

Appendix B. Site appraisals (HELAA forms)

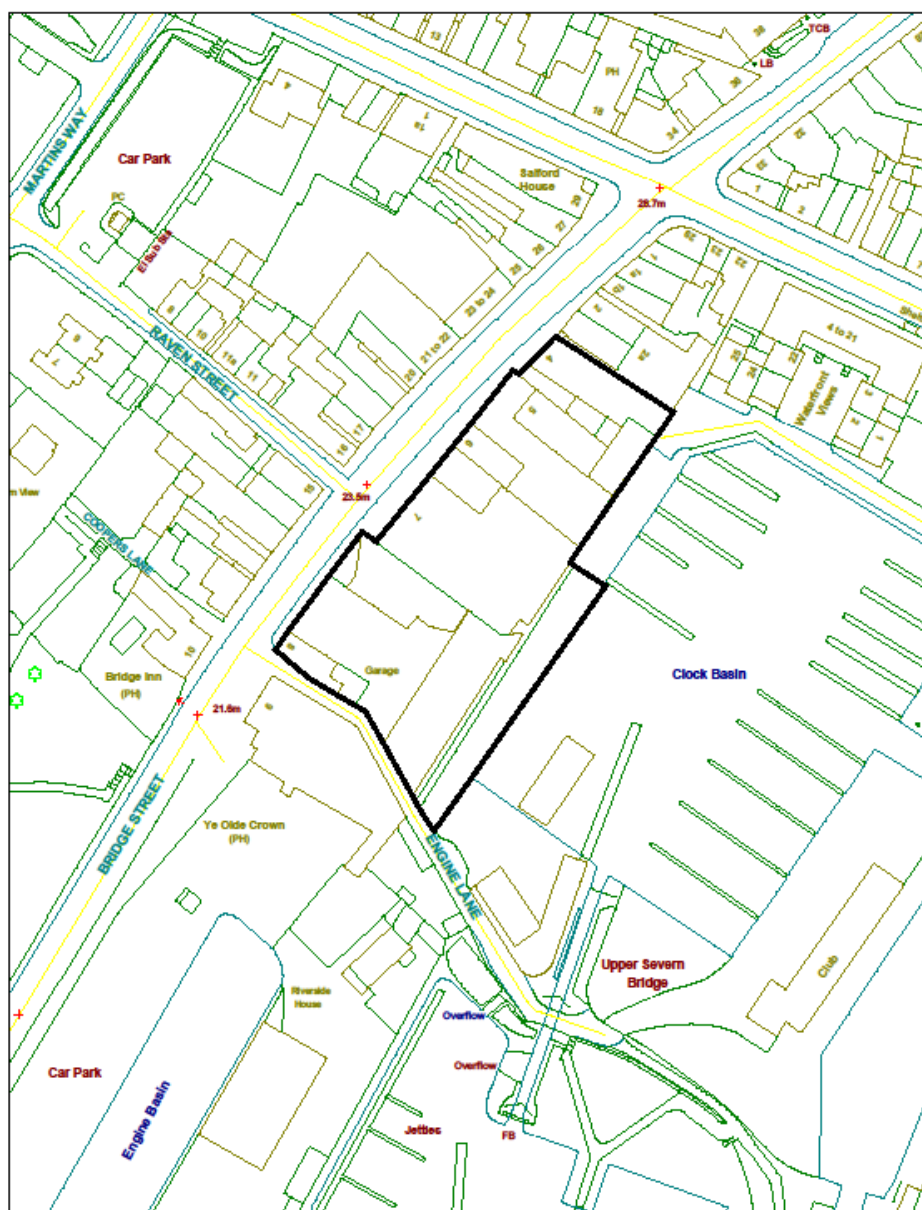
The sites are organised by their site reference numbers

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 | | | | | | Within built area <input checked="" type="checkbox"/> | |
| Ward: Areley Kings and Riverside | | | | | | 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 <input type="checkbox"/> | |
| Topography: | | Flat <input checked="" type="checkbox"/> | | Gently Sloping <input type="checkbox"/> | | Steeply Sloping <input type="checkbox"/> | |
| 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 <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 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 | |
| | | | | | | |

