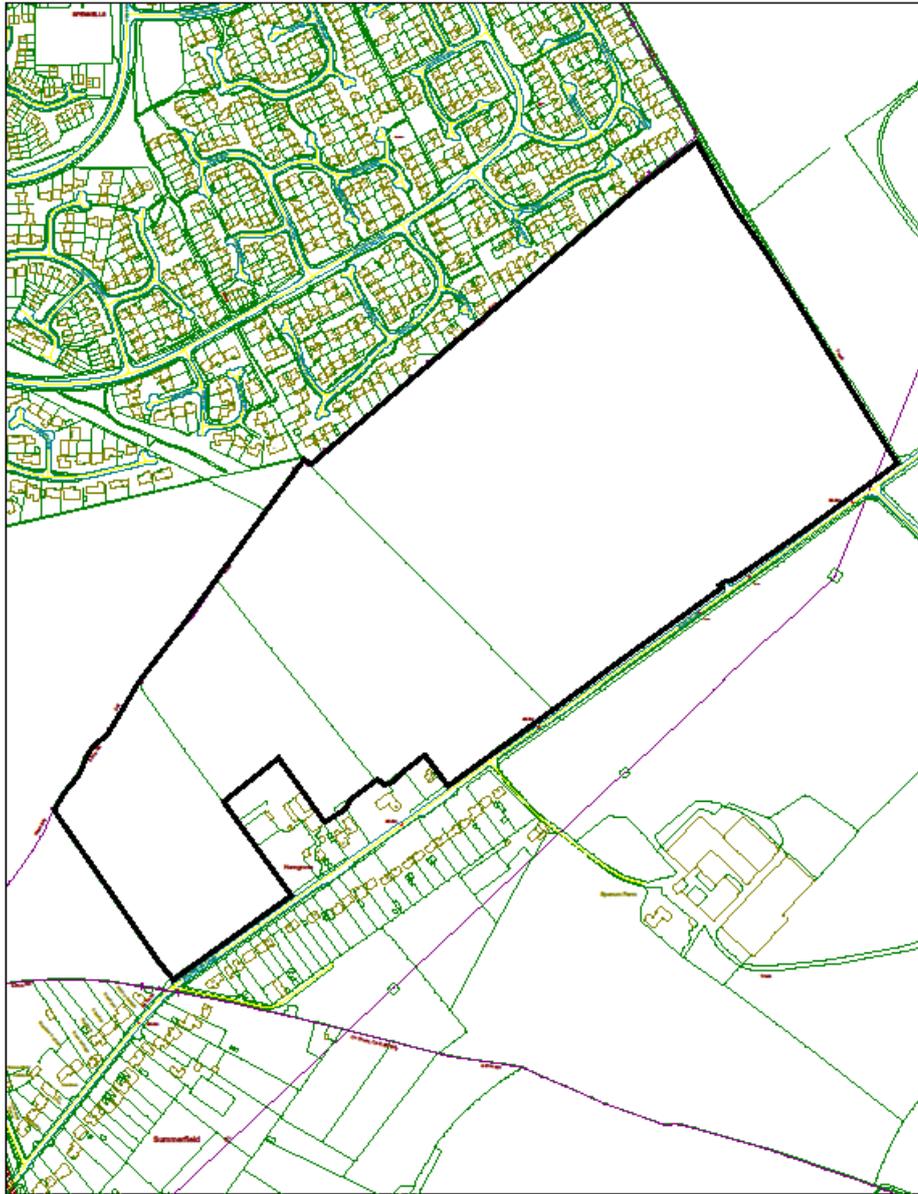


Scale: 1:1800

WFR-ST-2 LAND OFF STANKLYN LANE

Nearest settlement: Kidderminster	Site ref: WFR/ST/2	Easting 384708	Site area (hectares): 27.4
		Northing 274139	
Site address: Land r/o Horngrove, Stanklyn Lane, Kidderminster		Within built area	
Ward: Wyre Forest Rural		Adjoining built area ✓	
		Other (See site description)	
Current or previous use: agricultural		Greenfield (undeveloped) ✓	
		Brownfield (prev. developed)	
Site description: large area of agricultural land crossed by footpaths at eastern end. Map shows sports field in eastern corner (no evidence on ground?)			
Ownership:	Private	✓	Public
			Unknown
Topography:	Flat	✓	Gently Sloping
			Steeply Sloping
Planning History: none			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Adjoins built area. Poor access to local facilities.	
Housing needs of all	+	27.4ha	
Need to travel, sustainable travel modes	0	Good vehicular access. Reasonable public transport access: bus stops on A449 and Captain's Pool Road.	
Soil & land	0		
Water resources and quality, flood risk	-	No flooding issues. Water cycle study identifies wastewater treatment infrastructure as significant constraint.	
Landscape and townscape	--	Open aspect with housing estate to north. Enclosed by hedges to Stanklyn Lane. 'Railway Path' forms northern edge of site. Highly sensitive open landscape derived from historic heathland. The setting of dispersed wayside settlement along Stanklyn Lane is particularly at risk of coalescence with Spennells.	
Biodiversity and geodiversity	0	Adjacent to area TPO 47	
Economy & employment	0		
Historic environment	0	No known heritage constraints.	
Green Belt	-	In Green Belt	
Community & settlement identities	-	Adjoins built area. Risk of coalescence with Spennells.	
Contamination	Unlikely	✓	Likely
Other: Aquifer Protection Zone. Health and Safety Executive. Public footpaths across site.			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Open aspect with housing estate to north. Enclosed by hedges to Stanklyn Lane. 'Railway Path' forms northern edge of site.			
Vehicular access	Good	✓	Reasonable
			Poor
Access to local facilities	Good		Reasonable
			Poor
Public transport accessibility	Good		Reasonable
		✓	Poor
Bus stops on A449 and Captain's Pool Road			
PANEL'S VIEWS			
Panel's view on suitability for development			
Potential timescale for development			

LOCATION PLAN



Land R/O Horn Grove, Stankly Lane



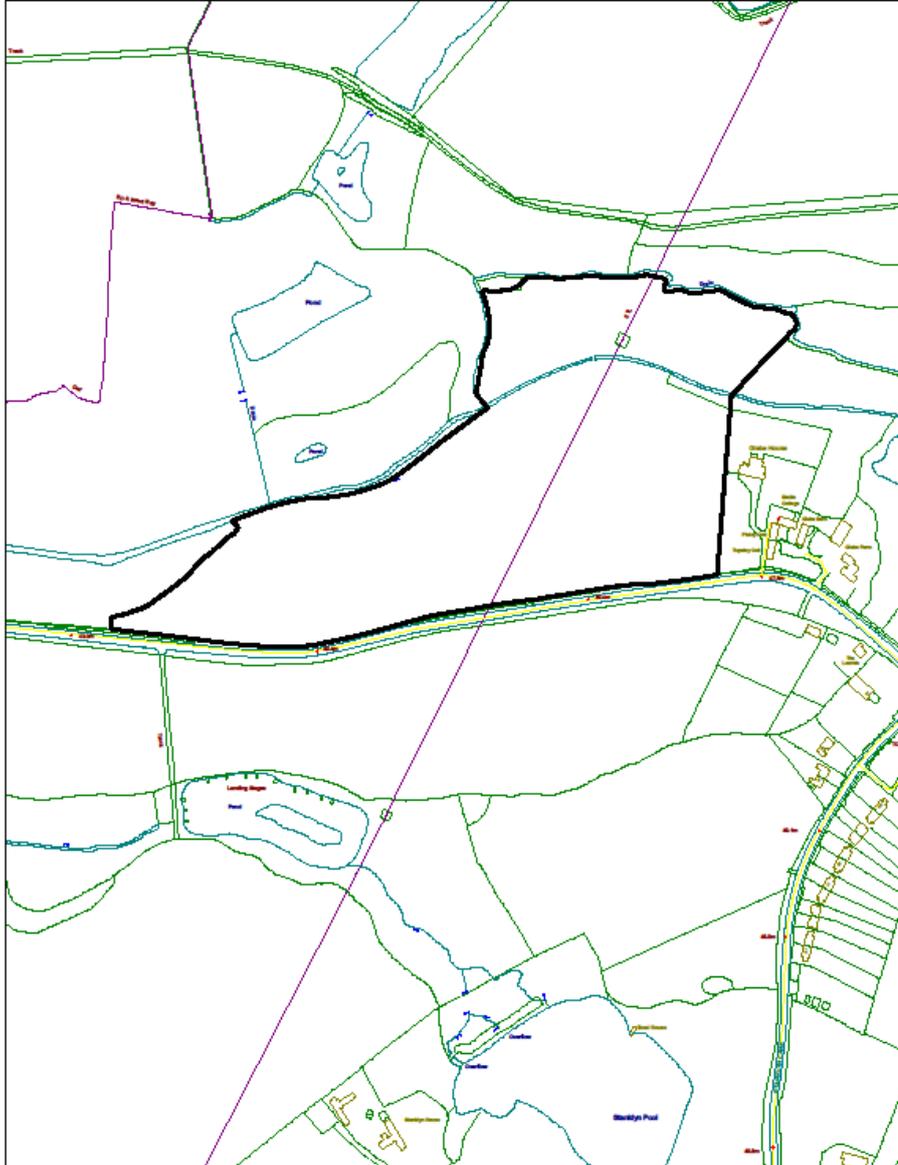
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Scale: 1:4500

WFR-ST-3 LAND NORTH OF STONE HILL

Nearest settlement: Stone	Site ref: WFR/ST/3	Easting 385564	Site area (hectares): 7.61Ha	
		Northing 275312		
Site address: Land north of Stone Hill Ward: Wyre Forest Rural			Within built area	
			Adjoining built area	
			Other (See site description)	✓
Current or previous use: Agricultural fields			Greenfield (undeveloped)	✓
			Brownfield (prev. developed)	
Site description: Agricultural field				
Ownership:	Private	✓	Public	Unknown
Topography:	Flat		Gently Sloping	✓
Planning History: 97/692 New livestock market, access and associated works Refused				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	-	Not adjoining built area. Poor access to local facilities: no services within 10 minute walk.		
Housing needs of all	+	7.61ha		
Need to travel, sustainable travel modes	0	Good vehicular access. Reasonable public transport access: on bus route.		
Soil & land	--	Greenfield land, contamination unlikely. Development could affect Lord Foley's Irrigation Scheme, which could affect other nearby arable land.		
Water resources and quality, flood risk	--	Approx. 15% of site – the northern part – is in flood zone 3. Hoo and Barnett Brook passes through the northern part of the site. Aquifer protection zone 6/160.		
Landscape and townscape	--	Agricultural fields. This is a highly sensitive rural landscape that helps to maintain the setting and separation of Kidderminster and Stone.		
Biodiversity and geodiversity	--	Hoo and Barnett Brook Local Wildlife Site borders part of site and passes through northern part of site. BAP protected fauna: badgers and brown area. Water cycle study identifies wastewater treatment infrastructure as a significant concern.		
Economy & employment	0			
Historic environment	-	Potential to affect the rural setting of Glebe House Grade II listed building.		
Green Belt	-	In Green Belt		
Community & settlement identities	-	Not adjoining built area. Within open area that helps to maintain the setting and separation of Kidderminster and Stone.		
Other: High pressure gas pipeline crosses site.				
REASON FOR INCLUSION:				
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission	
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites	
Officer suggested - rural sites		Officer suggested – potential urban extension	Other	
PROPOSED USE:	Housing	✓	Retail	Employment
				Leisure
				Gypsy/ Travelling Showpeople
				Other
WFDC OFFICER VIEWS:				
Character / visual impact: Currently undeveloped site				
Vehicular access	Good	✓	Reasonable	Poor
Access to local facilities no services within 10 minutes walk.	Good		Reasonable	Poor
				✓
Public transport accessibility On bus route	Good		Reasonable	Poor
			✓	

LOCATION PLAN



Land North of Stone Hill



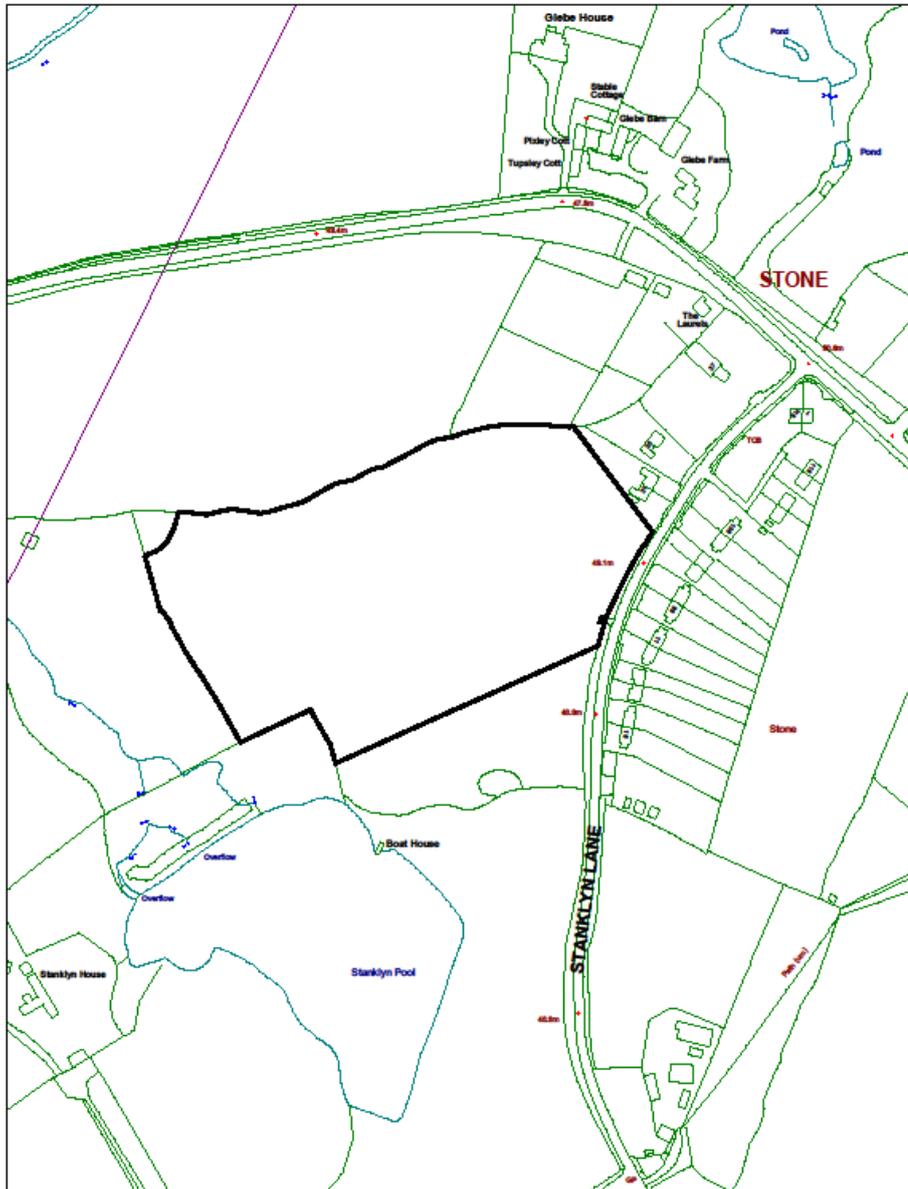
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Scale: 1:3500

WFR-ST-4 LAND WEST OF STANKLYN LANE

Nearest settlement: Stone		Site ref: WFR/ST/4		Easting 385672	Site area (hectares): 3.31Ha			
				Northing 275021				
Site address: Land west of Stanklyn Lane Ward: Wyre Forest Rural					Within built area			
					Adjoining built area ✓			
					Other (See site description)			
Current or previous use: farmland					Greenfield (undeveloped) ✓			
					Brownfield (prev. developed)			
Site description: Farmland opposite housing at Stone end of Stanklyn Lane with Stanklyn Pool and woodland to south. East of site adjoins built-up area of Stone.								
Ownership: Callow Oils		Private		✓	Public		Unknown	
Topography:		Flat	✓	Gently Sloping		Steeply Sloping		
Planning History: none of relevance								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		-	Adjoining built area. Poor access to local facilities.					
Housing needs of all		+	3.31ha					
Need to travel, sustainable travel modes		0	Good vehicular access. Bus stops within walking distance. Public footpath 519 crosses site.					
Soil & land		-	Greenfield land, contamination unlikely.					
Water resources and quality, flood risk		?	Aquifer protection zone 6/160.					
Landscape and townscape		--	Agricultural fields. Open views across site from housing on Stanklyn Lane. Highly sensitive rural landscape in the setting of Stone.					
Biodiversity and geodiversity		--	Local Wildlife Site to south and west Captain's and Staklyn Pool and Spennels Valley. Badgers and brown hare not listed on site by close by. Adverse impact on adjacent ancient woodland/ woodland corridor.					
Economy & employment		0						
Historic environment		-	Potential to affect the rural setting of St Mary's Church Stone and Stanklyn Pool, and would remove the visual relationship of the woodland from the hamlet of Stone.					
Green Belt		-	In Green Belt					
Community & settlement identities		-	Sensitive rural landscape that maintains the setting and separation of Kidderminster and Stone.					
Other: Adj high pressure gas pipeline.								
REASON FOR INCLUSION:								
Call for Sites submission		✓	Allocated without planning permission			Sites with planning permission		
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites		
Officer suggested - rural sites			Officer suggested – potential urban extension			Other		
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:								
Character / visual impact: Open views across site from housing on Stanklyn Lane								
Vehicular access			Good	✓	Reasonable	Poor		
Access to local facilities			Good		Reasonable	Poor	✓	
Public transport accessibility			Good		Reasonable	✓	Poor	
Bus stops within walking distance								

LOCATION PLAN



Land West of Stanklyn Lane, Stone



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Scale: 1:2500

WFR-ST-6 HEATH LANE

Nearest settlement: Stone	Site ref: WFR/ST/6	Easting 385682	Site area (hectares): 1.6ha
		Northing 273874	
Site address: Adjacent former Islamic College, Heath Lane, Stone Ward: Wyre Forest Rural			Within built area
			Adjoining built area
			Other (See site description) <input checked="" type="checkbox"/>
Current or previous use: Agricultural – keeping of horses			Greenfield (undeveloped) <input checked="" type="checkbox"/>
			Brownfield (prev. developed)
Site description: Rectangular shaped agricultural field accessed of Heath Lane, Stone to the South East of Kidderminster			
Ownership:	Private	<input checked="" type="checkbox"/>	Public
			Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping
			Steeply Sloping
Planning History: 14/0017 COU of Agricultural land to travelling show people site refused. 13/22 Change of use of agricultural land to travelling show people site including stationing of 8 residential caravans, 10 touring caravans and static caravan etc withdrawn. 04/109 Erection of stables and change of use of land for the keeping of horses Approved. 03/1245 Erection of stables, store and barn and change of use of land from agricultural to keeping of horses refused.			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Does not adjoin built area. Poor access to local facilities.	
Housing needs of all	0	1.6ha	
Need to travel, sustainable travel modes	-	Poor vehicular and public transport access.	
Soil & land	-	Greenfield, contamination unlikely	
Water resources and quality, flood risk	-	No flooding issues. Aquifer Protection Zone. Groundwater vulnerability.	
Landscape and townscape	--	Prominent location, currently pastureland. Adverse impact on the visual amenity of the Green Belt	
Biodiversity and geodiversity	0	Badgers not on site but in proximity	
Economy & employment	0		
Historic environment	0	No known heritage assets. Development unlikely to affect significance.	
Green Belt	-	In Green Belt	
Community & settlement identities	-	Does not adjoin built area	
Other: Adj Wychavon boundary. Close to Birmingham Resilience project (BRP) Pipeline.			
REASON FOR INCLUSION:			
Call for Sites submission		Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	<input checked="" type="checkbox"/> Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			<input checked="" type="checkbox"/> Other
WFDC OFFICER VIEWS:			
Character / visual impact: Adverse impact on the visual amenity of the Green Belt and open countryside. Prominent Location. Pasture land.			
Vehicular access	Good	Reasonable	Poor <input checked="" type="checkbox"/>
Access to local facilities	Good	Reasonable	Poor <input checked="" type="checkbox"/>
Public transport accessibility	Good	Reasonable	Poor <input checked="" type="checkbox"/>