LOCATION PLAN



38 - Bridge Street basin, Stourport

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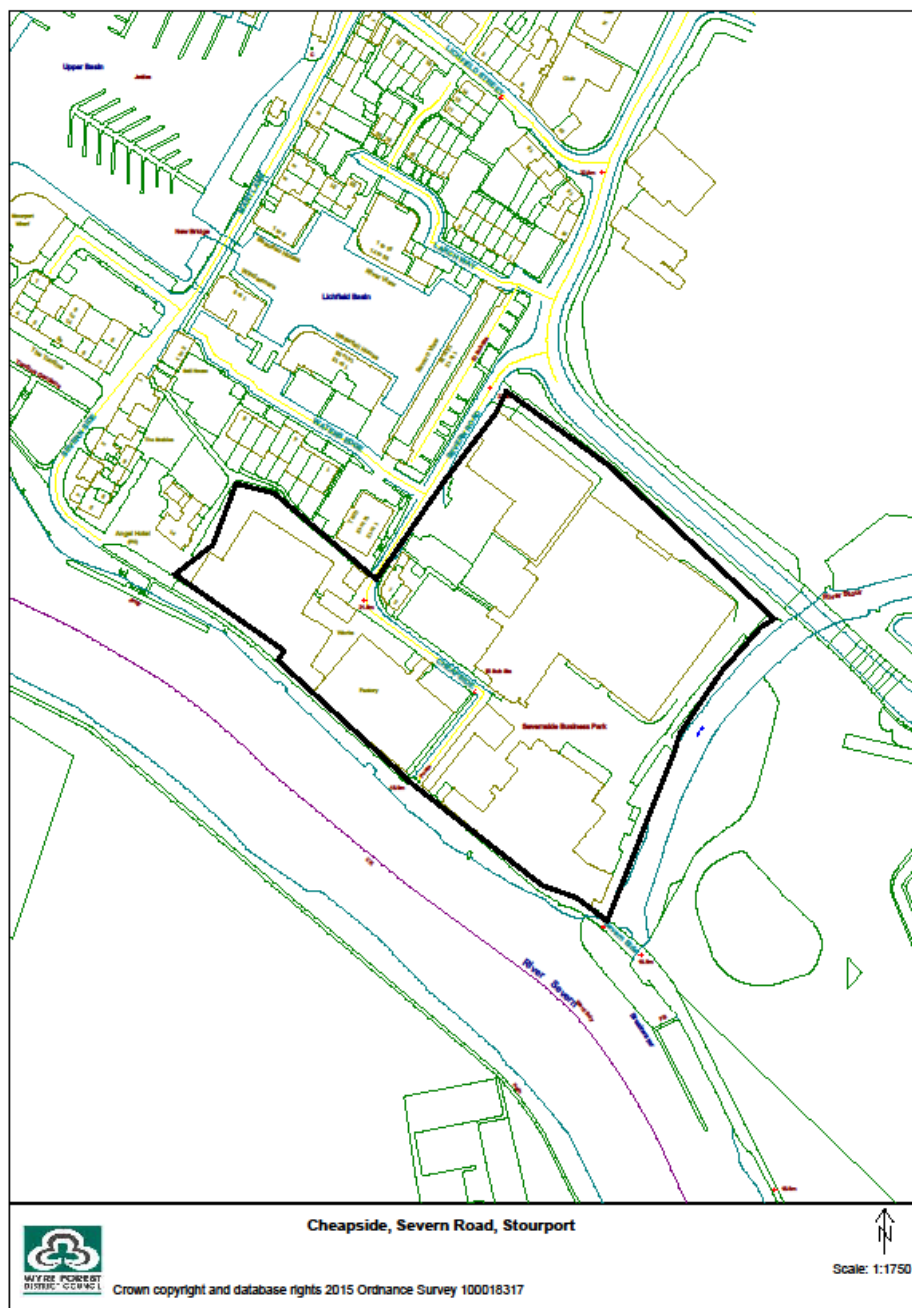


Scale: 1:1000

AKR-2 CHEAPSIDE

| | | | | | | | |
|---|---------------------------|--------------------------|--|-------------------------------------|------------|--------------------------------|---------|
| Nearest settlement: Stourport-on-Severn | Site ref: AKR/2 | Easting 381226 | Northing 270905 | Site area (hectares): 2.21Ha | | | |
| 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 heavily 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 |
| | | | | | | | |