LOCATION PLAN



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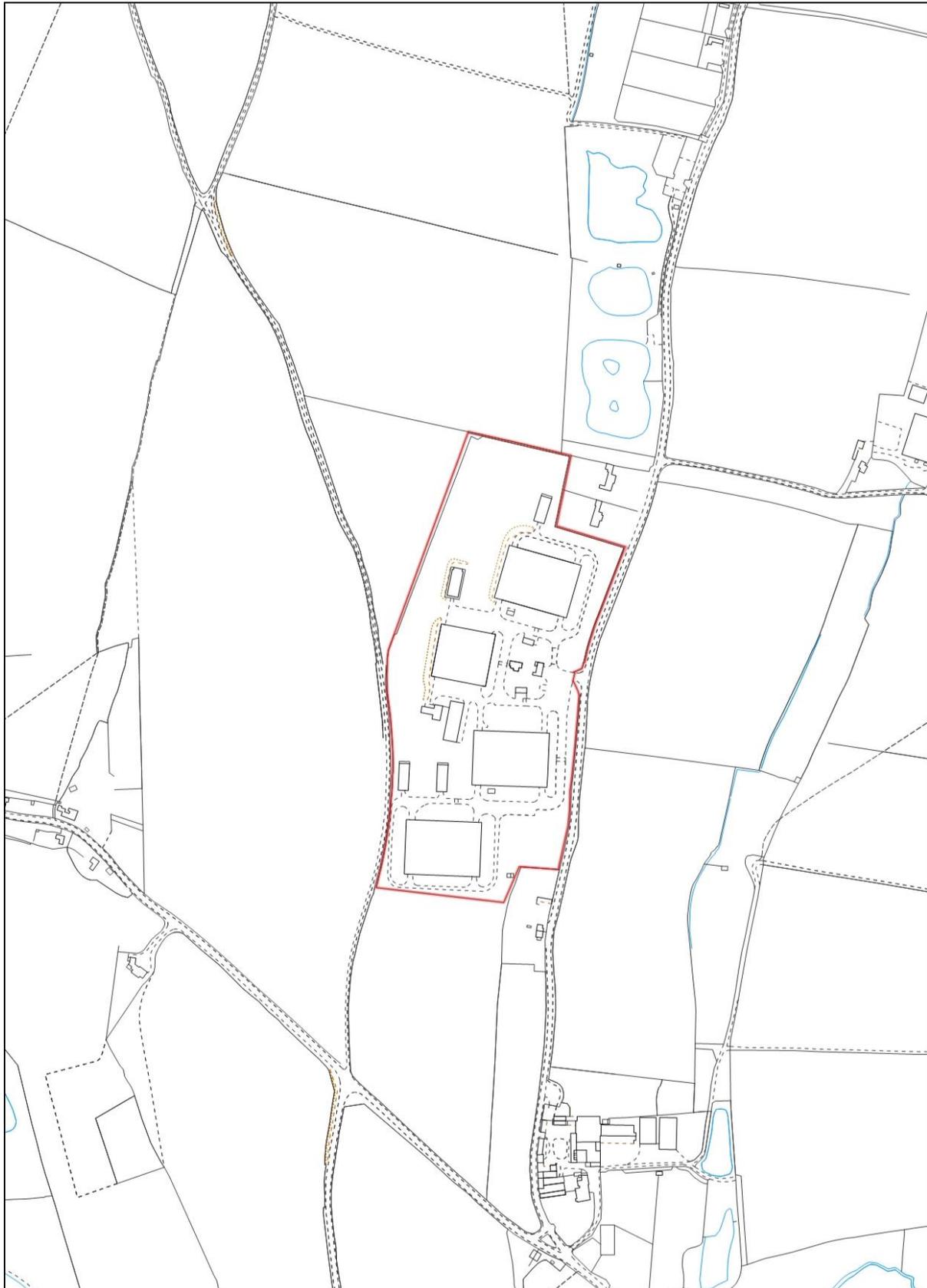
Heath Lane, Shenstone

Scale: 1:2500

WFR-ST-9 CURSLEY DISTRIBUTION PARK

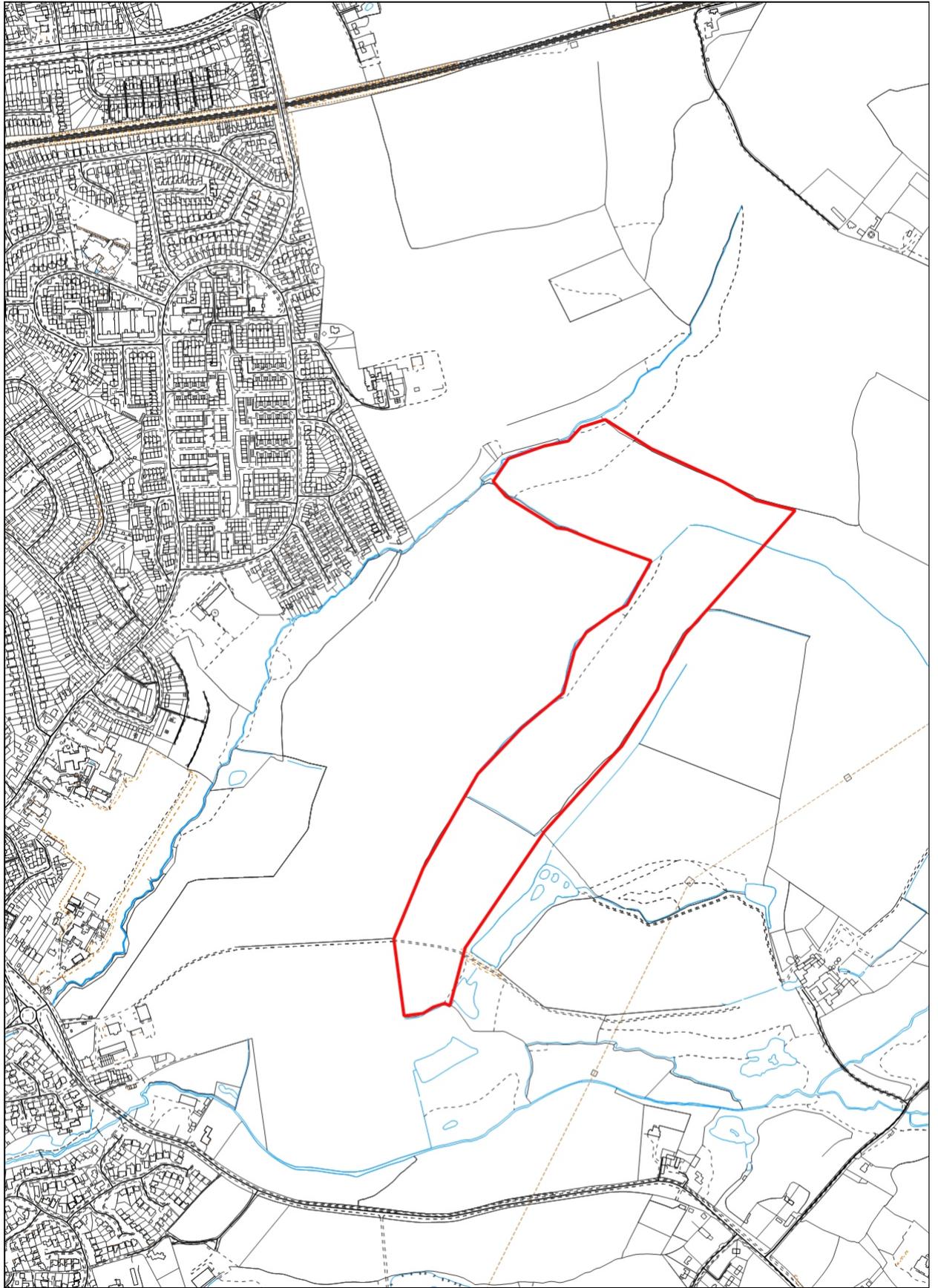
Nearest settlement: Shenstone	Site ref: WFR/ST/9	Easting 386736	Site area (hectares): 9.98
		Northing 272156	
Site address: Cursley Distribution Park, Curslow Lane, Shenstone Ward: Wyre Forest Rural		Within built area	
		Adjoining built area	
		Other (See site description)	✓
Current or previous use: Employment		Greenfield (undeveloped)	
		Brownfield (prev. developed)	
Site description: Former MOD depot with 4 aircraft hangar type buildings plus 10 smaller buildings now in various employment uses. Isolated dwellings adjacent. Near junction with A442 Droitwich Road. Surrounded by Grade 1 farmland.			
Ownership:	Private	✓	Public
	Unknown		
Topography:	Flat	✓	Gently Sloping
			Steeply Sloping
Planning History: None of relevance. Proposals include removal of all small buildings plus one large building and erection of 3 B1/B2/B8 buildings adjacent to remaining hangars, together with areas of dwellings at either end of site approx. 81 dwellings			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Not adjacent built area. Poor access to local facilities – residents would be car dependent.	
Housing needs of all	?	9.98ha	
Need to travel, sustainable travel modes	-	Reasonable vehicular access: junction with A442 nearby. Poor public transport accessibility: nearest bus route over 2km away. Footpath 363 runs along W and S boundary of site.	
Soil & land	0	Surrounded by Grade 1 farmland but site is employment site.	
Water resources and quality, flood risk	-	Aquifer protection zone affects W part of site. Culverted water course runs through site.	
Landscape and townscape	0	The landscape is currently dominated by large buildings: development would not be any more detrimental to landscape than existing development.	
Biodiversity and geodiversity	0		
Economy & employment	0		
Historic environment	-	RAF depot buildings (undesigned, low/medium significance) on site. Ridge and furrow earthworks 200m to E of site. Conjectural route of Godham Way 195m S of site. Three other undesigned heritage assets adjacent to the site. Development of the site would result in the loss of some of these assets.	
Green Belt	0	In Green Belt, but development would not be any more detrimental to the Green Belt than existing industrial development.	
Community & settlement identities	-	Not part of any community	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
		✓	Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Landscape currently dominated by large buildings. Accessed off busy road near junction with A442. Development proposal would not be any more detrimental to landscape or Green Belt than existing development.			
Vehicular access	Good	Reasonable	✓
	Poor		
Junction with A442 Droitwich-Kidderminster road nearby			
Access to local facilities	Good	Reasonable	Poor
			✓
Residents would be car dependant			

Public transport accessibility	Good		Reasonable		Poor	✓
	No bus routes nearby. Nearest is over 2km away.					
Suitability	Site is currently in employment use and has some residential development adjacent and thus proposed use is acceptable					
Availability	Site has been promoted by landowner for partial redevelopment					
Achievability	Development is considered to be achievable via the planning process					
Potential Timescale for Development and proposed capacity	Deliverable within 5 years. Housing capacity dependent upon footprint available but likely to be much less than proposed. Northern area of housing proposed seen as enabling development					



WFR-ST-10 EXTENSION TO LAND AT STONE HILL NORTH

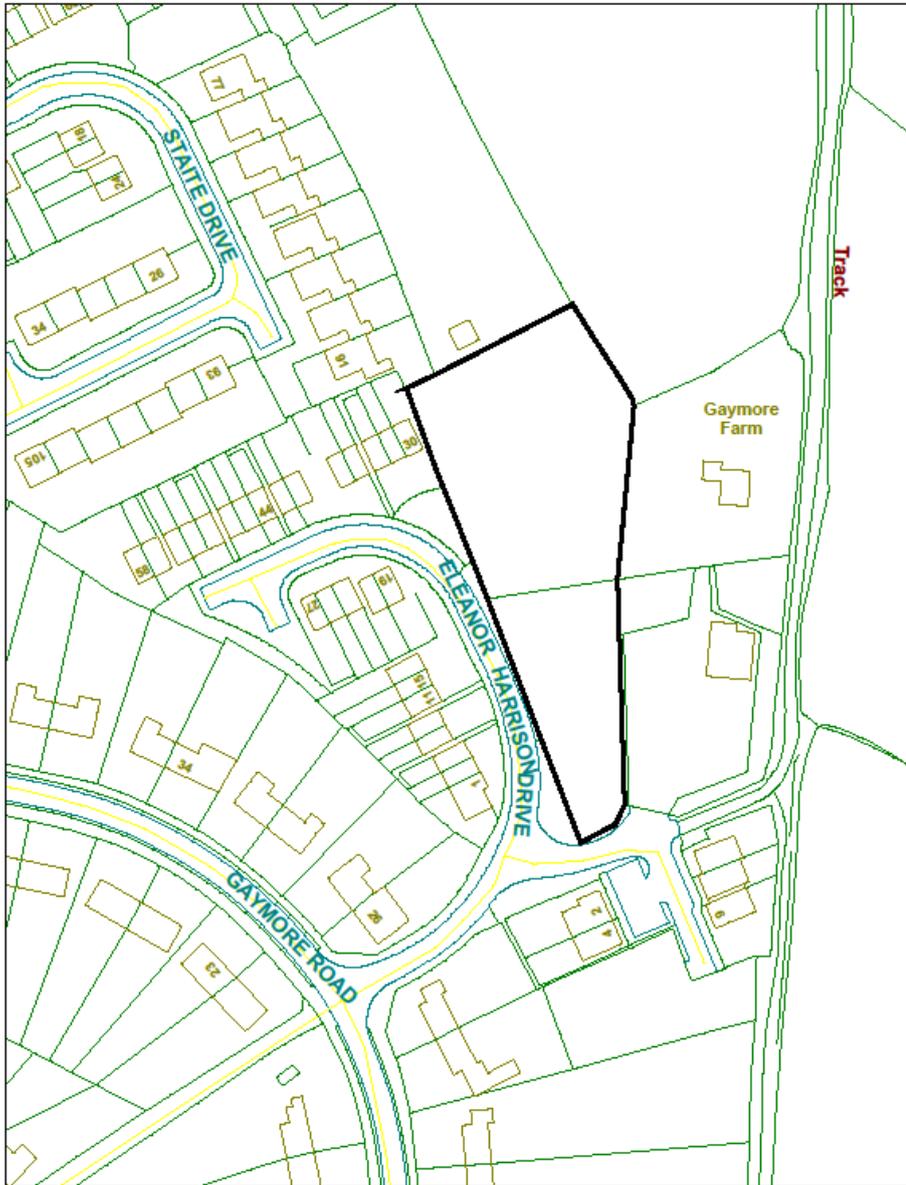
Nearest settlement: Kidderminster	Site ref: WFR/ST/10	Easting 385676	19.24Ha	
		Northing 276064		
Site address: Extension to land at Stone Hill North Ward: Wyre Forest Rural			Within built area	
			Adjoining built area	
			Other (See site description)	✓
Current or previous use: Arable land			Greenfield (undeveloped)	✓
			Brownfield (prev. developed)	
Site description: Arable land lying to east of built-up area (not immediately adjacent to urban area)				
Ownership:		Private	✓	Public
				Unknown
Topography:	Flat	✓	Gently Sloping	Steeply Sloping
Planning History: None of relevance				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	-	Does not adjoin built area. Poor access to/remote from local facilities.		
Housing needs of all	+	19.24ha		
Need to travel, sustainable travel modes	-	Poor vehicular and public transport access. No road access, and remote from existing routes. Footpath runs through southern part of site connecting Heathy Mill Farm and Dunclent Farm.		
Soil & land	--	Greenfield, contamination unlikely. Development may disturb Lord Foley's Irrigation Scheme, which could affect other arable sites nearby		
Water resources and quality, flood risk	0	No flooding issues.		
Landscape and townscape	--	Open landscape. Development on this site would extend built form east into open countryside. It would represent a major encroachment into a sensitive rural landscape with impacts on the former Deer Park.		
Biodiversity and geodiversity	--	Hoo and Barnet Brook wildlife site lies to the south		
Economy & employment	0			
Historic environment	0			
Green Belt	-	In Green Belt		
Community & settlement identities	-	Does not adjoin built area		
Other: Footpath runs through southern part of site connecting Heathy Mill Farm and Dunclent Farm				
REASON FOR INCLUSION:				
Call for Sites submission	✓	Allocated without planning permission		Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	✓	Retail	Employment
				Leisure
				Gypsy/ Travelling Showpeople
				Other
WFDC OFFICER VIEWS:				
Character / visual impact: Open landscape – development on this site would extend built form too far east into open countryside. Historic irrigation systems take some flow from Hoo Brook.				
Vehicular access	Good		Reasonable	Poor
	No road access at present			
Access to local facilities	Good		Reasonable	Poor
	Remote from existing facilities			
Public transport accessibility	Good		Reasonable	Poor
	Remote from existing routes			
Suitability	Not considered suitable for built development as site is part of open landscape and is not well-contained by landscape features.			
Availability	Site has been promoted via the Call for Sites			
Achievability	Do not consider that large-scale development is deliverable here			
Potential timescale for development	N/A			



WFR-WC-3 LAND EAST OF ELEANOR HARRISON DRIVE

Nearest settlement: Cookley		Site ref: WFR/WC/3		Easting 384726		Site area (hectares): 0.33 Ha					
				Northing 280282							
Site address: Land off Eleanor Harrison Drive, Cookley						Within built area					
Ward: Wyre Forest Rural						Adjoining built area		✓			
						Other (See site description)					
Current or previous use: Open field						Greenfield (undeveloped)		✓			
						Brownfield (prev. developed)					
Site description: Open field											
Ownership:			Private		✓		Public		Unknown		
Topography:		Flat		Gently Sloping			✓		Steeply Sloping		
Planning History: None											
SUSTAINABILITY APPRAISAL INFO		+/-	Notes								
Local services and facilities		+	Adjoining built area. Good access to local facilities – walking distance to village centre.								
Housing needs of all		+	0.33ha								
Need to travel, sustainable travel modes		+	Good vehicular and public transport access – walking distance to bus stop.								
Soil & land		-	Greenfield site, contamination unlikely								
Water resources and quality, flood risk		?	No flooding issues. Aquifer protection zone 6/140 Cookley.								
Landscape and townscape		-	Significant impact to the setting of Gaymore Farm.								
Biodiversity and geodiversity		0	Potential loss of biodiversity								
Economy & employment		0									
Historic environment		0	No known heritage assets								
Green Belt		-	In Green Belt								
Community & settlement identities		0	Adjoining built area								
Other:											
REASON FOR INCLUSION:											
Call for Sites submission			Allocated without planning permission				Sites with planning permission				
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites				
Officer suggested - rural sites			✓	Officer suggested – potential urban extension			Other				
PROPOSED USE:		Housing	✓	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:											
Character / visual impact: Loss of open land											
Vehicular access			Good		✓		Reasonable		Poor		
Access to local facilities walking distance to village centre			Good		✓		Reasonable		Poor		
Public transport accessibility walking distance to bus stop			Good		✓		Reasonable		Poor		

LOCATION PLAN



Land off Eleanor Harrison Drive, Cookley (1)



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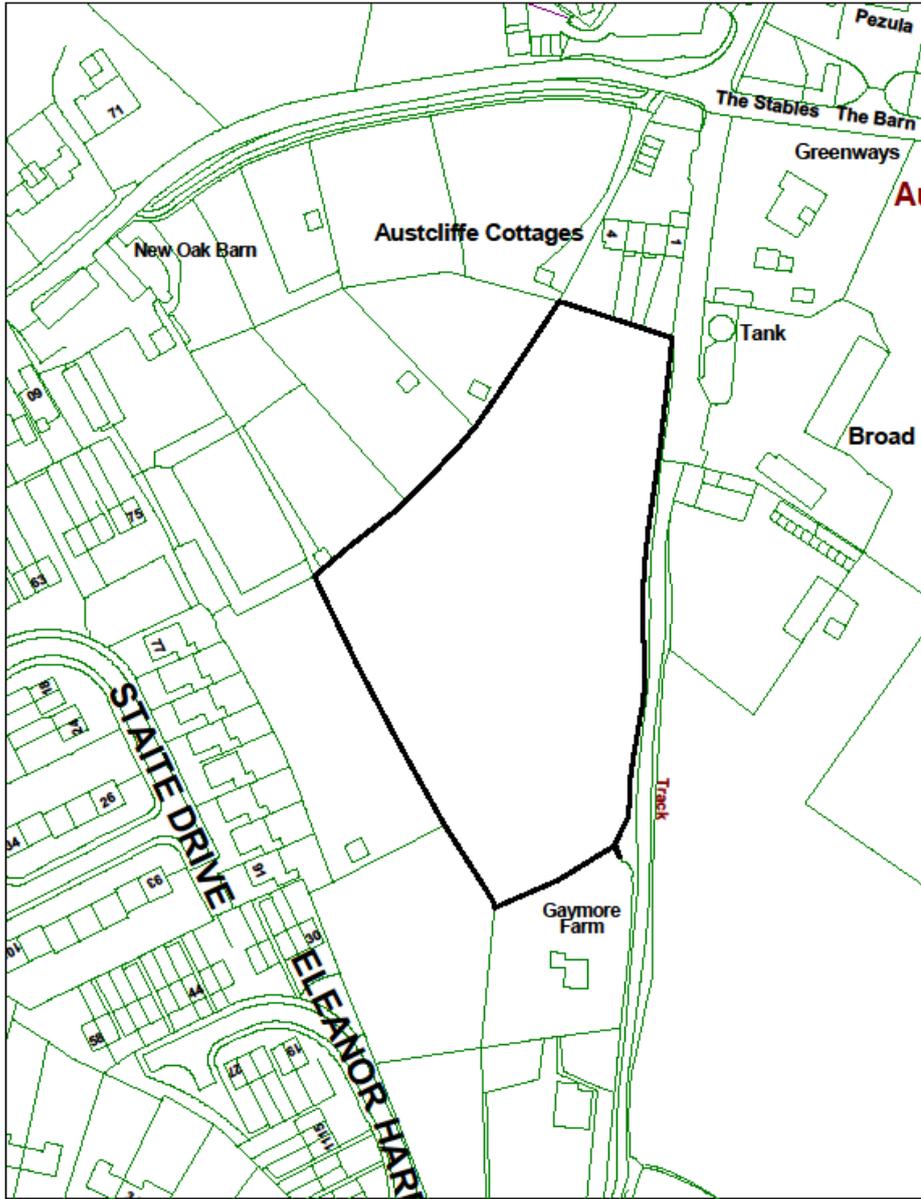


Scale: 1:1000

WFR-WC-5 GAYMORE FARM

Nearest settlement: Cookley		Site ref: WFR/WC/5		Easting 384752		Site area (hectares): 0.97Ha		
				Northing 280393				
Site address: Land at Gaymore Farm Austcliffe Lane Ward: Wyre Forest Rural						Within built area		
						Adjoining built area <input checked="" type="checkbox"/>		
						Other (See site description)		
Current or previous use: Pastureland						Greenfield (undeveloped) <input checked="" type="checkbox"/>		
						Brownfield (prev. developed)		
Site description: grazing land adjacent farm partially enclosed by hedgerows								
Ownership:		Private		<input checked="" type="checkbox"/>		Public		
						Unknown		
Topography:		Flat		<input type="checkbox"/>		Gently Sloping		
						<input checked="" type="checkbox"/>		
						Steeply Sloping		
Planning History: none of relevance								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		+	Adjoining built area. Good access to local facilities.					
Housing needs of all		+	0.97ha					
Need to travel, sustainable travel modes		+	Reasonable vehicular access off farm track. Good public transport access – bus stop nearby. Cookley bridleway 603 runs along boundary of site					
Soil & land		-	Greenfield site, contamination unlikely					
Water resources and quality, flood risk		?	No flooding issues. Aquifer protection zone 6/140 Cookley.					
Landscape and townscape		--	Grazing land partly enclosed by hedgerows. Loss of open aspect from neighbouring housing estate and significant impact to setting of Gaymore Farm and the historic character of dispersed settlements.					
Biodiversity and geodiversity		0						
Economy & employment		0						
Historic environment		-	Significant impact to setting of Gaymore Farm and the historic character of the dispersed settlement. Heritage potential of site unknown.					
Green Belt		0	Green Belt adjacent to site					
Community & settlement identities		0	Adjoining built area					
Other:								
REASON FOR INCLUSION:								
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission				Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension				Other	
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail		Employment		Leisure	
						Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:								
Character / visual impact: Loss of open aspect from neighbouring housing estate								
Vehicular access Off farm track		Good		Reasonable	<input checked="" type="checkbox"/>	Poor		
Access to local facilities		Good	<input checked="" type="checkbox"/>	Reasonable		Poor		
Public transport accessibility bus stop nearby		Good	<input checked="" type="checkbox"/>	Reasonable		Poor		

LOCATION PLAN



Gaymore Farm, Austcliffe Lane, Cookley



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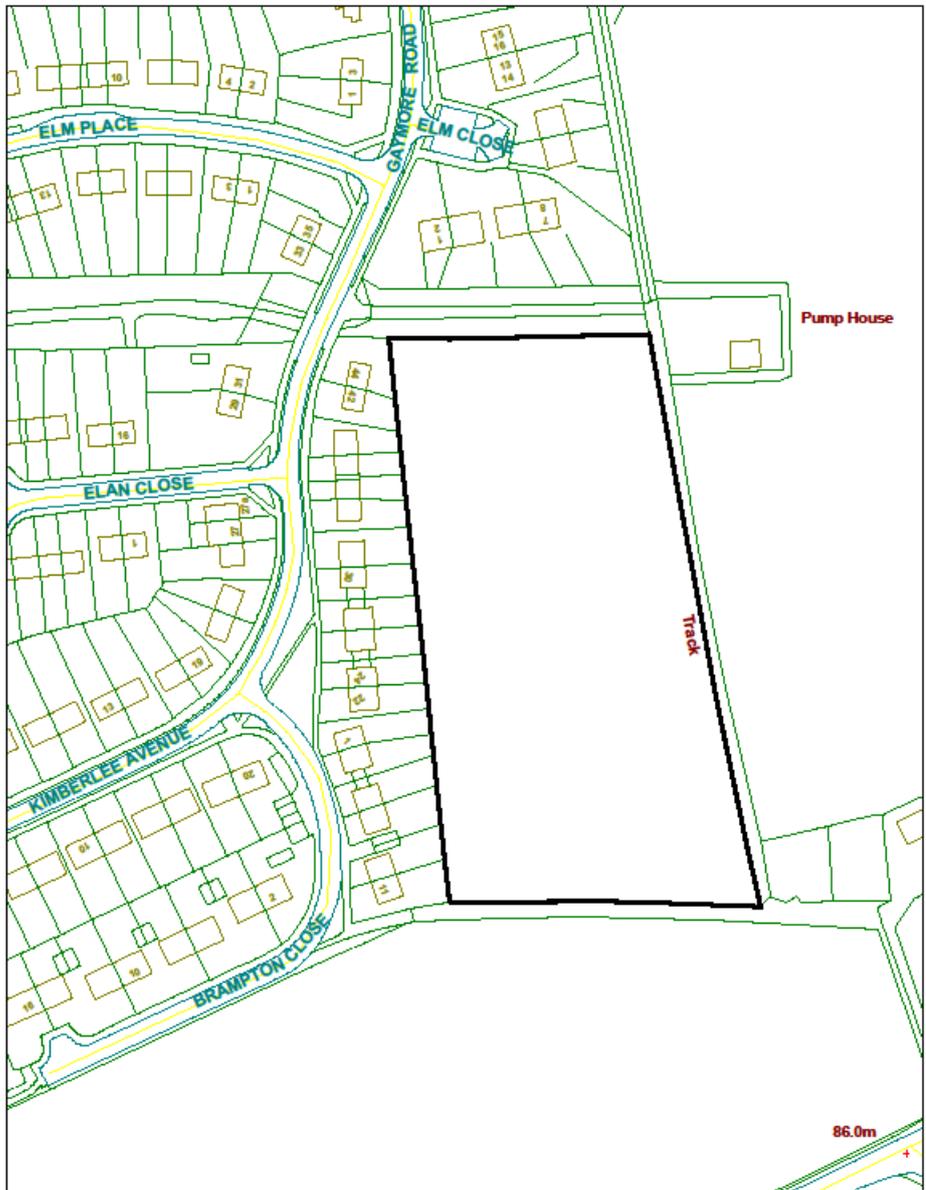


Scale: 1:1250

WFR-WC-10 COOKLEY ADR

Nearest settlement: Cookley		Site ref: WFR/WC/10		Eastings 384749	Site area (hectares): 1.23Ha									
				Northings 279828										
Site address: Land off Kimberlee Avenue, Cookley					Within built area									
Ward: Wyre Forest Rural					Adjoining built area <input checked="" type="checkbox"/>									
					Other (See site description)									
Current or previous use: Greenfield site					Greenfield (undeveloped)			<input checked="" type="checkbox"/>						
					Brownfield (prev. developed)									
Site description: Greenfield site on edge of village														
Ownership:		Private		<input checked="" type="checkbox"/>	Public		Unknown							
Topography:		Flat		<input checked="" type="checkbox"/>	Gently Sloping		Steeply Sloping							
Planning History: Allocated as an ADR in Site Allocations and Policies Local Plan (2013)														
SUSTAINABILITY APPRAISAL INFO		+/-		Notes										
Local services and facilities		+		Adjoining built area. Good access to local facilities.										
Housing needs of all		+		1.23ha										
Need to travel, sustainable travel modes		+		Good vehicular and public transport access – within walking distance of bus stop. Public footpath 608 runs along boundary of the site										
Soil & land		-		Greenfield site, contamination unlikely										
Water resources and quality, flood risk		-		No flooding issues. Two-thirds of site is in aquifer protection zone 6/140 Cookley. Identified in the water cycle study as a site of concern.										
Landscape and townscape		-		Grazing land partly enclosed by hedgerows. Loss of open aspect from neighbouring housing estate and significant impact to setting of Gaymore Farm.										
Biodiversity and geodiversity		-		Potential loss of biodiversity										
Economy & employment		0												
Historic environment		0		Adjacent to Elan Valley Aqueduct. No known heritage assets										
Green Belt		0		Green Belt adjacent to site										
Community & settlement identities		-		Adjoining built area. Risk of coalescence between Kidderminster and Cookley.										
Other:														
REASON FOR INCLUSION:														
Call for Sites submission						Allocated without planning permission			Sites with planning permission					
Local Authority owned land						Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites					
Officer suggested - rural sites			<input checked="" type="checkbox"/>			Officer suggested – potential urban extension			Other					
PROPOSED USE:		Housing		<input checked="" type="checkbox"/>	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:														
Character / visual impact: Loss of open land														
Vehicular access				Good		<input checked="" type="checkbox"/>	Reasonable		Poor					
Access to local facilities within walking distance of local shop.				Good		<input checked="" type="checkbox"/>	Reasonable		Poor					
Public transport accessibility within walking distance of bus stop.				Good		<input checked="" type="checkbox"/>	Reasonable		Poor					

LOCATION PLAN



Cookley ADR, Land off Kimberlee Avenue, Cookley



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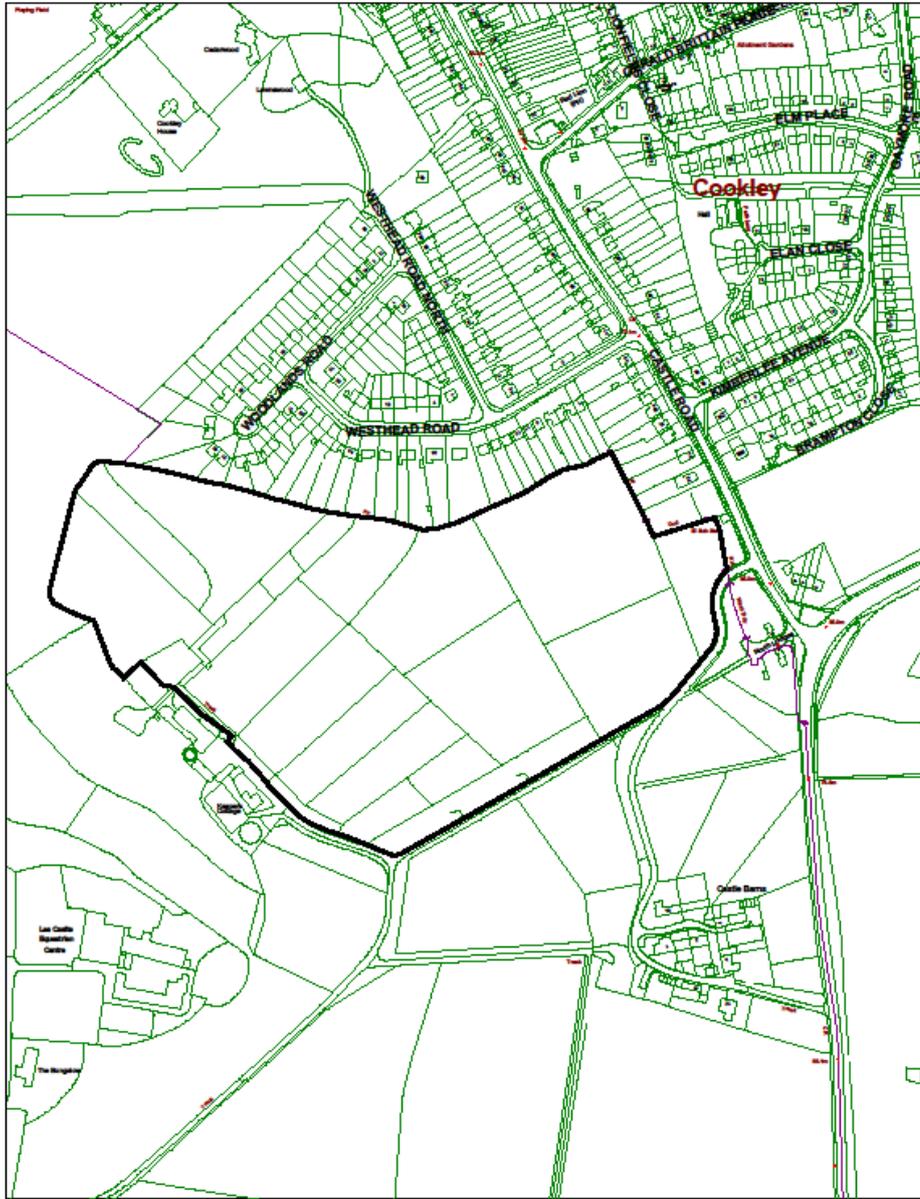
WFR-WC-12 LAWNSWOOD

Nearest settlement: Cookley		Site ref: WFR/WC/12		Easting 384252		Site area (hectares): 1.78Ha									
				Northing 279970											
Site address: Lawnswood, Westhead Road North, Cookley Ward: Wyre Forest Rural						Within built area									
						Adjoining built area ✓									
						Other (See site description)									
Current or previous use: house and garden curtilage plus open land in same ownership						Greenfield (undeveloped) ✓									
						Brownfield (prev. developed) ✓									
Site description: house and former garden area now regenerated as scrub, housing development to east and south; open land to other sides															
Ownership:		Private		✓		Public									
						Unknown									
Topography:		Flat		Gently Sloping		✓									
						Steeply Sloping									
Planning History: 2010 SHLAA - land put forward by owners as potential housing site or ADR															
SUSTAINABILITY APPRAISAL INFO		+/-		Notes											
Local services and facilities		+		Adjoining built area. Good access to local facilities – potential for footpath link direct to village facilities											
Housing needs of all		+		1.78ha											
Need to travel, sustainable travel modes		+		Good vehicular and public transport access. Potential footpath link to bus stop – half hourly service.											
Soil & land		-		Greenfield site, contamination unlikely											
Water resources and quality, flood risk		?		No flooding issues. Site is in aquifer protection zone 6/140 Cookley.											
Landscape and townscape		-		Development of the site would impose significant harm to the site and wider landscape character.											
Biodiversity and geodiversity		-		A heavily wooded site, part of a much larger area of mature broadleaf woodland. TPO 9 Cookley covers approx. 10% of site at northernmost point. Development would lead to loss of mature trees. Site historically associated with unenclosed heath land.											
Economy & employment		0													
Historic environment		-		Elan Valley Aqueduct crosses site. The site is on a hill opposite the Church of St. Peter 100m NW – could affect the setting of the church. No known built heritage on the site.											
Green Belt		-		In Green Belt											
Community & settlement identities		-		Adjoins built area but outside of settlement boundary.											
Other:															
REASON FOR INCLUSION:															
Call for Sites submission				Allocated without planning permission			Sites with planning permission								
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites								
Officer suggested - rural sites		✓		Officer suggested – potential urban extension			Other								
PROPOSED USE:		Housing		✓		Retail		Employment		Leisure		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:															
Character / visual impact: Some potential adverse impact – but site is well-screened															
Vehicular access				Good		✓		Reasonable				Poor			
Access to local facilities potential for footpath link direct to village facilities				Good		✓		Reasonable				Poor			
Public transport accessibility potential footpath link to bus stop – half hourly service				Good		✓		Reasonable				Poor			
Potential timescale for development															

WFR-WC-13 LAND SOUTH OF COOKLEY

Nearest settlement: Cookley	Site ref: WFR/WC/13	Easting 384312	Site area (hectares): 9.93Ha
		Northing 279570	
Site address: Land south of Cookley, off Castle Road Ward: Wyre Forest Rural			Within built area
			Adjoining built area ✓
			Other (See site description)
Current or previous use: pastureland			Greenfield (undeveloped) ✓
			Brownfield (prev. developed)
Site description: pastureland to south of Cookley village with Castle Barns complex to south and farmland			
Ownership: Strong Farms	Private	✓	Public
			Unknown
Topography:	Flat		Gently Sloping
		✓	Steeply Sloping
Planning History: none of relevance – Green Belt – part of larger application site for golf course – never implemented			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Adjoining built area. Reasonable access to local facilities – village facilities within reasonable walking distance.	
Housing needs of all	+	9.93ha	
Need to travel, sustainable travel modes	0	Good vehicular access. Reasonable public transport access – bus stop on Castle Road. Bridleway 625 runs along boundary of site.	
Soil & land	-	Greenfield site, contamination unlikely	
Water resources and quality, flood risk	0	No flooding issues.	
Landscape and townscape	--	Large area of open farm land with open views across village. Highly sensitive to development due to open views to the south, impact on the setting of mature woodland character, impact to local receptors and high risk of coalescence between Kidderminster and Cookley.	
Biodiversity and geodiversity	0		
Economy & employment	0		
Historic environment	-	Development of the site would affect the setting of North Lodges and Gateway of Lea Castle Grade II as viewed from Bridleway 625B and its relationship to the parkland of the now-demolished Lea Castle	
Green Belt	-	In Green Belt	
Community & settlement identities	-	Adjacent built area. Risk of coalescence between Kidderminster and Cookley.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Open views across to village, Very large area of open farm land.			
Vehicular access	Good	✓	Reasonable
			Poor
Access to local facilities Village facilities within reasonable walking distance	Good		Reasonable
		✓	Poor
Public transport accessibility Bus stop on Castle Road	Good		Reasonable
		✓	Poor