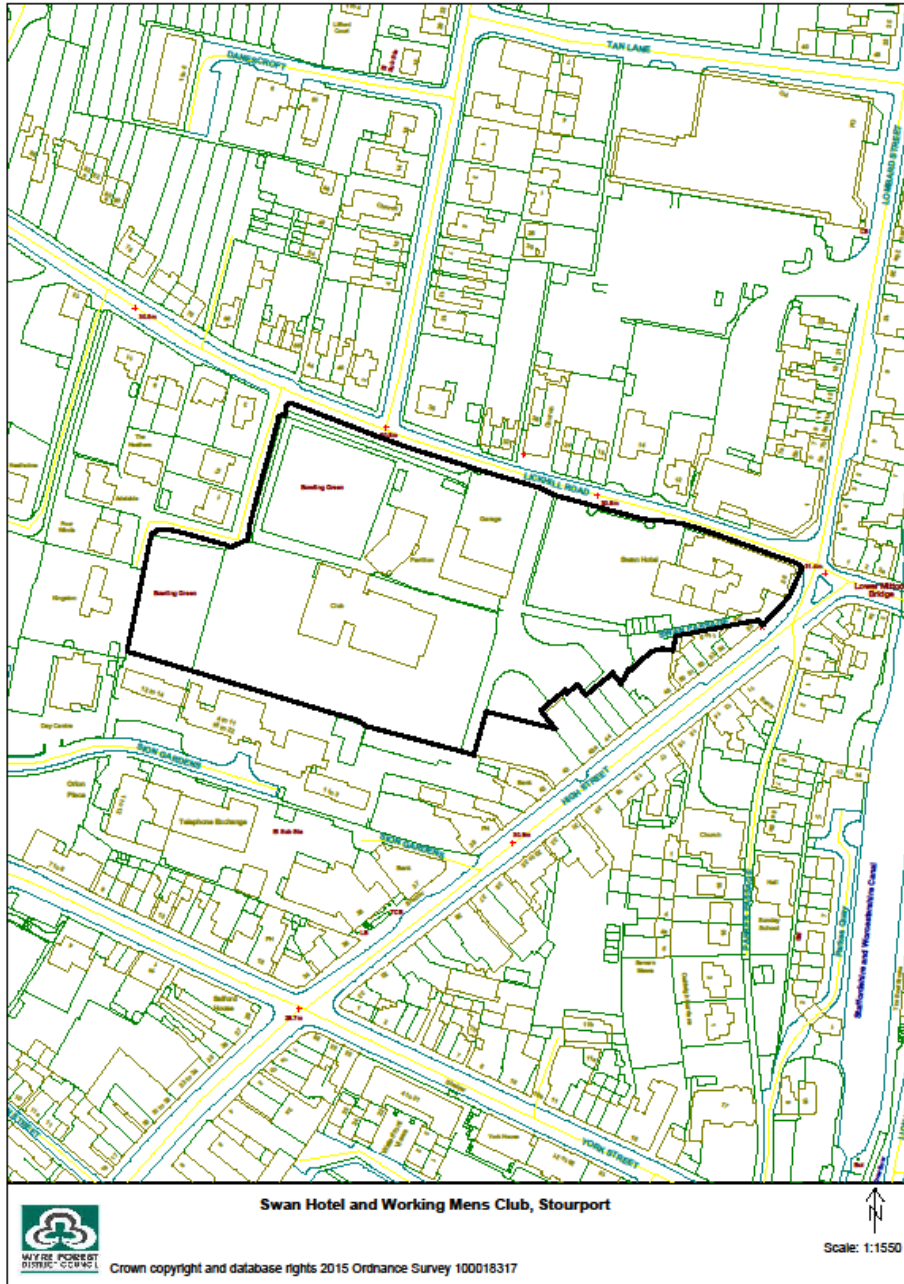
LOCATION PLAN



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 <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area <input type="checkbox"/> | |
| | | | | | | Other (See site description) <input type="checkbox"/> | |
| Current or previous use: Working men's club and vacant former hotel. | | | | | | Greenfield (undeveloped) small area <input checked="" type="checkbox"/> | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| Site description: Vacant former hotel, working men's club with associated car parking, bowling green, other surface level parking. | | | | | | | |
| 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: 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 | | <input checked="" type="checkbox"/> Sites with planning permission <input type="checkbox"/> | |
| Local Authority owned land | | | | Refused / Withdrawn/ Pending applications (2006 to date) | | <input type="checkbox"/> Underused / Vacant sites <input type="checkbox"/> | |
| Officer suggested - rural sites | | | | 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 | Leisure | Gypsy/ Travelling Showpeople <input type="checkbox"/> Other <input type="checkbox"/> |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: Opportunity to enhance the townscape. Some greenspace on site. | | | | | | | |
| Vehicular access | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities on main shopping street. | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |
| Public transport accessibility high frequency bus route within 5 minutes walk. | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |

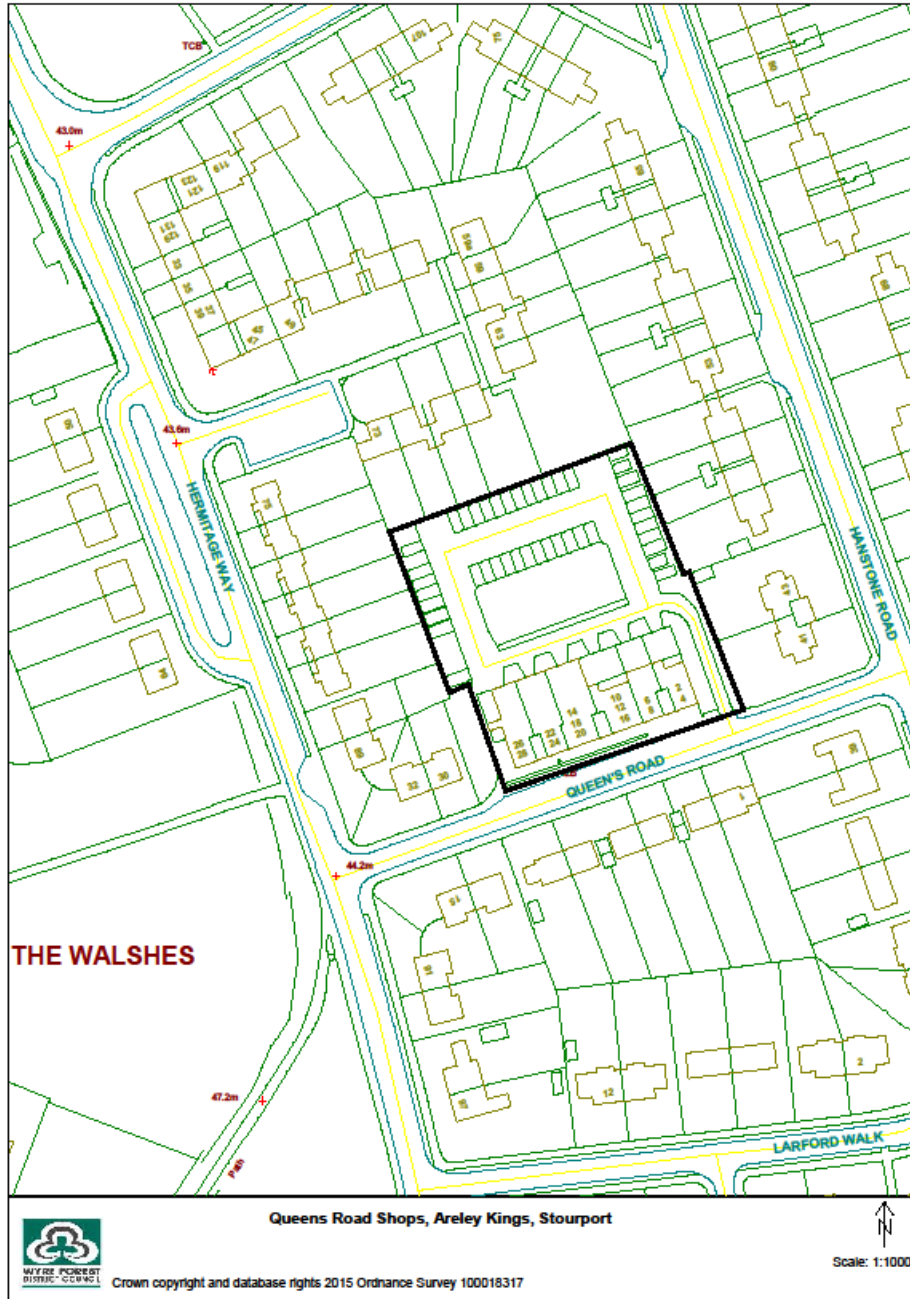
LOCATION PLAN



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 | | ✓ | |
| | | | | Adjoining built area | | | |
| | | | | Other (See site description) | | | |
| Current or previous use: Shops with flats over and rear garage block. | | | | Greenfield (undeveloped) | | | |
| | | | | Brownfield (prev. developed) | | ✓ | |
| 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 | | ✓ | |
| Topography: | | Flat | | ✓ | | Gently Sloping | |
| | | | | | | Steeply Sloping | |
| 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 | | ✓ | |
| 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: 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 | |