LOCATION PLAN



Land South of Cookley



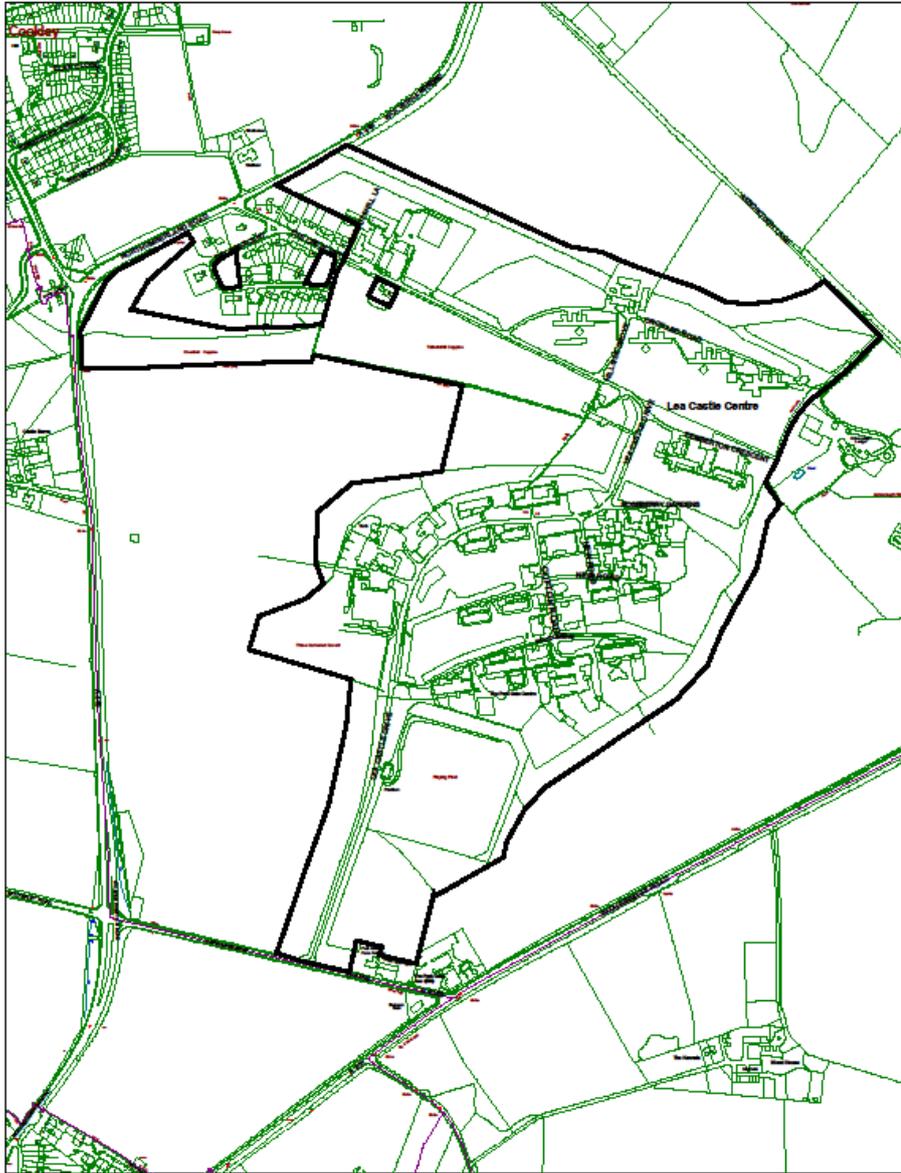
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Scale: 1:3500

WFR-WC-15 WLEA CASTLE HOSPITAL

Nearest settlement: Cookley		Site ref: WFR/WC/15		Easting 385001		Site area (hectares): 48.66Ha					
				Northing 279479							
Site address: Lea Castle Hospital site, Lea Castle Drive						Within built area					
Ward: Wyre Forest Rural						Adjoining built area		✓			
						Other (See site description)					
Current or previous use: vacant land and buildings, grazing and sports field						Greenfield (undeveloped)					
						Brownfield (prev. developed)				✓	
Site description: former hospital site with residential uses to NW and agricultural land surrounding											
Ownership: Homes and Communities Agency (HCA)			Private		✓		Public		Unknown		
Topography:		Flat		Gently Sloping			✓		Steeply Sloping		
Planning History: Allocated under SAL.PDS1 for C3,C2,B1 and health and sport facilities; Previously Developed Site in Green Belt. Ongoing discussions with the HCA about the future development of the site.											
SUSTAINABILITY APPRAISAL INFO		+/-	Notes								
Local services and facilities		0	Adjoining built area. Reasonable access to local facilities – fair distance to facilities in Cookley village.								
Housing needs of all		++	48.66ha								
Need to travel, sustainable travel modes		0	Good vehicular access: access from Park Gate Road – A451 junction would require upgrading. Reasonable public transport access – bus stop at entrance to Cookley village. Public footpath 628 crosses the site.								
Soil & land		?	Previously developed site in Green Belt. Some contamination but not major issue								
Water resources and quality, flood risk		0	No flooding issues. Near but not adjacent aquifer protection zone Elan Valley Aqueduct.								
Landscape and townscape		0	Parkland setting. Site well screened from A roads by tree belt.								
Biodiversity and geodiversity		-	Adjacent TPO 106 Axborough Wood. Mature trees and woodland. BAP protected fauna – pole cat.								
Economy & employment		0									
Historic environment		-	The site has high potential to contain post medieval and modern heritage assets. Several post medieval farm buildings are on the site; also WWII Nissan Hut main buildings of Lea Castle Camp etc. which have low significance. Possible barrow of medium significance.								
Green Belt		-	In Green Belt								
Community & settlement identities		0	Adjacent built area. Former hospital with residential uses to NW and agricultural land surrounding.								
Other: High pressure gas pipeline.											
REASON FOR INCLUSION:											
Call for Sites submission		✓	Allocated without planning permission				Sites with planning permission				
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites				
Officer suggested - rural sites			Officer suggested – potential urban extension				Other				
PROPOSED USE:	Housing	✓	Retail	Employment		Leisure		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:											
Character / visual impact: Site well screened from A roads by tree belt. Parkland setting should be retained											
Vehicular access Good from Park Gate Road – A451 junction would require upgrading			Good		✓		Reasonable		Poor		
Access to local facilities Facilities in Cookley village – fair distance			Good				Reasonable		✓	Poor	
Public transport accessibility Bus stops at entrance to Cookley village			Good				Reasonable		✓	Poor	

LOCATION PLAN



Lea Castle Hospital



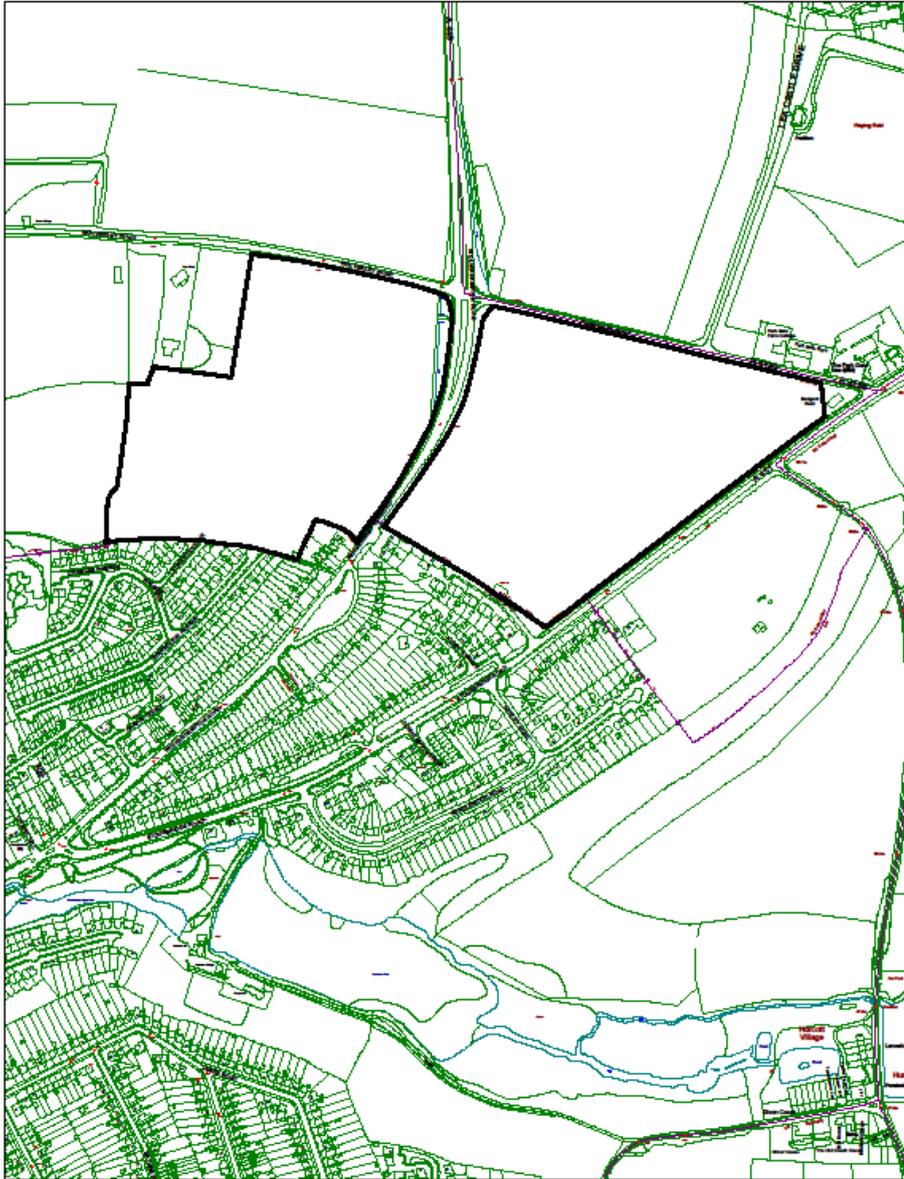
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Scale: 1:6000

FR-WC-16 LAND SOUTH OF WOLVERLEY/PARK GATE ROAD

Nearest settlement: Kidderminster	Site ref: WFR/WC/16	Easting 384647	Site area (hectares): 18.19
		Northing 278558	
Site address: Land south of Wolverley Road and Park Gate Road Ward: Wyre Forest Rural		Within built area	
		Adjoining built area	✓
		Other (See site description)	
Current or previous use: farmland		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: farmland bisected by A449 Wolverhampton Road with residential development to south			
Ownership: site controlled by Persimmon Homes	Private	✓	Public
			Unknown
Topography: Sloping	Flat	Gently Sloping	✓
			Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Adjoining built area. Reasonable access to local facilities.	
Housing needs of all	+	18.19ha	
Need to travel, sustainable travel modes	0	Good vehicular access. Reasonable public transport access – bus stops at edge of built-up area. Public footpath 513 runs along boundary of site.	
Soil & land	-	Greenfield site. Contamination unlikely.	
Water resources and quality, flood risk	0	No flooding issues.	
Landscape and townscape	--	Open aspect with low hedge boundary. Very open, rural landscape currently distinct from the northern suburban fringe of Kidderminster. Development would result in a substantial impact to the landscape character.	
Biodiversity and geodiversity	-	Potential loss of hedgerows. 260m to Hurcott Pasture SSSI (unfavourable declining condition due to poor management)	
Economy & employment	0		
Historic environment	0	Heath House undesignated heritage asset is 25m SW of the site (low overall significance). Development of the site would affect the edge of town setting of Heath House.	
Green Belt	-	In Green Belt	
Community & settlement identities	0	Adjacent built area.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Open aspect –low hedge boundary mostly. Potential loss of hedgerows			
Vehicular access	Good	✓	Reasonable
			Poor
Access to local facilities	Good		Reasonable
			Poor
Public transport accessibility	Good		Reasonable
Bus stops at edge of built-up area			Poor

LOCATION PLAN



Land south of Wolverley Road and Park Gate Lane



WYKE FOREST DISTRICT COUNCIL

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Scale: 1:5000

WFR-WC-17 LAND AT WOLVERLEY ROAD

Nearest settlement: Kidderminster		Site ref: WFR/WC/17		Easting 384171		Site area (hectares): 4.75					
				Northing 278696							
Site address: land at Wolverley Road, Kidderminster						Within built area					
Ward: Wyre Forest Rural						Adjoining built area				✓	
						Other (See site description)					
Current or previous use: farmland						Greenfield (undeveloped)				✓	
						Brownfield (prev. developed)					
Site description: farmland fronting B4189 with former school playing field to south											
Ownership:			Private		✓		Public		Unknown		
Topography:			Flat		✓		Gently Sloping		Steeply Sloping		
Planning History: none											
SUSTAINABILITY APPRAISAL INFO		+/-	Notes								
Local services and facilities		0	Adjoining built area. Reasonable access to local facilities – local shop on Sion Hill Estate								
Housing needs of all		+	4.75ha								
Need to travel, sustainable travel modes		0	Good vehicular access. Reasonable public transport access – bus stop on Sion Hill.								
Soil & land		-	Greenfield site. Contamination unlikely.								
Water resources and quality, flood risk		0	No flooding issues.								
Landscape and townscape		--	Prominent open site on brow of hill overlooking town. Significant encroachment into rural landscape with nearby parkland character and dispersed settlements.								
Biodiversity and geodiversity		0									
Economy & employment		0									
Historic environment		0	Lea Castle Park (undesigned) to the N of the site significance low/medium. Potential for prehistoric archaeology and flint artefacts on site.								
Green Belt		-	In Green Belt								
Community & settlement identities		0	Adjacent built area.								
REASON FOR INCLUSION:											
Call for Sites submission			✓		Allocated without planning permission				Sites with planning permission		
Local Authority owned land					Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites		
Officer suggested - rural sites					Officer suggested – potential urban extension				Other		
PROPOSED USE:		Housing	✓	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:											
Character / visual impact: prominent open site on brow of hill overlooking town											
Vehicular access			Good	✓	Reasonable		Poor				
Access to local facilities			Good		Reasonable	✓	Poor				
			Local shop on Sion Hill Estate								
Public transport accessibility			Good		Reasonable	✓	Poor				
			Bus stop on Sion Hill								

LOCATION PLAN



Land Off Wolverley Road, Kidderminster



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Scale: 1:2500

WFR-WC-18 SION HILL SCHOOL

Nearest settlement: Kidderminster		Site ref: WFR/WC/18		Easting 383983		Site area (hectares): 2.1	
				Northing 278497			
Site address: Sion Hill School Ward: Wyre Forest Rural						Within built area	
						Adjoining built area ✓	
						Other (See site description)	
Current or previous use: vacant school buildings						Greenfield (undeveloped)	
						Brownfield (prev. developed) ✓	
Site description: Former school, playground and car park (excludes playing field)							
Ownership: Developer		Private		✓		Public	
						Unknown	
Topography:		Flat		✓		Gently Sloping	
						Steeply Sloping	
Planning History: 15/0305/OUTL application approved subject to S106 Agreement for 46 dwellings							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		In built area. Good access to services – convenience store within short walk.			
Housing needs of all		+		2.1ha			
Need to travel, sustainable travel modes		+		Good vehicular access. Good public transport access – bus stop nearby. Public footpath 644 runs along boundary of site.			
Soil & land		+		Brownfield site. Contamination unlikely.			
Water resources and quality, flood risk		0		No flooding issues.			
Landscape and townscape		?		Currently vacant school buildings. The landscape surrounding the site is mature parkland associated with Sion Hill House.			
Biodiversity and geodiversity		-		TPO 388 along road (western boundary) and northern boundary. 500m to Hurcott and Podmore Pools SSSI (mixed condition related to water levels)			
Economy & employment		0					
Historic environment		0		School on site was designed by an architect of repute but is not of national significance.			
Green Belt		-		In Green Belt			
Community & settlement identities		+		In built area.			
Other:							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:		Housing		✓		Retail	
						Employment	
						Leisure	
						Gypsy/ Travelling Showpeople	
						Other	
WFDC OFFICER VIEWS:							
Character / visual impact:							
Vehicular access		Good		✓		Reasonable	
						Poor	
Access to local facilities convenience store within short walk		Good		✓		Reasonable	
						Poor	
Public transport accessibility bus stop nearby		Good		✓		Reasonable	
						Poor	

LOCATION PLAN



Sion Hill School, Kidderminster



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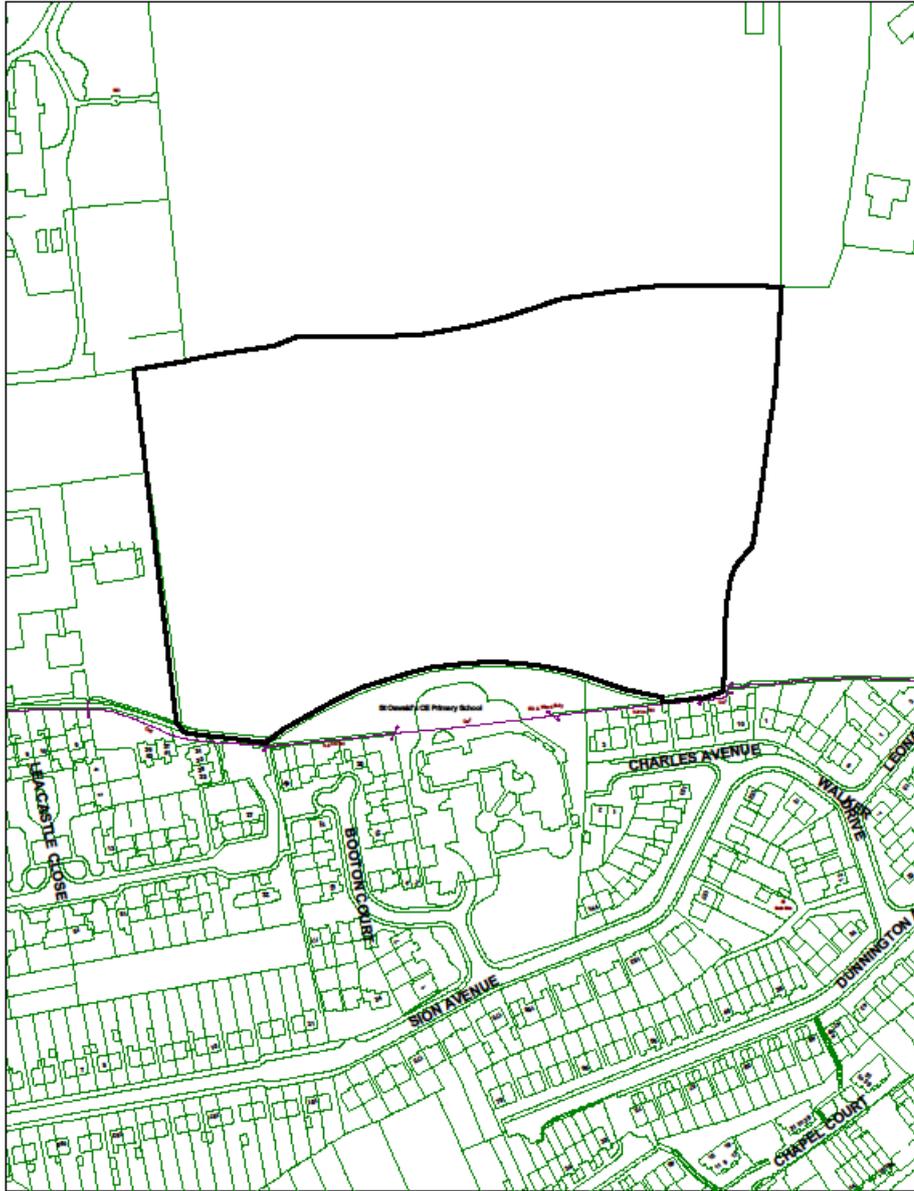


Scale: 1:1550

WFR-WC-19 SION HILL PLAYING FIELDS

Nearest settlement: Kidderminster		Site ref: WFR/WC/19		Easting 384163		Site area (hectares): 4.36	
				Northing 278521			
Site address: Former Sion Hill School playing fields Ward: Wyre Forest Rural						Within built area	
						Adjoining built area ✓	
						Other (See site description)	
Current or previous use: Open space/Green belt						Greenfield (undeveloped) ✓	
						Brownfield (prev. developed)	
Site description: WCC owned playing fields for former Sion Hill School (part used by St. Oswald's Primary School)							
Ownership: Worcestershire County Council		Private		Public		✓ Unknown	
Topography:		Flat		Gently Sloping		✓ Steeply Sloping	
Planning History: The former school buildings are subject to a planning application for residential development. Small part of this site is included in application site							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		0	Adjoins built area. Reasonable access to services – local shop on Sion Hill Estate.				
Housing needs of all		?	4.36ha				
Need to travel, sustainable travel modes		+	Reasonable vehicular access. Good public transport access – adjacent to main bus route. Public footpath 644 runs along boundary of site.				
Soil & land		-	Greenfield site. Contamination unlikely.				
Water resources and quality, flood risk		-	Some parts of the site are susceptible to surface water flooding				
Landscape and townscape		-	Important area of open space in a prominent position with parkland setting. Closer spatial association with existing suburban development and distance from sensitive landscape features. Receptors to the south already benefit from some screening.				
Biodiversity and geodiversity		-	TPO 388 adjacent to site. Impact on biodiversity likely. 380m to Hurcott and Podmore Pools SSSI (mixed condition related to water levels)				
Economy & employment		0					
Historic environment		0	Playing fields associated with school designed by Sir Frederick Gibberd which is not of national importance and has planning permission for demolition.				
Green Belt		-	In Green Belt				
Community & settlement identities		0	Adjoins built area.				
Other: Could only come forward for development if it were necessary to undertake a Green Belt boundary review. Public footpath 644 runs along boundary of site.							
REASON FOR INCLUSION:							
Call for Sites submission		✓	Allocated without planning permission			Sites with planning permission	
Local Authority owned land		✓	Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	Retail	Employment		Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Important area of open space in a prominent position. Parkland setting.							
Vehicular access		Good		Reasonable	✓	Poor	
Access to local facilities local shop on Sion Hill estate		Good		Reasonable	✓	Poor	
Public transport accessibility Adjacent to a main bus route		Good	✓	Reasonable		Poor	

LOCATION PLAN



Sion Hill School Playing Fields



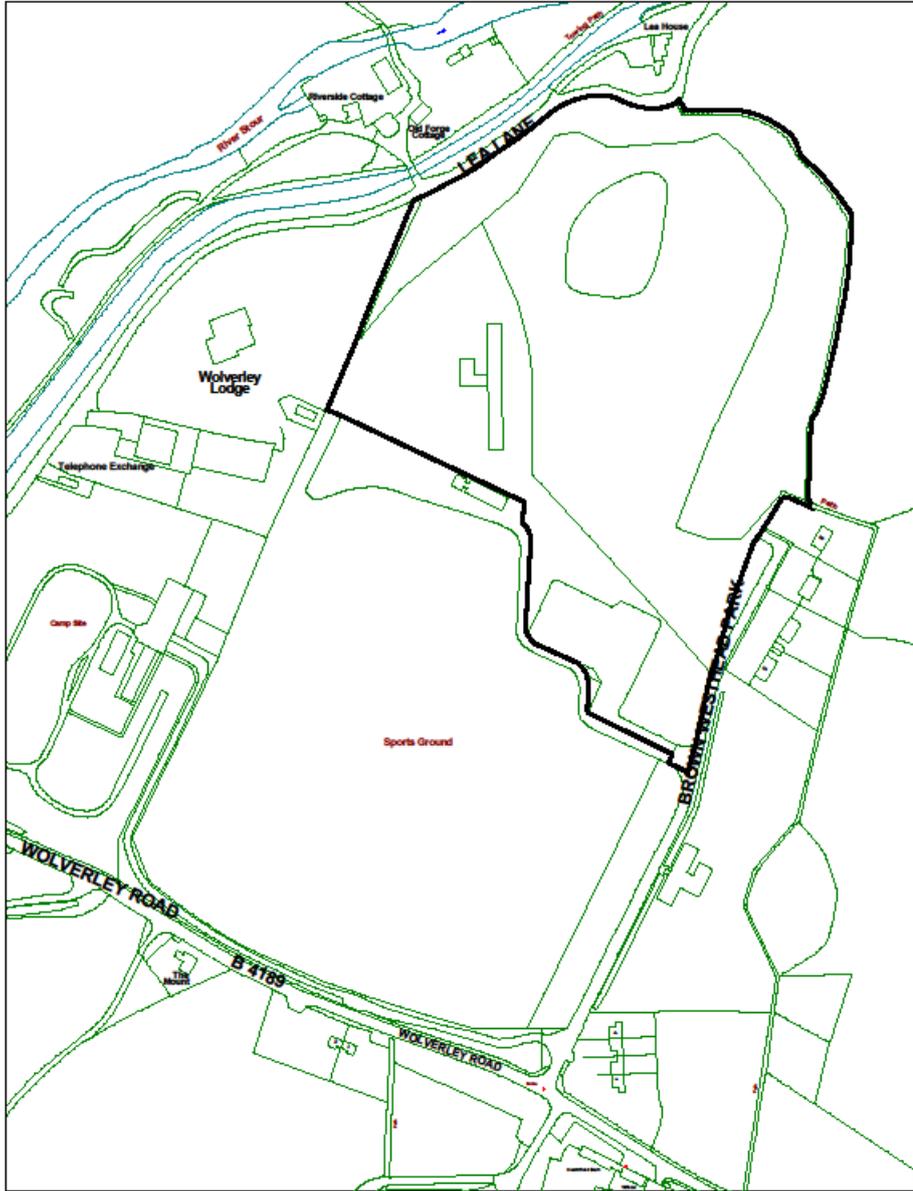
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Scale: 1:2000

WFR-WC-20 LAND AT BROWN WESTHEAD

Nearest settlement: Wolverley		Site ref: WFR/WC/20		Easting 383533		Site area (hectares): 6.29Ha						
				Northing 279344								
Site address: Land rear of Brownwesthead Park Sportsground Ward: Wyre Forest Rural						Within built area						
						Adjoining built area		✓				
						Other (See site description)						
Current or previous use: amenity land – previously WW2 hospital known as Wolverley Camp						Greenfield (undeveloped) mostly greenfield				✓		
						Brownfield (prev. developed)				✓		
Site description: Site of former WW2 hospital with sportsground and campsite adjacent. Access road also serves 4 dwellings												
Ownership: Strong Farms			Private		✓	Public		Unknown				
Topography:		Flat	✓	Gently Sloping			Steeply Sloping					
Planning History: none of relevance												
SUSTAINABILITY APPRAISAL INFO		+/-	Notes									
Local services and facilities		0	Adjoining built area. Reasonable access: within walking distance to local facilities at Wolverley or Cookley village.									
Housing needs of all		+	6.29ha									
Need to travel, sustainable travel modes		0	Good vehicular access: access road also serves 4 dwellings. Reasonable public transport access: bus stops on Wolverley Road. Public footpath 623 runs along site boundary									
Soil & land		-	Part greenfield site, part brownfield (former WW2 hospital). Contamination unlikely									
Water resources and quality, flood risk		0	Close to but outside flood zone 2/3									
Landscape and townscape		--	Site visible from Wolverley Road across sports ground. From Lea Lane site is not visible being on higher ground behind wall. Site highly sensitive due to impact on the setting of mature woodland character, and impact to local dispersed settlement pattern.									
Biodiversity and geodiversity		0	Potential loss of tree cover									
Economy & employment		0										
Historic environment		--	Staffordshire and Worcestershire Canal Conservation Area runs north to south 25m from the western boundary of the site – it is of high significance. Could also affect Lea Castle Park (low/medium significance) AND Wolverley Camp General Hospital (low significance).									
Green Belt		-	In Green Belt									
Community & settlement identities		0	Adjoining built area									
Other: Minerals consultation area. British Waterways Consultation zone EIA and major scale development (ref 20110729). British Waterways consultation zone minor and household scale development (ref 20110729).												
REASON FOR INCLUSION:												
Call for Sites submission		✓	Allocated without planning permission				Sites with planning permission					
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites					
Officer suggested - rural sites			Officer suggested – potential urban extension				Other					
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:												
Character / visual impact: Site visible from Wolverley Road across sports ground. From Lea Lane, site is not visible being on higher ground behind wall. Potential loss of tree cover												
Vehicular access			Good	✓	Reasonable			Poor				
Access to local facilities Facilities available in either Wolverley or Cookley village – within reasonable walking distance			Good		Reasonable		✓	Poor				
Public transport accessibility Bus stops on Wolverley Road			Good		Reasonable		✓	Poor				

LOCATION PLAN



Land rear of Brown Westhead sports ground



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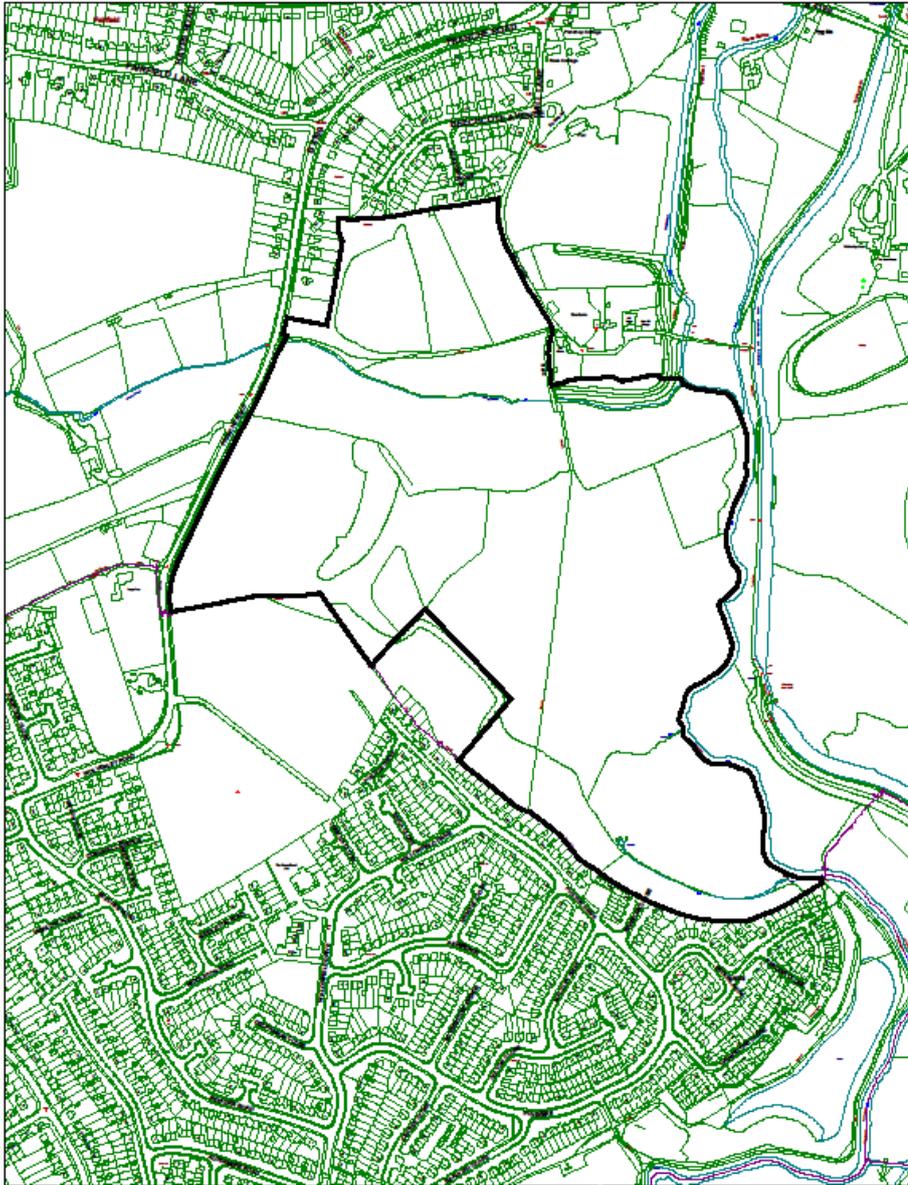


Scale: 1:2500

WFR-WC-21 LAND NORTH OF PUXTON

Nearest settlement: Kidderminster		Site ref: WFR/WC/21		Easting 382672		Site area (hectares): 27.76	
				Northing 278564			
Site address: Land at Puxton Ward: Wyre Forest Rural						Within built area	
						Adjoining built area ✓	
						Other (See site description)	
Current or previous use: Scrub and marshland						Greenfield (undeveloped) ✓	
						Brownfield (prev. developed)	
Site description: Area of scrub and marsh to north of Marlpool Estate							
Ownership:		Private		✓		Public	
						Unknown	
Topography:		Flat		✓		Gently Sloping	
						Steeply Sloping	
Planning History: None of relevance – Green Belt - part of proposed Stour Valley Country Park SAL.UP3							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		0	Adjoining built area. Reasonable access to local facilities: local shops accessible from the southern end of the site.				
Housing needs of all		?	27.76ha				
Need to travel, sustainable travel modes		0	Poor vehicular access. Reasonable public transport access: bus stops on Puxton Drive. Public footpaths 631 and 632 cross the site.				
Soil & land		-	Greenfield site. Contamination unlikely				
Water resources and quality, flood risk		--	Much of wider site is in flood zone 3. Honeybrook does not affect the much smaller northern part of the site now proposed. Only small area is developable.				
Landscape and townscape		-	Open character. Sensitive south sloping site that would impact on the setting of Beehcote and receptors on Honeybrook Close.				
Biodiversity and geodiversity		--	Much of site covered by Puxton Marsh Local Wildlife Site: scrub and marsh. 280m to Stourvale Marsh SSSI (unfavourable declining condition due to poor management)				
Economy & employment		0					
Historic environment		--	Staffordshire and Worcestershire Canal Conservation Area (high significance) 200m to east. Ponds (unknown significance) lie 40m to the east. Site of Lower Forge Mill (low significance) 60m to the east. This is a sensitive south-sloping development which may impact on the setting of Beehcote and views from the Staffs and Worcs Canal				
Green Belt		-	In Green Belt				
Community & settlement identities		0	Adjoining built area				
Other: Minerals consultation area. British waterways consultation zone (part of site) EIA and major scale development and minor and household scale development (20110729).							
REASON FOR INCLUSION:							
Call for Sites submission		✓	Allocated without planning permission			Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:							
Character / visual impact: open							
Vehicular access none		Good		Reasonable		Poor	✓
Access to local facilities Local shops accessible from southern end of site		Good		Reasonable	✓	Poor	
Public transport accessibility Bus stops on Puxton Drive		Good		Reasonable	✓	Poor	

LOCATION PLAN



Land at Puxton



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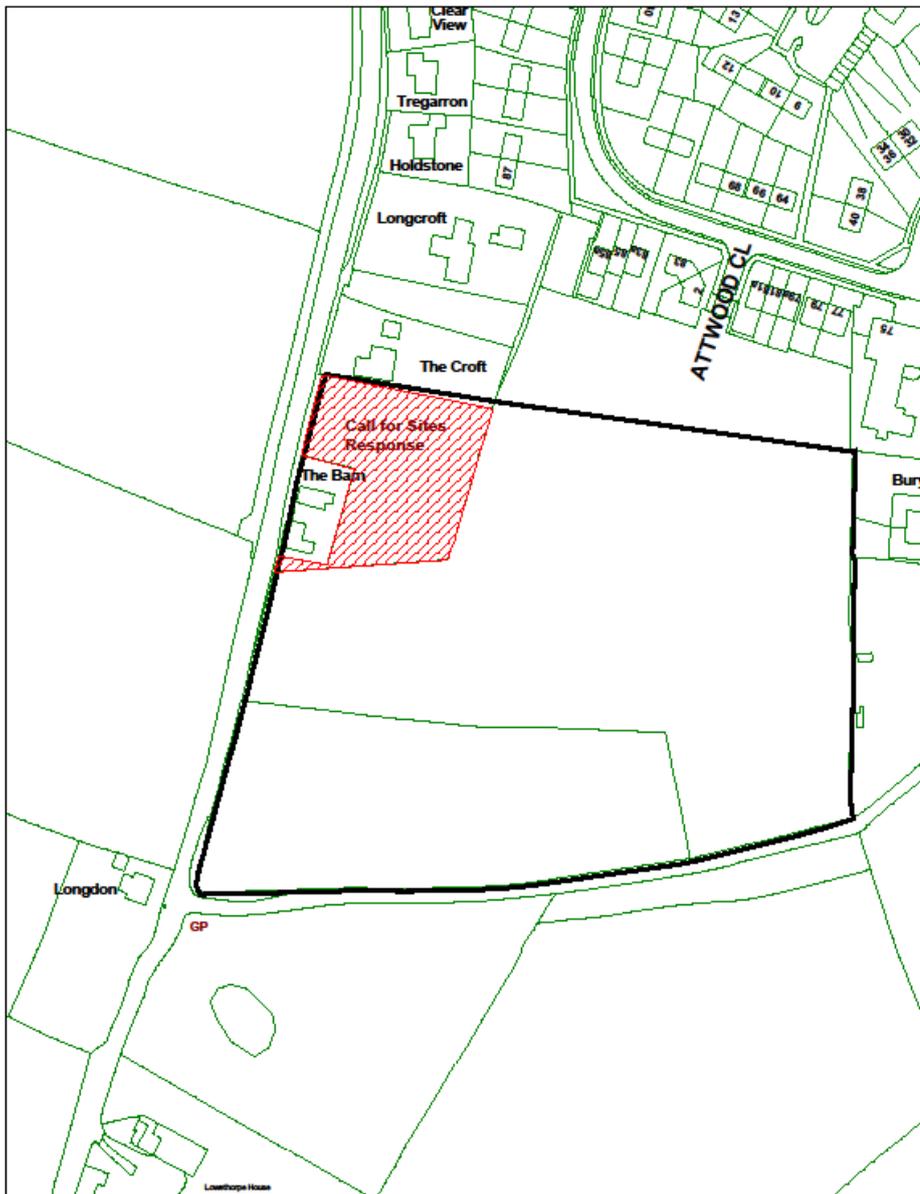