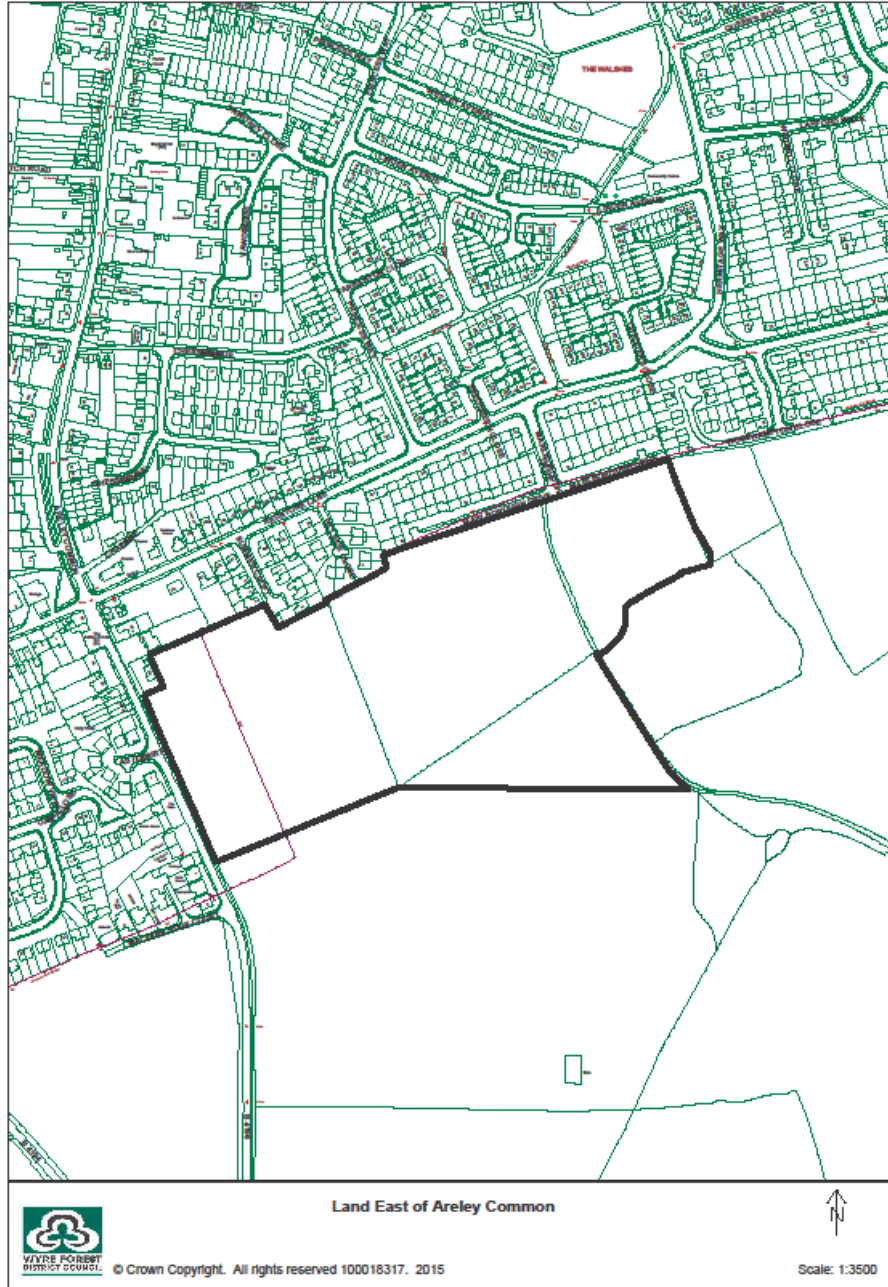
LOCATION PLAN



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) | | | <input type="checkbox"/> |
| Site description: Farmland to south of residential area – mostly in Malvern Hill DC | | | | | | | |
| 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 | | 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 | | <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 |
| | | | | | | Gypsy/ Travelling Showpeople | Other |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: | | | | | | | |
| 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 | | Good | <input checked="" type="checkbox"/> | Reasonable | <input type="checkbox"/> | Poor | <input type="checkbox"/> |
| | | | | | | | |

LOCATION PLAN



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 ✓ | |
| | | | | | | Other (See site description) | |
| Current or previous use: agricultural | | | | | | Greenfield (undeveloped) ✓ | |
| | | | | | | Brownfield (prev. developed) | |
| Site description: Farmland bounded by roads to north and east with housing to eastern edge | | | | | | | |
| Ownership: | | Private | | ✓ | | Public | |
| | | | | | | Unknown | |
| Topography: | | Flat | | Gently Sloping | | ✓ | |
| | | | | | | 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 | | ✓ | | 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, 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 | | ✓ | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities Short walk to local shops | | Good | | | | Reasonable | |
| | | | | | | ✓ | |
| | | | | | | Poor | |
| Public transport accessibility Bus stops on Abberley Avenue and Redhouse Road | | Good | | ✓ | | Reasonable | |
| | | | | | | Poor | |

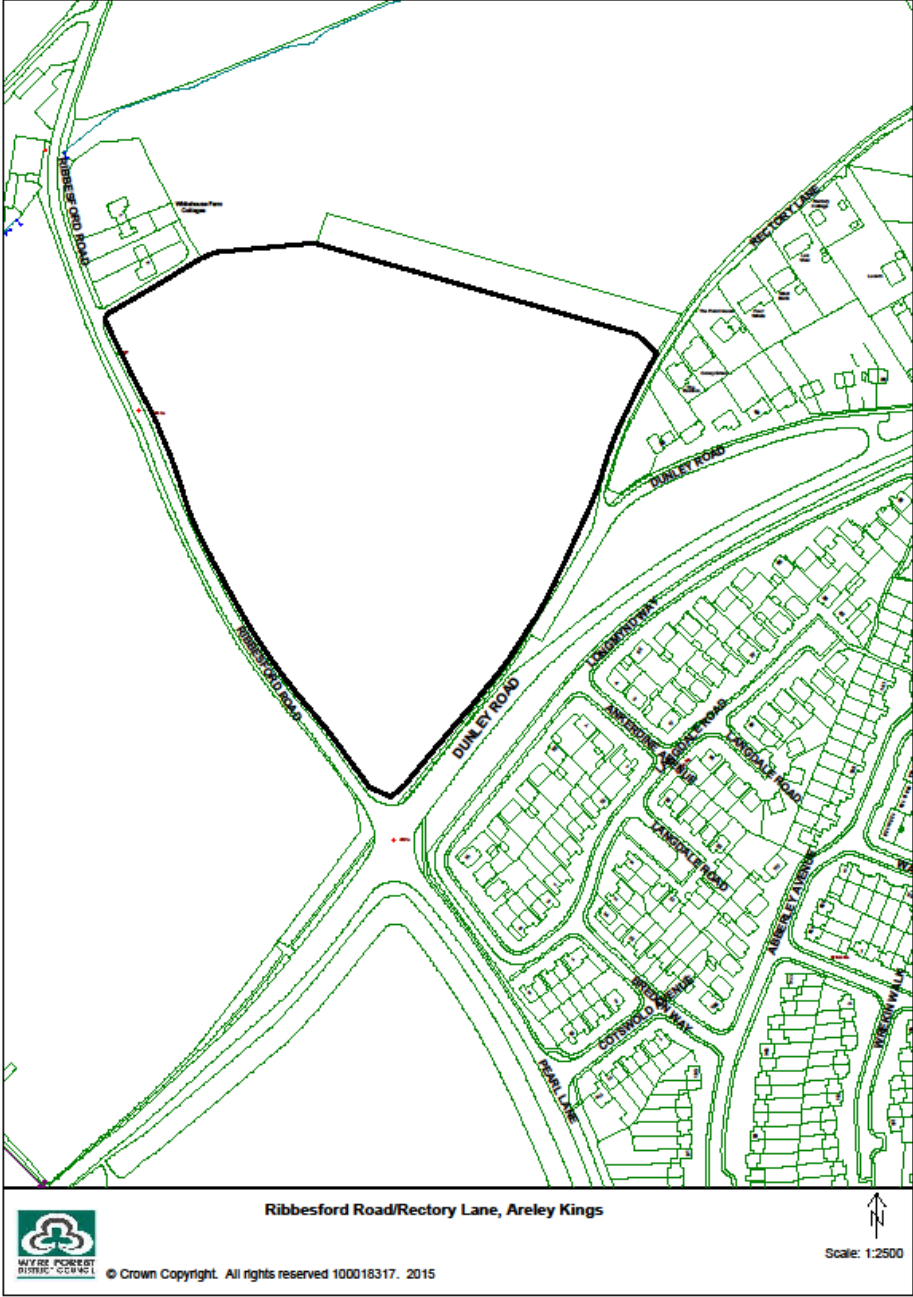
LOCATION PLAN



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) | |
| 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 | | Employment | | Leisure |
| | | | | | | | Gypsy/ Travelling Showpeople |
| | | | | | | | Other |
| 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 | |
| | | | | | | Poor | |
| Access to local facilities Areley Common facilities within reasonable walking distance | | Good | | | | Reasonable | |
| | | | | | | <input checked="" type="checkbox"/> | |
| Public transport accessibility Bus stops on Dunley Road | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |

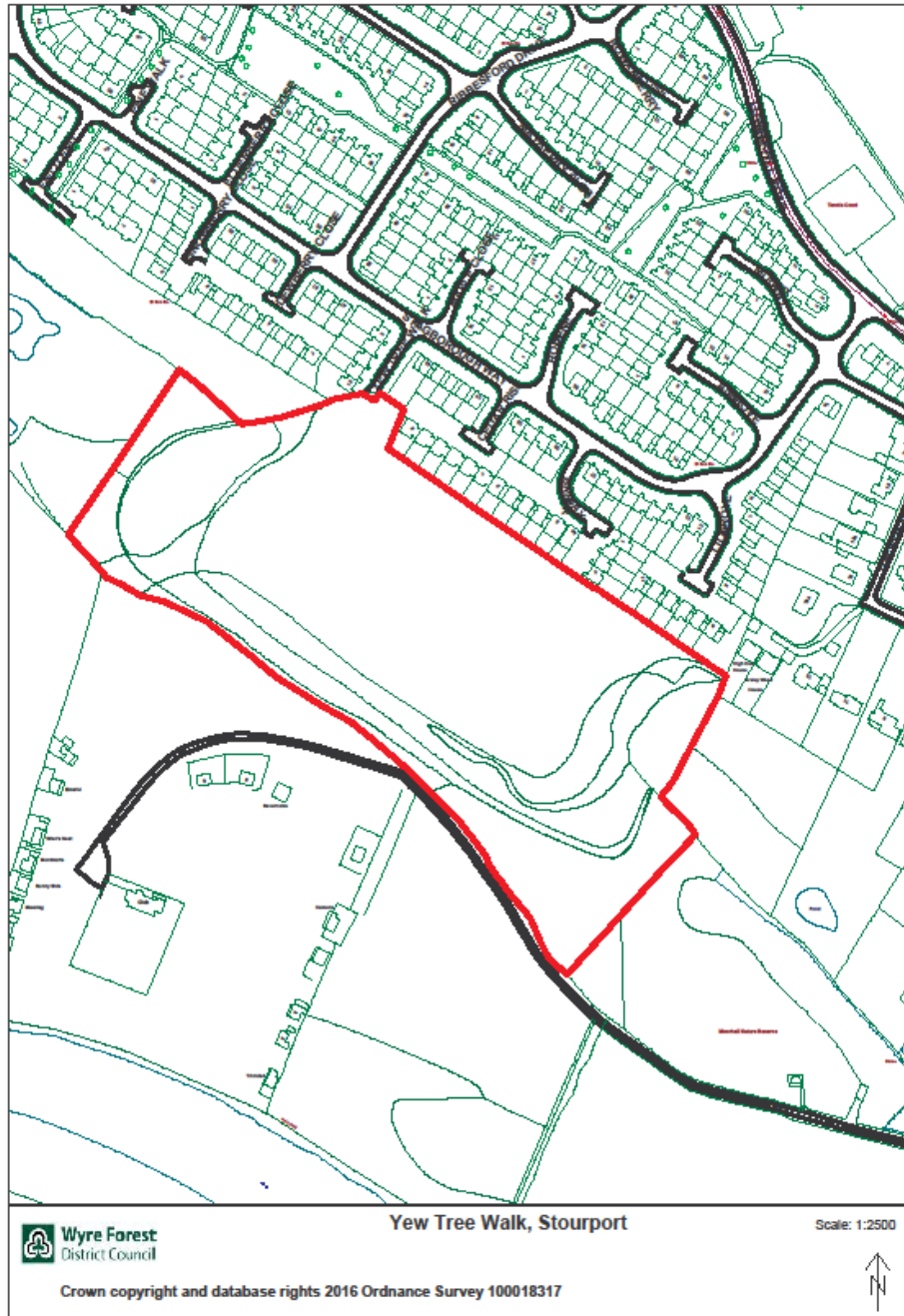
LOCATION PLAN



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 | |
| 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



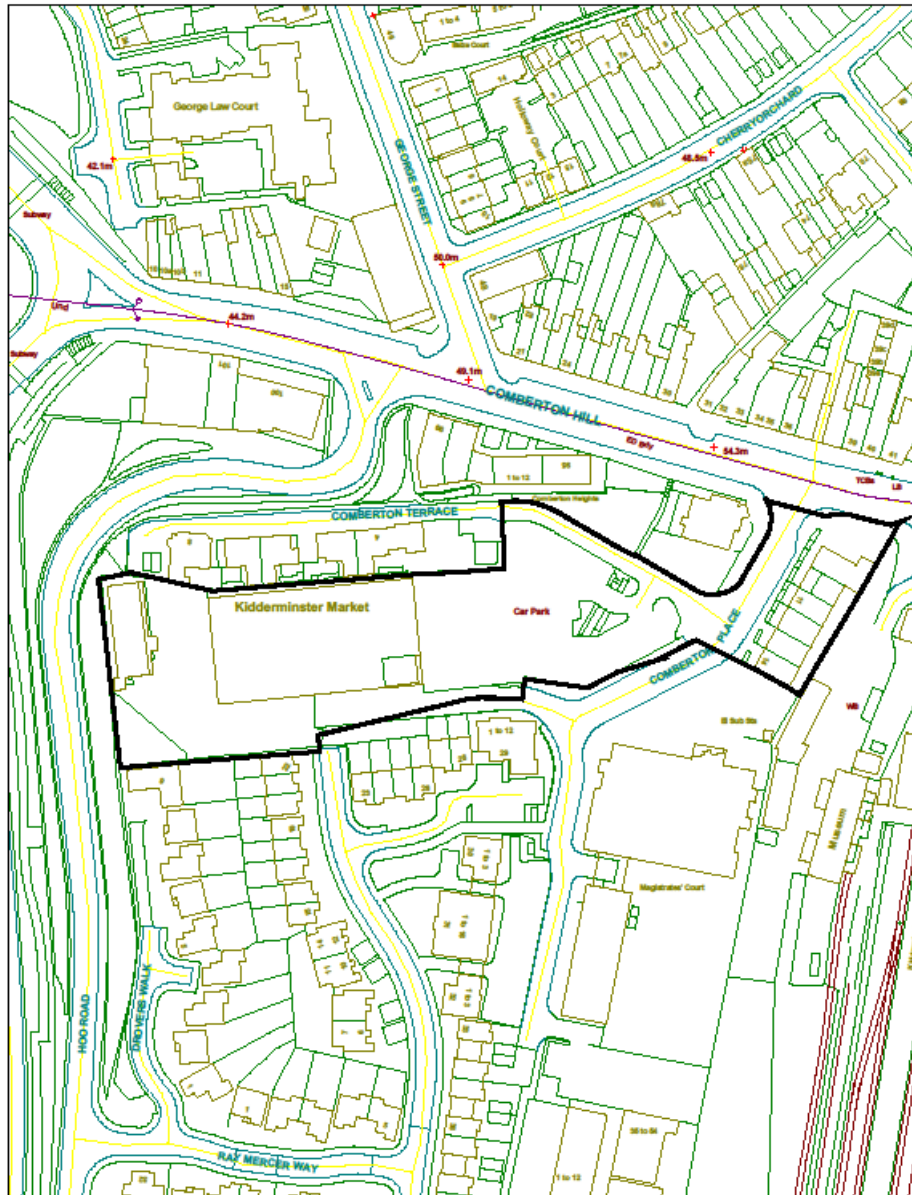
AKR-20 CARPETS OF WORTH

| | | | | | | | |
|--|----------------------------|--------------------------|---|-------------------------------------|------------|--------------------------------|---------|
| Nearest settlement: Stourport-on-Severn | Site ref: AKR/20 | Easting 381358 | Northing 271029 | Site area (hectares): 3.3 | | | |
| 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. | | | | | | | |