Scale: 1:5000

.WFR-WC-22 LOWE LANE ADR

Nearest settlement: Fairfield		Site ref: WFR/WC/22		Easting 381931		Site area (hectares): 2.99Ha					
				Northing 279101							
Site address: Land off Lowe Lane, Fairfield Ward: Wyre Forest Rural						Within built area					
						Adjoining built area		✓			
						Other (See site description)					
Current or previous use: open land and community allotments. North western part of site hatched in red on plan is privately owned together with 0.84Ha field in SW corner. The rest is owned by the local authority.						Greenfield (undeveloped)				✓	
						Brownfield (prev. developed)					
Site description: open land. Part of site now in use as community allotments (1.22 Ha leased from WFDC)											
Ownership: Multiple – part WFDC owned			Private		✓	Public		✓	Unknown		
Topography:		Flat		Gently Sloping		✓	Steeply Sloping				
Planning History: Allocated as an ADR in Site Allocations and Policies Local Plan (2013)											
SUSTAINABILITY APPRAISAL INFO		+/-	Notes								
Local services and facilities		0	Adjoining built area. Reasonable access to local facilities: within walking distance of shops on Sebright Road.								
Housing needs of all		?	2.99ha								
Need to travel, sustainable travel modes		+	Good vehicular access. Good public transport access: within walking distance of bus stops.								
Soil & land		-	Greenfield site. Contamination unlikely								
Water resources and quality, flood risk		?	No flooding issues. Flagged up in the water cycle study as a site of concern.								
Landscape and townscape		-	Area of open countryside within Green Belt. Significant impact on the south facing receptors along Sebright Road and those dispersed along the bordering section of Lowe Lane.								
Biodiversity and geodiversity		0									
Economy & employment		0									
Historic environment		-	Development would affect the setting of Bury Farm (low significance) and Outfarm west of Bury Farm (low significance) and remove the inter-visibility between Bury Farm and the Out Farm								
Green Belt		-	In Green Belt								
Community & settlement identities		0	Adjoining built area. Currently open land and community allotments.								
Other: Minerals consultation area											
REASON FOR INCLUSION:											
Call for Sites submission		✓	Allocated without planning permission				Sites with planning permission				
Local Authority owned land		✓	Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites				
Officer suggested - rural sites			Officer suggested – potential urban extension				Other				
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure	✓	Gypsy/ Travelling Showpeople	✓	Other
WFDC OFFICER VIEWS:											
Character / visual impact: Area of open countryside within green belt. Potential loss of biodiversity.											
Vehicular access			Good	✓	Reasonable			Poor			
Access to local facilities Within walking distance of shops on Sebright Road.			Good		Reasonable		✓	Poor			
Public transport accessibility Within walking distance of bus stops			Good	✓	Reasonable			Poor			

LOCATION PLAN



Land off Lowe Lane Wolverley



WOLVERLEY FOREST
DISTRICT COUNCIL

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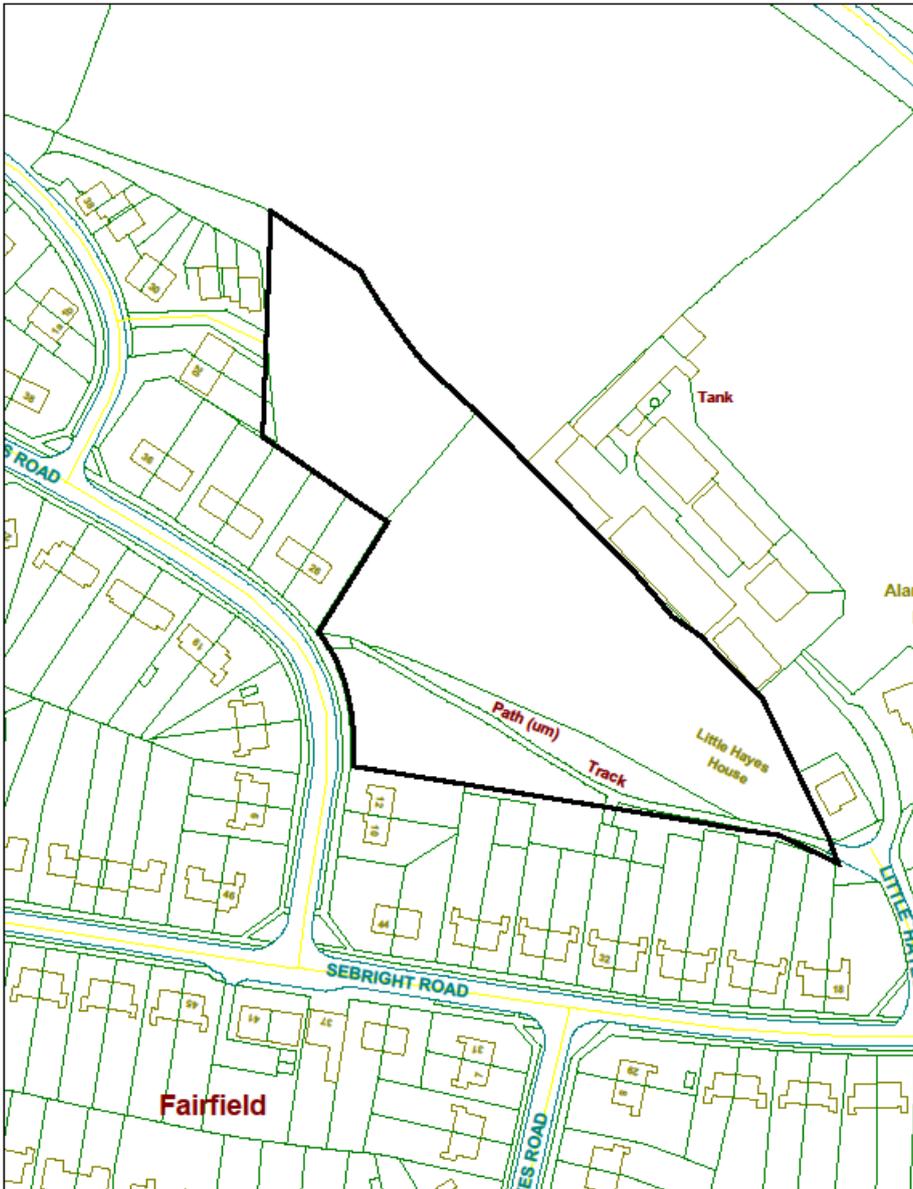


Scale: 1:1500

WFR-WC-23 HAYES ROAD

Nearest settlement: Fairfield		Site ref: WFR/WC/23		Easting 382305		Site area (hectares): 1.16Ha	
				Northing 279292			
Site address: Land off Hayes Road, Fairfield Ward: Wyre Forest Rural						Within built area	
						Adjoining built area ✓	
						Other (See site description)	
Current or previous use: open land with public footpath running through site.						Greenfield (undeveloped) ✓	
						Brownfield (prev. developed)	
Site description: open land with public footpath running through site.							
Ownership:		Private		Public		Unknown ✓	
Topography:		Flat		Gently Sloping		Steeply Sloping ✓	
Planning History: Allocated as an ADR in Site Allocations and Policies Local Plan (2013)							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		+	Adjoining built area. Good access to local facilities: within walking distance of facilities at Franche Road.				
Housing needs of all		+	1.16ha				
Need to travel, sustainable travel modes		+	Good vehicular access. Good public transport access: within walking distance of bus stops. Footpath runs through the site.				
Soil & land		-	Greenfield site. Contamination unlikely				
Water resources and quality, flood risk		0	No flooding issues				
Landscape and townscape		-	Open site				
Biodiversity and geodiversity		-	Potential loss of mature trees and wider impact on woodland adjacent. The site lends itself to linear open space provision along the existing southern footpath.				
Economy & employment		0					
Historic environment		0	No known heritage assets				
Green Belt		0	Adjacent to Green Belt				
Community & settlement identities		0	Adjoining built area.				
Other: Site adj minerals consultation area. Neighbouring uses (farm adjacent)							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites		✓	Officer suggested – potential urban extension		Other		
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Currently open site							
Vehicular access			Good	✓	Reasonable	Poor	
Access to local facilities Within walking distance of facilities at Franche Road			Good	✓	Reasonable	Poor	
Public transport accessibility Within walking distance of bus stops			Good	✓	Reasonable	Poor	

LOCATION PLAN



Land off Hayes Road, Fairfield



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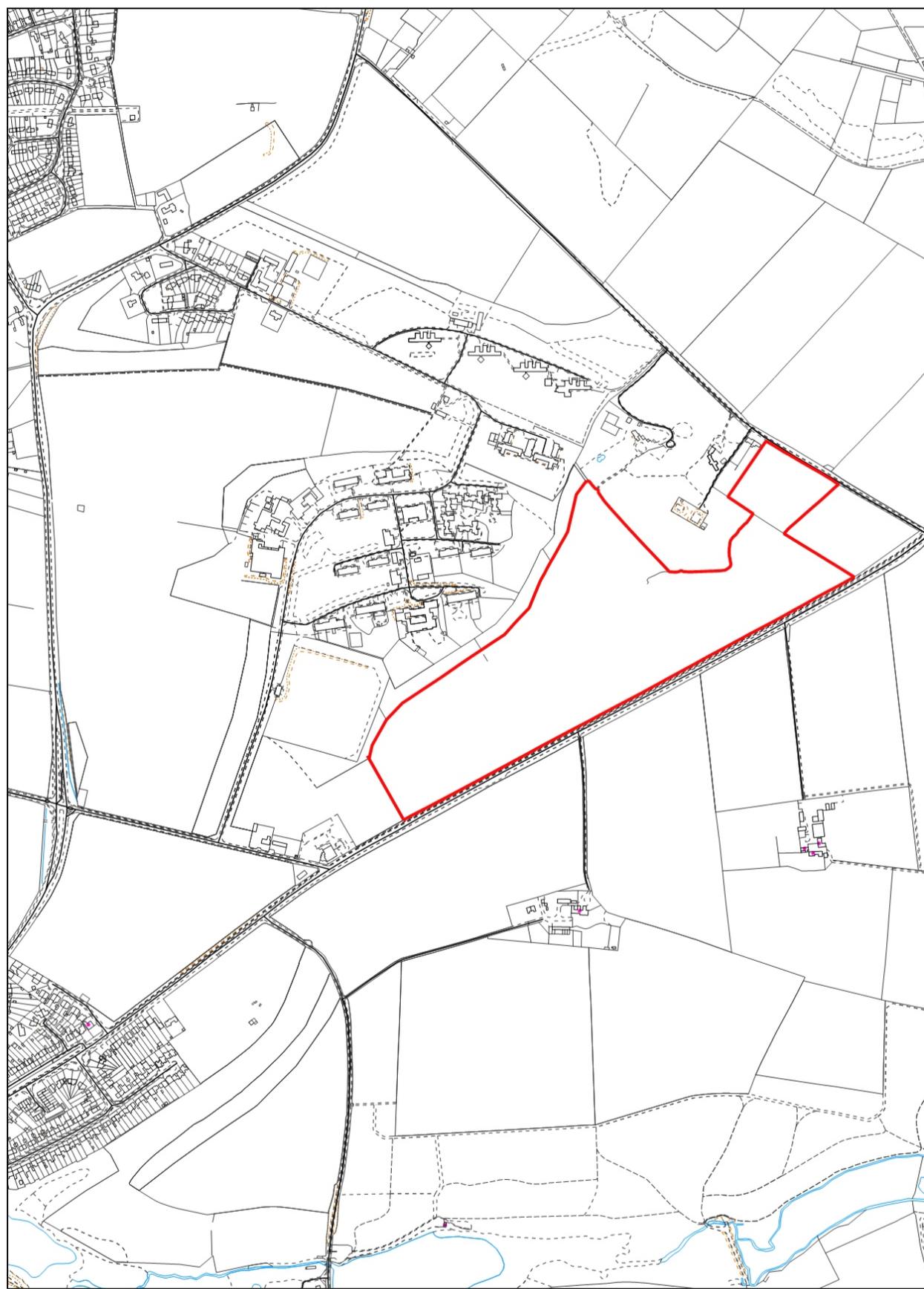
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WFR-WC-32 LEA CASTLE EAST

Nearest settlement: Cookley	Site ref: WFR/WC/32	Easting 385603	Site area (hectares): 18.6
		Northing 279064	
Site address: Lea Castle East –A451 Ward: Wyre Forest Rural		Within built area	
		Adjoining built area	
		Other (See site description)	✓
Current or previous use: Arable land		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: Arable land lying to east of former Lea Castle Hospital site fronting A451 Stourbridge Road			
Ownership:	Private	Public	✓ Unknown
Topography:	Flat	Gently Sloping	✓ Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Arable land lying to the east of former Lea Castle Hospital site fronting A451 Stourbridge Road. Poor access to local facilities. Park Gate Inn adjacent.	
Housing needs of all	+	18.6ha	
Need to travel, sustainable travel modes	0	Good vehicular access – frontage to A451. Reasonable public transport access: Kidderminster to Stourbridge bus. Nearest stop is at edge of urban area.	
Soil & land	-	Greenfield site. Contamination unlikely	
Water resources and quality, flood risk	0	No flooding issues	
Landscape and townscape	--	Arable land. A highly sensitive site with open south-east views. Careful landscaping required with development kept back from the ridgeline.	
Biodiversity and geodiversity	-	Ancient woodland lies adjacent to north of site.	
Economy & employment	0		
Historic environment	-	Development of the site has potential to impact on the setting of Wood House Farmhouse (low/medium significance) 250m SE of site; Barn at Park Gate Road (low significance) 250m SW of site; and Park Gate pub (low/medium significance) 140m SW of site.	
Green Belt	-	In Green Belt	
Community & settlement identities	-	Not in built area	
Other: Main gas pipeline crosses immediately adjacent to north of site			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing ✓	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Currently open arable landscape. Careful landscaping required with development kept back from ridgeline			
Vehicular access	Good	✓	Reasonable
			Poor
Frontage to A451 Stourbridge Road			
Access to local facilities	Good		Reasonable
			Poor
Park Gate Inn adjacent			
Public transport accessibility	Good		Reasonable
		✓	Poor
Kidderminster to Stourbridge bus – nearest stop at edge of urban area			
Suitability	Considered suitable for development as part of wider sustainable settlement		
Availability	Site has been promoted by Homes England		
Achievability	Site is considered to be deliverable subject to land being removed from Green Belt via Local Plan process		

Potential timescale for development and capacity (if known)

Together with adjoining land development over entire plan period.
Overall capacity of wider area – up to 1500 dwellings

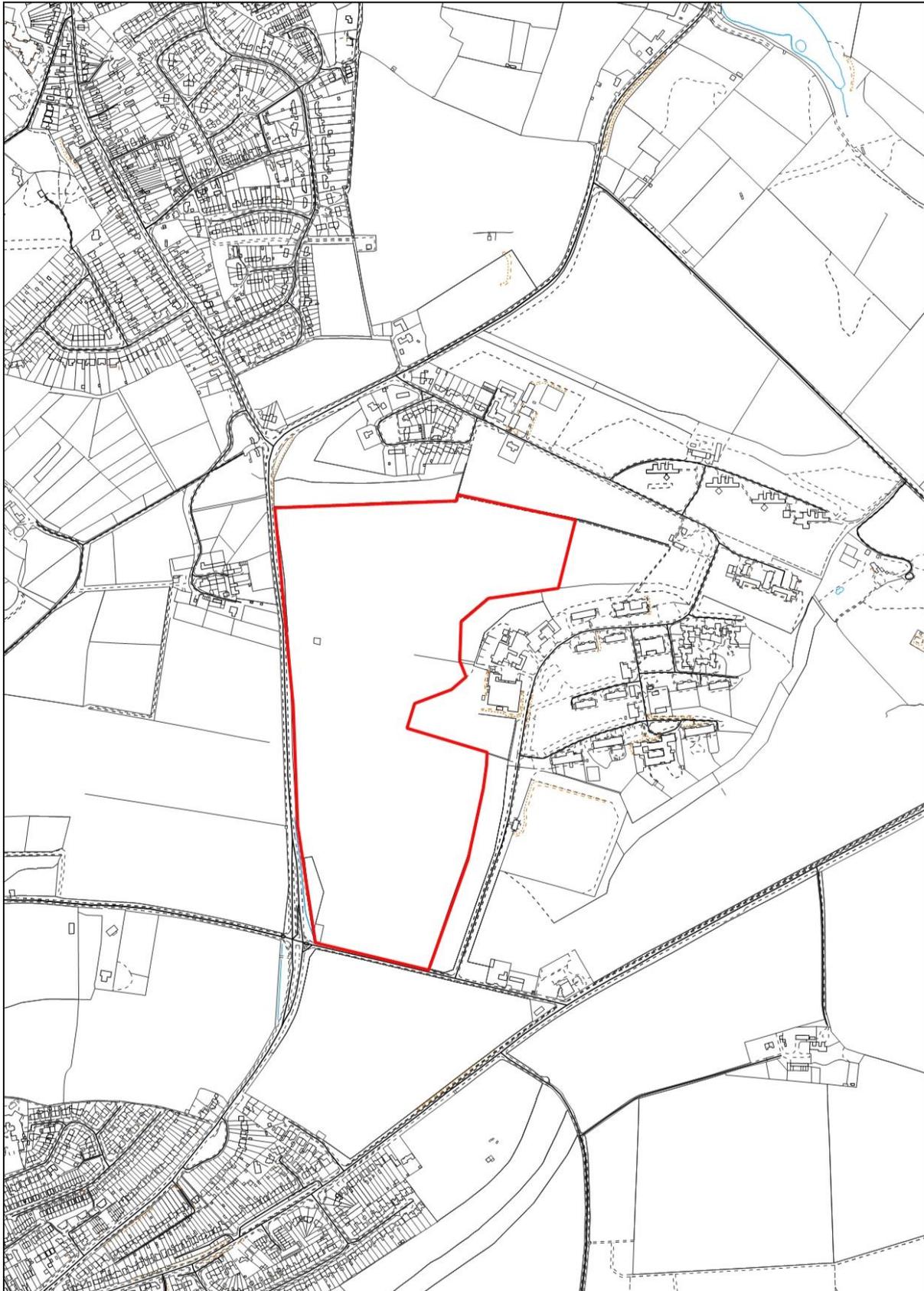


WFR-WC-32 LEA CASTLE WEST

Nearest settlement: Cookley	Site ref: WFR/WC/33	Easting 384811	Site Area (Hectares): 24.58Ha	
		Northing 279064		
Site address: lea Castle West – A449 Ward: Wyre Forest Rural		Within built area		
		Adjoining built area		
		Other (See site description)		✓
Current or previous use: Arable land with small tree belt near southern corner. Woodland screens neighbouring former hospital site.		Greenfield (undeveloped)		✓
		Brownfield (prev. developed)		
Site description: Arable land lying to west of former hospital complex adjacent A449				
Ownership:		Private	Public	Unknown
			✓	
Topography:		Flat	Gently Sloping	Steeply Sloping
			✓	
Planning History: None of relevance				
SUSTAINABILITY APPRAISAL INFO	+/-	Notes		
Local services and facilities	0	Arable land lying west of former hospital complex adjacent to the A449. Reasonable access to local facilities in Cookley village		
Housing needs of all	?	24.58ha		
Need to travel, sustainable travel modes	0	Good vehicular access – frontage to A449. Reasonable public transport access: Kidderminster to Stourbridge bus. Footpath runs along northern edge of site crossing former hospital grounds and connecting Wolverhampton Road with Axborough Lane		
Soil & land	-	Greenfield site. Contamination unlikely		
Water resources and quality, flood risk	?	No flooding issues. Flagged up in the water cycle study as a site of concern.		
Landscape and townscape	-	Arable land. Open landscape. A sensitive site that should buffer existing woodlands and provide visual screening to the south.		
Biodiversity and geodiversity	-	Small area of ancient woodland in southern corner of site. Historical unenclosed heathland.		
Economy & employment	0			
Historic environment	-	Lea Castle Park (low/medium significance) 10m to W of the site. Lea Castle Farm (low/medium significance) 85m to W of the site. Development of the site would affect the setting of both assets.		
Green Belt	-	In Green Belt		
Community & settlement identities	0	Not adjoining built area		
Other:				
REASON FOR INCLUSION:				
Call for Sites submission	✓	Allocated without planning permission		Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	✓	Retail	✓
			Employment	✓
			Leisure	✓
			Gypsy/ Travelling Showpeople	
			Other	✓
WFDC OFFICER VIEWS:				
Character / visual impact: Open landscape – development would create new gateway - careful landscaping required				
Vehicular access	Good	✓	Reasonable	Poor
	Frontage to A449			
Access to local facilities	Good		Reasonable	✓
	Facilities in Cookley village			
Public transport accessibility	Good		Reasonable	✓
	Services to Cookley/Kidderminster available			
Suitability	Site is considered suitable for development as part of a wider new settlement			
Availability	Site has been promoted by Homes England			
Achievability	Development is achievable subject to land being taken out of the Green Belt. Masterplan required for all 4 sites in HE ownership			

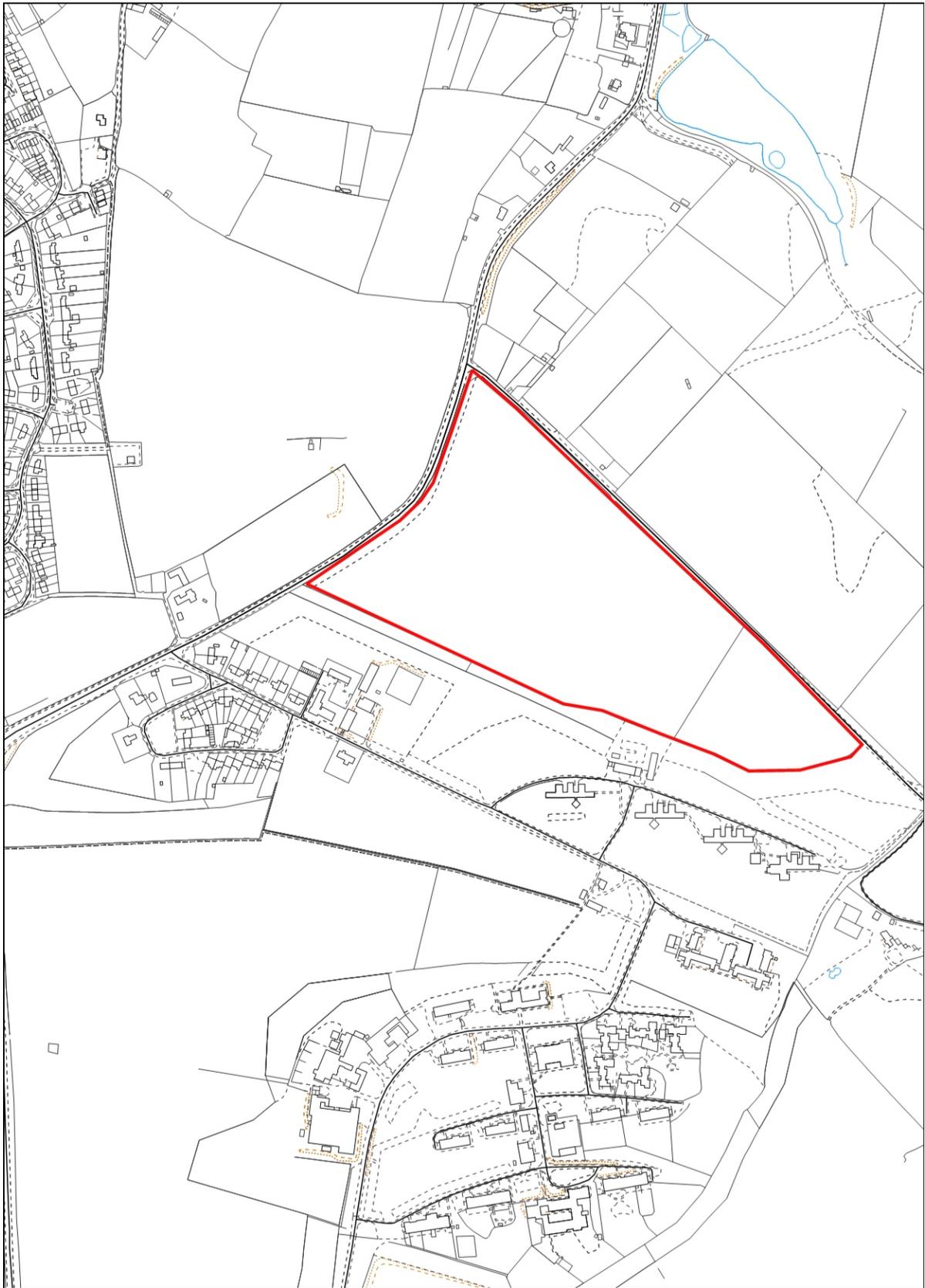
Potential timescale for development and capacity

Beyond 2021. Delivery timeframe depends on final capacity. Mixed uses with up to 400 dwellings on this site and 1400 across wider area.



WFR-WC-34 LEA CASTLE NORTH

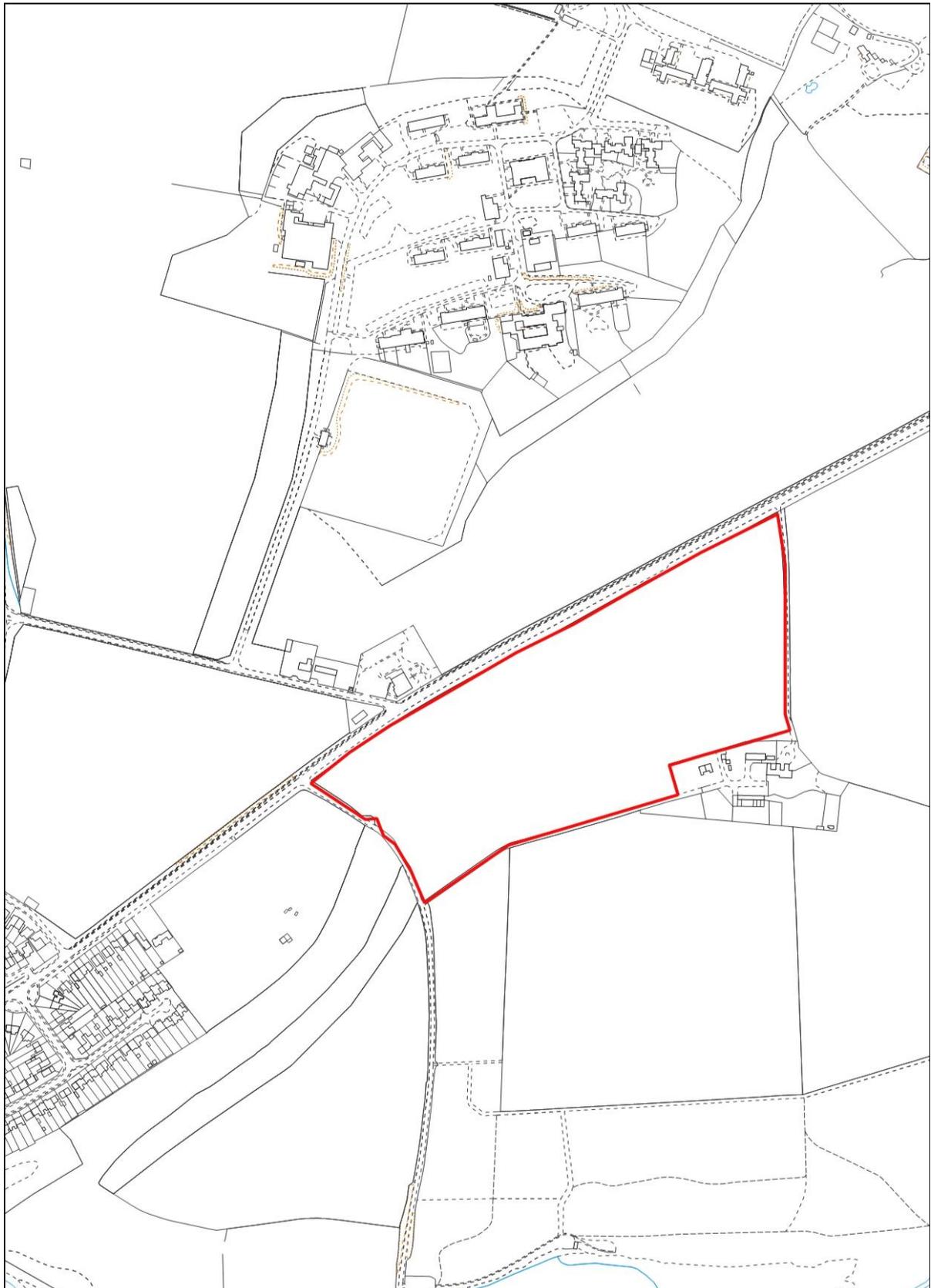
Nearest settlement: Cookley	Site ref: WFR/WC/34	Easting 385292	11.39Ha					
		Northing 279768						
Site address: Lea Castle North, Axborough Lane Ward: Wyre Forest Rural			Within built area					
			Adjoining built area					
			Other (See site description)	✓				
Current or previous use: Arable land fronting narrow lane which connects A449 and A451			Greenfield (undeveloped)	✓				
			Brownfield (prev. developed)					
Site description: Arable land lying to north of former Lea Castle Hospital site								
Ownership:		Private	Public	✓	Unknown			
Topography:		Flat	Gently Sloping	✓	Steeply Sloping			
Planning History: None of relevance								
SUSTAINABILITY APPRAISAL INFO	+/-	Notes						
Local services and facilities	-	Arable land fronting narrow lane which connects A449 and A451. Not adjoining built area. Poor access to local facilities.						
Housing needs of all	+	11.39ha						
Need to travel, sustainable travel modes	-	Poor vehicular access: narrow road serves a few large dwellings in woodland setting. Poor public transport access: remote from existing routes.						
Soil & land	-	Greenfield site. Contamination unlikely						
Water resources and quality, flood risk	?	No flooding issues. Flagged up in the water cycle study as a site of concern						
Landscape and townscape	--	Arable land. Open landscape with wooded backdrop and views towards Iverley. Views towards Kinver Church from top of site. A highly sensitive site that would encroach into open rural landscape beyond the existing woodland boundary. This would impose substantial harm on the landscape.						
Biodiversity and geodiversity	0?	Area of known acid grassland opposite site on Axborough Lane						
Economy & employment	0							
Historic environment	0?	Possibly site of barrow whose precise location is unknown – medium significance						
Green Belt	-	In Green Belt						
Community & settlement identities	-	Not adjoining built area						
Other:								
REASON FOR INCLUSION:								
Call for Sites submission	✓	Allocated without planning permission		Sites with planning permission				
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites				
Officer suggested - rural sites		Officer suggested – potential urban extension		Other				
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	✓	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:								
Character / visual impact: Open landscape with wooded backdrop and views towards Iverley								
Vehicular access		Good	Reasonable	Poor	✓			
		Narrow road serves a few large dwellings in woodland setting						
Access to local facilities		Good	Reasonable	Poor	✓			
		Remote from existing facilities						
Public transport accessibility		Good	Reasonable	Poor	✓			
		Remote from existing routes						
Suitability		May be suitable for limited built development as part of a wider scheme						
Availability		Site is owned by Homes England						
Achievability		Delivery is achievable subject to site being taken out of the Green Belt						
Potential timescale for development and capacity		Wider scheme expected to be delivered over entire plan period with up to 1400 homes and other facilities across the wider site						



WFR-WC-35 LAND ADJ HURCOTT KENNELS

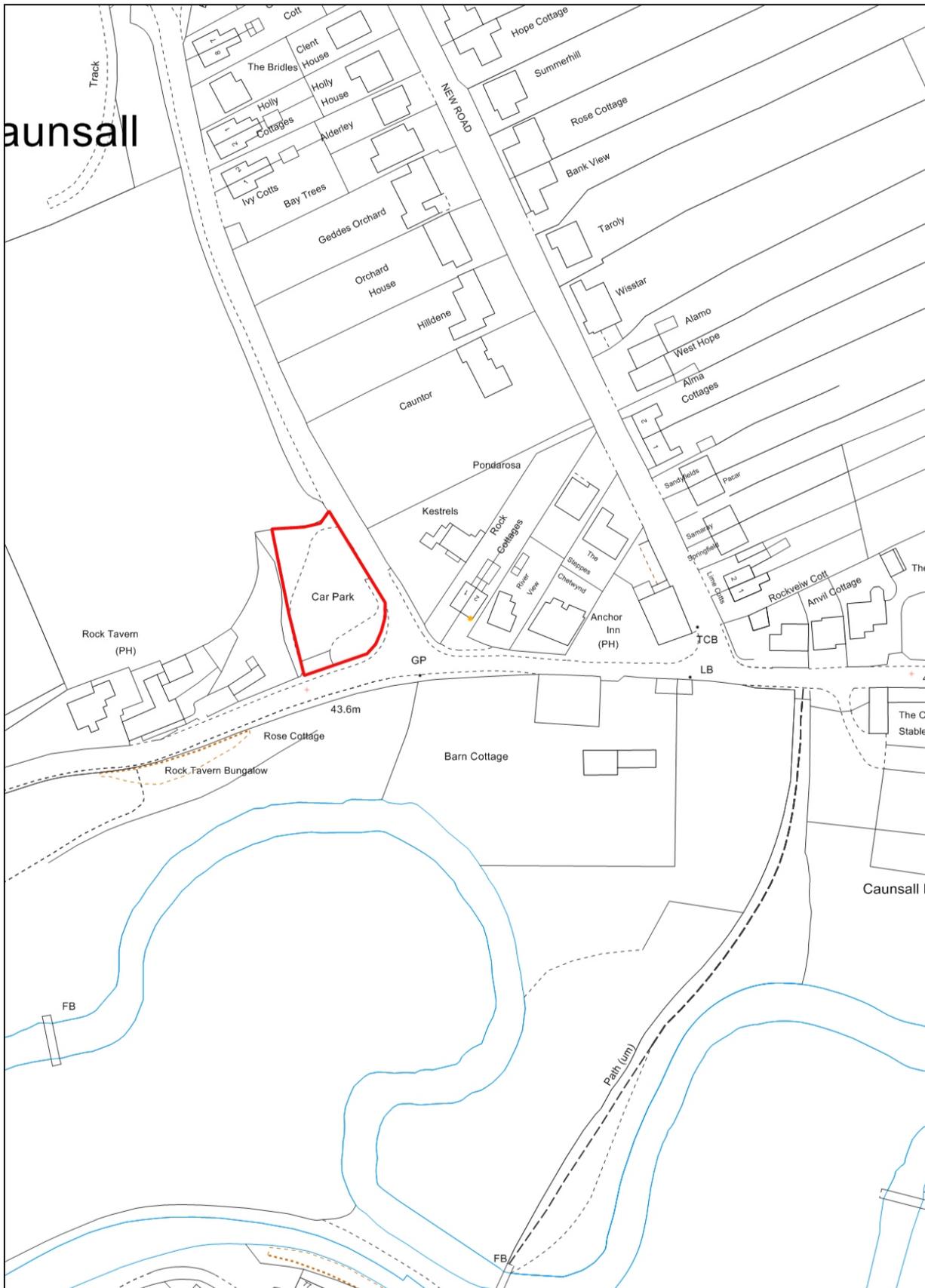
Nearest settlement: Fairfield	Site ref: WFR/WC/35	Easting 385353	Site area (hectares): 10.78
		Northing 278595	
Site address: Land adjacent Hurcott Kennels, Stourbridge Road Ward: Wyre Forest Rural		Within built area	
		Adjoining built area	
		Other (See site description)	✓
Current or previous use: Arable farmland		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: Far land adjacent former hunt kennels accessed from Hurcott Lane/Stourbridge Road with woodland backdrop.			
Ownership:		Private	✓
		Public	
		Unknown	
Topography:	Flat	Gently Sloping	✓
		Steeply Sloping	
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Not adjoining built area. Poor access to local facilities other than Park Gate PH	
Housing needs of all	+	10.78ha	
Need to travel, sustainable travel modes	0	Reasonable vehicular access – existing access points from Hurcott Lane (not suitable) and Stourbridge Road	
Soil & land	-	Greenfield site. Contamination unlikely	
Water resources and quality, flood risk	0	No flooding issues	
Landscape and townscape	--	Area is isolated farms among large arable fields with wooded backdrop. The site is highly visible and within the wider landscape it contributes to the isolation of Woodhouse and Woodhouse Farm. Development would affect landscape openness.	
Biodiversity and geodiversity	-	380m to Hurcott Pasture SSSI. Hurcott & Podmore Pools SSSI lies to south beyond Hurcott Woods Local Nature Reserve (which in turn lies beyond adjacent field to south of site)	
Economy & employment	0		
Historic environment	-	Several undesignated heritage assets with low/medium significance lie within 400m of the site. Development would mainly impact the setting of Woodhouse and the Park Gate Inn and may restrict inter-visibility between these assets.	
Green Belt	-	In Green Belt	
Community & settlement identities	-	Not adjoining built area	
Other: Mostly Grade 2 farmland; partly within minerals consultation area			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: development would affect landscape openness. Development at Lea Castle Hospital site should be kept to north of Stourbridge Road east of Hurcott Lane. Character here is one of isolated farms among large arable fields with wooded backdrop.			
Vehicular access	Good	Reasonable	✓
		Poor	
Existing access points from Hurcott Lane (not suitable) and Stourbridge Road			
Access to local facilities	Good	Reasonable	Poor
			✓
Other than Park Gate PH			
Public transport accessibility	Good	Reasonable	✓
		Poor	
Kidderminster to Stourbridge bus runs past site			
Suitability	Site is not considered suitable for development – impact on setting of Hurcott Wood and Pools		

Availability	Promoted via Call for Sites
Achievability	Development would be achievable subject to land being removed from Green Belt
Potential timescale for development and proposed capacity	N/A



WFR-WC-36 ROCK TAVERN CAR PARK

Nearest settlement: Cookley	Site ref: WFR/WC/36	Easting 384878	Site area (hectares): 0.095
		Northing 280952	
Site address: Rock Tavern Car Park Ward: Wyre Forest Rural		Within built area	<input checked="" type="checkbox"/>
		Adjoining built area	
		Other (See site description)	
Current or previous use: car park for Rock Tavern PH (now closed)		Greenfield (undeveloped)	
		Brownfield (prev. developed)	<input checked="" type="checkbox"/>
Site description: Former pub car park at junction of Caunsall Road and Kinver Lane			
Ownership:	Private	<input checked="" type="checkbox"/>	Public
			Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping
			Steeply Sloping
Planning History: Permission granted for redevelopment of PH for 2 dwellings with car parking on part of car park. (15/0169) Remainder of car park could accommodate 3 dwellings.			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Within built area. Former pub car park. Reasonable access to local facilities: Anchor Inn nearby serves food. Employment nearby. Cookley facilities within 1km	
Housing needs of all	+	0.095ha	
Need to travel, sustainable travel modes	+	Good vehicular access. Good public transport: hourly bus from Kidderminster terminates at site. Footpath 424 opposite links through to Austcliffe across River Stour / canal and main village of Cookley.	
Soil & land	+	Brownfield. Contamination unlikely	
Water resources and quality, flood risk	-	River Stour floodplain lies across road from site. Site known to suffer from surface water flooding after heavy rainfall.	
Landscape and townscape	?	Site is well-screened. Development would need to be sensitive to its setting within the historic core of Counsall. Flagged up in the water cycle study as a site of concern.	
Biodiversity and geodiversity	?	Check on River Stour SSSI	
Economy & employment	0		
Historic environment	-	Site is of medium to high historic significance because there may be archaeology associated with Caunsall Medieval Settlement which has yet to be discovered. Caunsall Farm and outbuildings within 150m.	
Green Belt	-	Village washed over by Green Belt	
Community & settlement identities	+	In built area. Former pub car park.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission	<input checked="" type="checkbox"/>	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail	Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Site is well-screened and small infill development would have minimal impact on streetscene			
Vehicular access	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
Access to local facilities	Good		Reasonable
		<input checked="" type="checkbox"/>	Poor
	Anchor Inn nearby serves food. Employment nearby. Cookley facilities within 1km		
Public transport accessibility	Good	<input checked="" type="checkbox"/>	Reasonable
			Poor
	Hourly bus from Kidderminster terminates at site		
Suitability	Site is in a residential area and is no longer required as a car park		
Availability	Site has been promoted by landowner		
Achievability	Development is achievable subject to land being removed from the Green Belt		



WFR-WC-37 LAND AT CAUNSALL ROAD

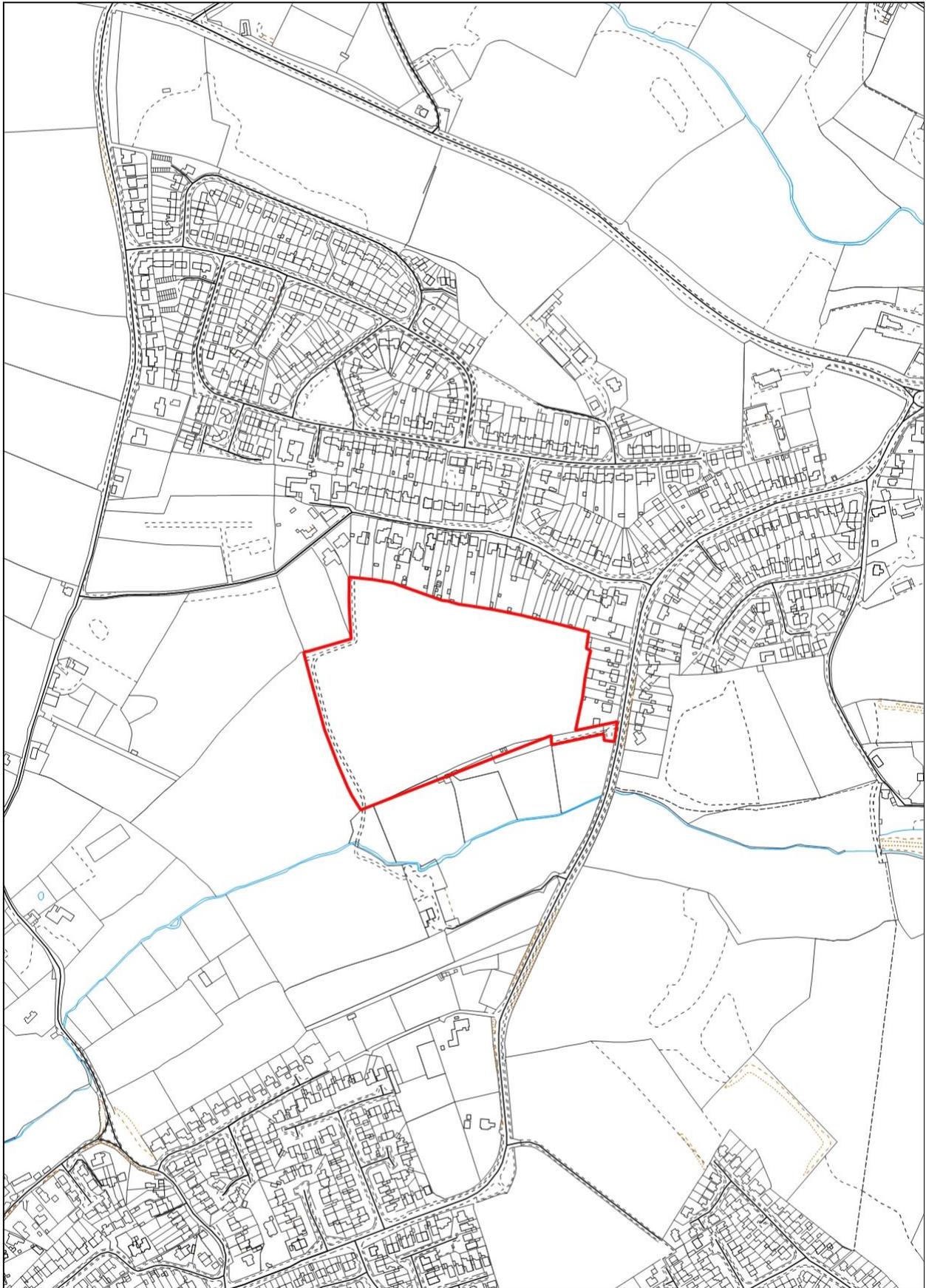
Nearest settlement: Cookley	Site ref: WFR/WC/37	Easting 385099	Site area (hectares): 0.84
		Northing 280979	
Site address: Land at Caunsall Road, Caunsall Ward: Wyre Forest Rural		Within built area	
		Adjoining built area	✓
		Other (See site description)	
Current or previous use: Pasture land		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: Pastureland fronting lane with residential development surrounding. Long rear gardens extend along western boundary			
Ownership:	Private	✓	Public
			Unknown
Topography:	Flat		Gently Sloping
		✓	Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Adjoining built area. Reasonable access to local facilities: Anchor Inn nearby serves food. Employment nearby. Cookley facilities within 1km	
Housing needs of all	+	0.84ha	
Need to travel, sustainable travel modes	0	Reasonable vehicular access. Good public transport: hourly bus from Kidderminster terminates at site. Footpath 424 opposite links through to Austcliffe across River Stour / canal and main village of Cookley.	
Soil & land	-	Greenfield: pasture land	
Water resources and quality, flood risk	0		
Landscape and townscape	-	Small gap in built-up frontage. Visually sensitive south-facing site on the eastern fringe of the historic core and within the setting of Caunsall Farm and Caunsall House Farm.	
Biodiversity and geodiversity	0		
Economy & employment	0		
Historic environment	-	Site is of medium to high historic significance because there may be archaeology associated with Caunsall Medieval Settlement which has yet to be discovered. The site is immediately opposite Caunsall Farm and outbuildings undesignated heritage assets and could impact on the farm's setting.	
Green Belt	-	Village washed over by Green Belt	
Community & settlement identities	0	Adjoins built area.	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: small gap in built-up frontage which could potentially be developed for up to 4 dwellings along road frontage only retaining open pasture to rear.			
Vehicular access	Good	Reasonable	✓
			Poor
Access to local facilities	Good	Reasonable	✓
			Poor
	Anchor Inn nearby serves food. Employment nearby. Cookley facilities within 1km		
Public transport accessibility	Good	✓	Reasonable
			Poor
	Hourly bus from Kidderminster terminates near site		
Suitability	Site is adjacent residential uses		
Availability	Site has been promoted via the Call for Sites		
Achievability	Site is considered to be deliverable for a limited number of dwellings		

WFR-WC-38 LAND S OF FAIRFIELD LANE

-	Site ref: WFR/WC/38	Easting 382244	Site area (hectares): 5.75
		Northing 278927	
Site address: Land south of Fairfield Lane off Franche Road, Fairfield Ward: Wyre Forest Rural		Within built area	
		Adjoining built area	✓
		Other (See site description)	
Current or previous use: Pasture land		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: Pastureland to rear of housing in Fairfield accessed off B4190			
Ownership:		Private	✓
		Public	
		Unknown	
Topography:	Flat	Gently Sloping	✓
		Steeply Sloping	
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	+	Adjoining built area. Good access to local facilities: shop, primary school and doctors surgery within walking distance	
Housing needs of all	+	5.75ha	
Need to travel, sustainable travel modes	+	Poor vehicular access: busy road with access liable to flooding. Good public transport: hourly service runs past entrance.	
Soil & land	-	Greenfield: pasture land. Mostly Grade 2.	
Water resources and quality, flood risk	-	Flooding affects access point from main road (B4190)	
Landscape and townscape	--	Valley of Honeybrook lies to the south of the site. Development would encroach into a sensitive landscape: the scale of the site and proximity to the sensitive valley landscape would impose substantial harm to the rural landscape character.	
Biodiversity and geodiversity	-	Aras of acid grassland adjacent to Honeybrook	
Economy & employment	0		
Historic environment	0	No known heritage assets affected	
Green Belt	-	In Green Belt	
Community & settlement identities	-	Adjoins built area. Part of strategic gap between Kidderminster and Fairfield. Development would extend built up area towards valley of Honeybrook and narrow the strategic gap.	
Other: Minerals consultation area.			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Adverse impact on openness of Green Belt. Development would extend built up area towards valley of Honeybrook and narrow gap between Kidderminster and Fairfield. Access point is frequently flooded. Existing housing to north and east of site characterised by long gardens giving a soft edge to development.			
Vehicular access	Good	Reasonable	Poor
			✓
Busy road with access liable to flooding			
Access to local facilities	Good	Reasonable	Poor
	✓		
Shop, primary school and doctors surgery within walking distance			
Public transport accessibility	Good	Reasonable	Poor
	✓		
Hourly service runs past site entrance			
Suitability	Not considered suitable for development – impact on openness and narrowing of gap between settlements		
Availability	Promoted by landowner		
Achievability	If flooding issues could be overcome development would be achievable		

Potential Timescale and Capacity (if known)

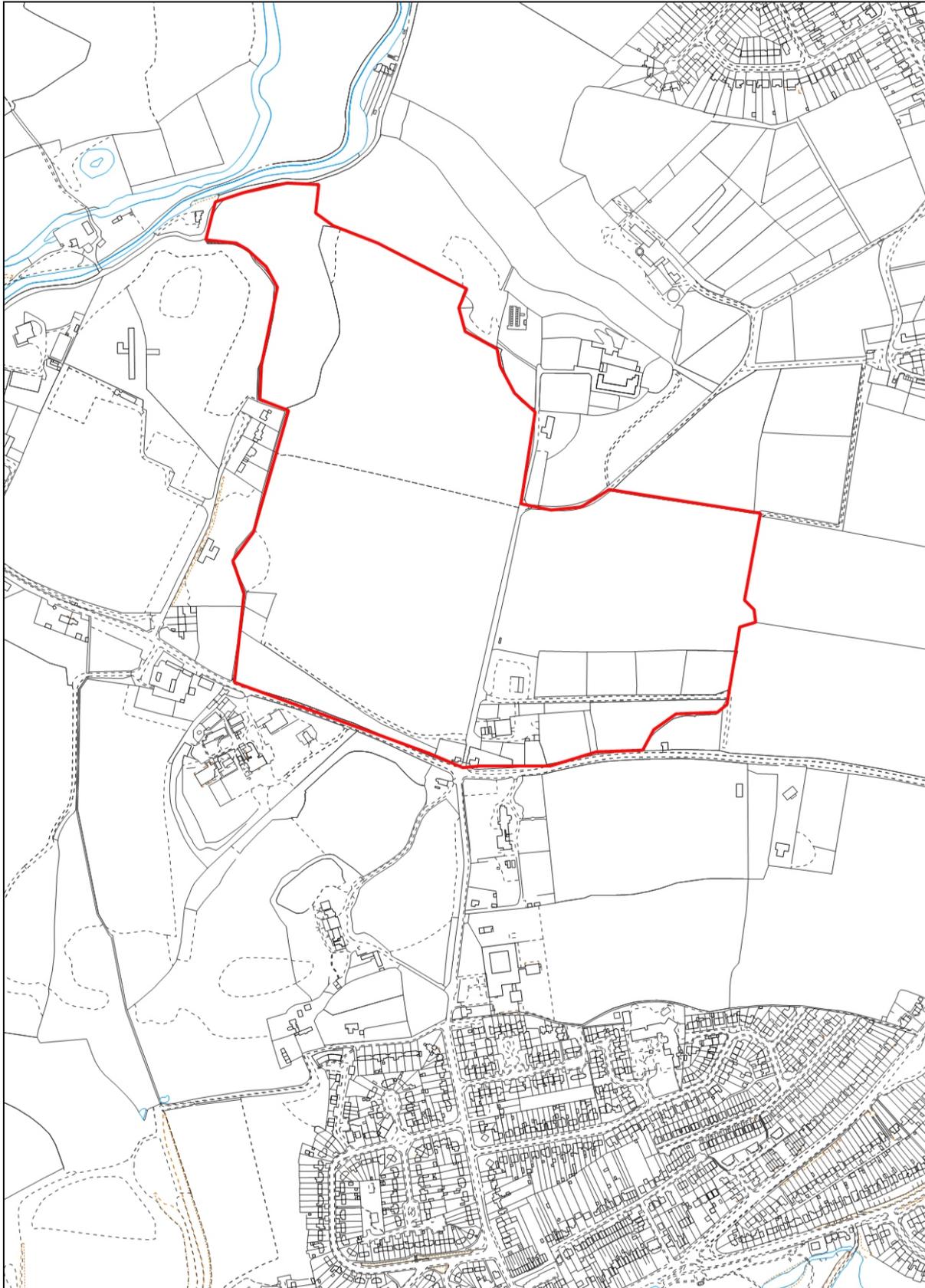
N/A



WFR-WC-39 LEA CASTLE (STRONG FARMS)

Nearest settlement: Wolverley	Site ref: WFR/WC/39	Easting 383895	Site area (hectares): 33.89
		Northing 279085	
Site address: Lea Castle (Strong Farms), Wolverley Road Ward: Wyre Forest Rural		Within built area	
		Adjoining built area	
		Other (See site description)	✓
Current or previous use: Farm land and farm buildings		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: Large area of farmland with Lodge Houses and farm buildings near Wolverley Road entrance. Lea Castle Farm demolished. Site traversed by access road to riding school. Accessed from opposite Sion Hill junction			
Ownership:	Private	✓	Public
			Unknown
Topography:	Flat		Gently Sloping
		✓	Steeply Sloping
Planning History: Land also put forward to Worcestershire County Council as potential sand and gravel extraction site			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	-	Not adjoining built area. Poor access to local facilities – nearest facilities at Lock PH or on Sion Hill Estate.	
Housing needs of all	0	33.89ha	
Need to travel, sustainable travel modes	0	Reasonable vehicular access: access off busy B road but with good visibility. Reasonable public transport: regular buses on Sion Hill. Footpath crosses the site. Site traversed by access road to riding school.	
Soil & land	-	Large area of farmland. Greenfield. Contamination unlikely.	
Water resources and quality, flood risk	0	No flooding issues	
Landscape and townscape	--	There is limited built development on site near the Wolverley Road entrance. The site is highly sensitive to development due to its intact rural character, topography, impact on the setting of mature woodland character. Development would impose substantial harm.	
Biodiversity and geodiversity	-	Beech, oak, lime and Welingtonia on site. Impact on biodiversity of canal	
Economy & employment	?		
Historic environment	--	The Staffordshire and Worcester Canal Conservation Area (high significance) borders the site to the north. Lea Castle Park (low/medium significance), the Wolverley Camp General Hospital (low significance) and a former military grass landing strip are within the site. The site of Lea Castle is 40m to the NE of the site. The site is highly sensitive to development due to its intact rural parkland character topography and mature woodland which form the setting for the Conservation Area.	
Green Belt	-	In Green Belt	
Community & settlement identities	-	Not adjoining built area.	
Other: Minerals consultation zone. Footpath crosses site. Northern corner of site in BW consultation zone			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	Retail	Employment
			Leisure
			✓
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Limited built development on site near Wolverley Road entrance. Low key leisure use would have limited impact.			
Vehicular access	Good		Reasonable
		✓	Poor
	Access off busy B road but good visibility. Near Sion Hill junction so not ideal		

Access to local facilities	Good		Reasonable		Poor	✓
	Nearest facilities at Lock PH or on Sion Hill estate					
Public transport accessibility	Good		Reasonable	✓	Poor	
	Regular buses on Sion Hill.					
Suitability	Site could be suitable for low key leisure development if minimal impact					
Availability	Site promoted by landowner					
Achievability	Proposal is achievable depending on nature of proposal					
Potential timescale for development	Post 2026 – sand and gravel extraction would proceed any leisure development					



WFR-WC-40 STOUR CORRIDOR, STRONG FARMS

Nearest settlement: Wolverley	Site ref: WFR/WC/40	Easting	383255	Site area (hectares): 25.59	
		Northing	278704		
Site address: Stour Corridor, Strong Farms, Wolverley Road Ward: Wyre Forest Rural				Within built area	
				Adjoining built area	
				Other (See site description) ✓	
Current or previous use: Former sand and gravel extraction site				Greenfield (undeveloped) ✓	
				Brownfield (prev. developed) ✓	
Site description: Large area including former gravel extraction site stretching south from Wolverley Road to rear of Springfield Park and canal. Used for temporary meets at weekends.					
Ownership: Private ✓ Public Unknown					
Topography: Flat ✓ Gently Sloping Steeply Sloping					
Planning History: None of relevance					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		-	Not adjoining built area. Former sand and gravel extraction site. Poor access to local services: nearest facilities at Lock PH.		
Housing needs of all		0	25.59ha		
Need to travel, sustainable travel modes		-	Good vehicular access: access off busy B road but with good visibility. Poor public transport: regular buses on Sion Hill. 2 journeys per day en route to Kinver pass site. Footpath runs along eastern boundary		
Soil & land		-	Partly greenfield, partly brownfield (former sand and gravel extraction site). Contamination unlikely.		
Water resources and quality, flood risk		-	Flood problems adjacent to the site at River Stour		
Landscape and townscape		--	There is limited built development on site near the Wolverley Road entrance. The site is highly sensitive to development due to its intact rural character, impact on the setting of mature woodland character, and impact on the setting of the Staffordshire and Worcestershire Canal, and River Stour corridor.		
Biodiversity and geodiversity		--	Wolverley Court Lock Carr – wet woodland swamp. Adjacent Stourvale Marsh SSSI (unfavourable condition due to poor management).		
Economy & employment		?			
Historic environment		--	The Staffordshire and Worcester Canal Conservation Area (high significance) borders the site to the west. Wolverley Court Grade II (medium/high significance) is 90m to W of site. Undesignated Wolverley Court Lock Bridge is 10m to W of site. The site is on rising land to the east of the canal: development could affect views towards and out of the Conservation Area, and the setting of Wolverley Court.		
Green Belt		-	In Green Belt		
Community & settlement identities		-	Not adjoining built area.		
Other: Minerals consultation zone.					
REASON FOR INCLUSION:					
Call for Sites submission		✓	Allocated without planning permission		Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	Retail	Employment	Leisure	✓ Gypsy/ Travelling Showpeople Other
WFDC OFFICER VIEWS:					
Character / visual impact: Limited built development on site near Wolverley Road entrance. Low key leisure use would have limited impact. Small amount of leisure related development could help to secure wider Stour Valley Country Park concept for benefit of residents and visitors. Could complement caravan and camping club site opposite. However, more extensive development such as a marina would have unacceptable impact on Local Wildlife Site and Canal Conservation Area.					
Vehicular access		Good	✓	Reasonable	Poor
Access off busy B road but good visibility.					

Access to local facilities	Good		Reasonable		Poor	✓
	Nearest facilities at Lock PH					
Public transport accessibility	Good		Reasonable		Poor	✓
	Regular buses on Sion Hill. 2 journeys a day en route to Kinver pass site.					
Suitability	Only suitable for low key development					
Availability	Site promoted by landowner					
Achievability	Development is achievable if appropriate mitigation is possible					
Potential timescale for development	Post 2026 – depends if further minerals extraction takes place					