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 | | <input checked="" type="checkbox"/> | |
| | | | | 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) | | <input checked="" type="checkbox"/> | |
| Site description: auction sheds and car park, former county court and parade of shops. | | | | | | | |
| Ownership: | | Private | <input checked="" type="checkbox"/> | Public | <input checked="" type="checkbox"/> | Unknown | |
| Topography: | | Flat | <input checked="" type="checkbox"/> | 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) | | | <input checked="" type="checkbox"/> | 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 checked="" type="checkbox"/> | Leisure |
| | | | | | | | Gypsy/ Travelling Showpeople |
| | | | | | | | Other |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: Potential to enhance streetscene, prominent location | | | | | | | |
| Vehicular access | | Good | | Reasonable | | <input checked="" type="checkbox"/> | Poor |
| | | | | | | | |
| Access to local facilities | | Good | | Reasonable | | | Poor |
| | | <input checked="" type="checkbox"/> | | | | | |
| | | walking distance to town centre, local shops adjacent | | | | | |
| Public transport accessibility | | Good | | Reasonable | | | Poor |
| | | <input checked="" type="checkbox"/> | | | | | |
| | | bus and rail services within walking distance | | | | | |

LOCATION PLAN



Comberton Place, Kidderminster



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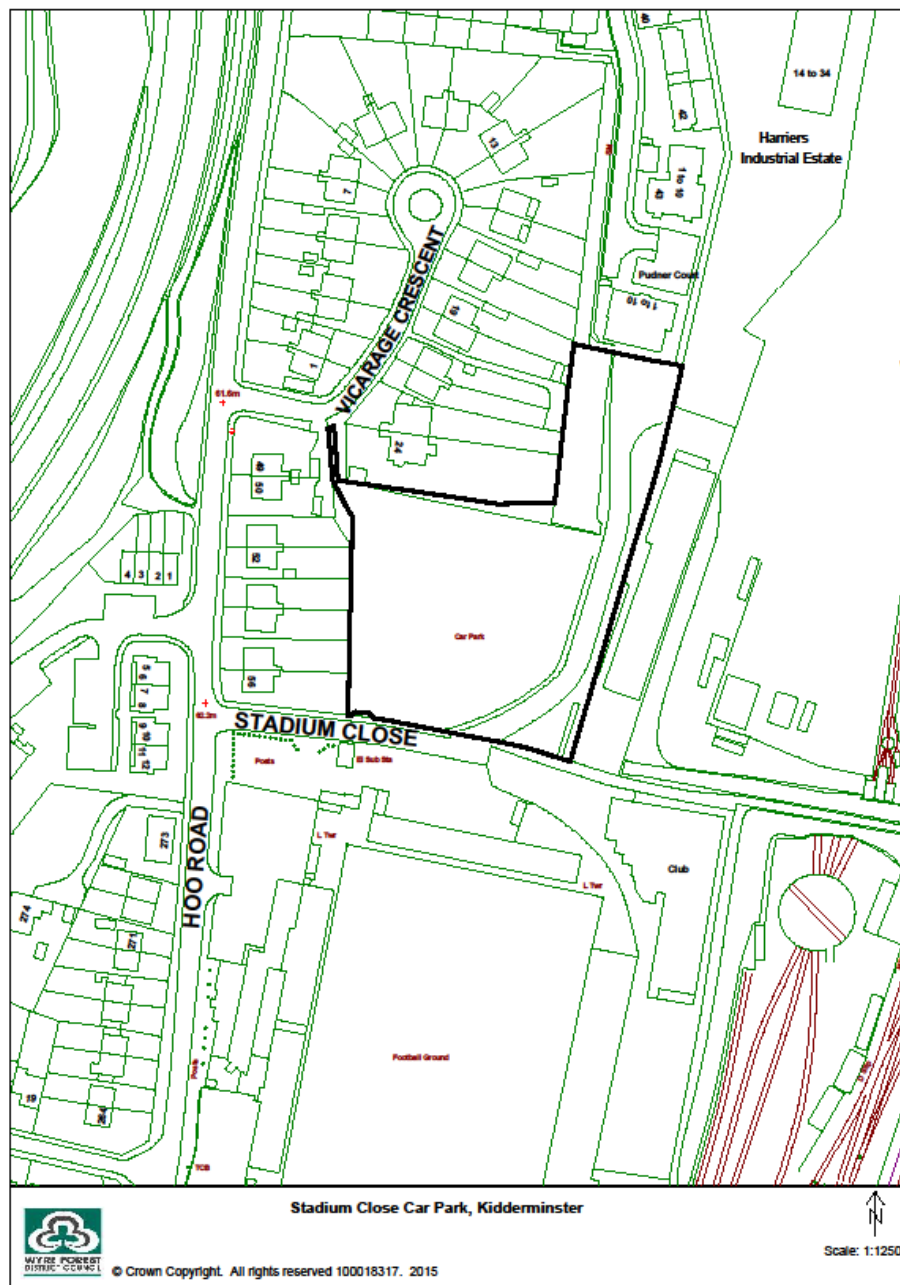


Scale: 1:1250

AS-2 STADIUM CLOSE CAR PARK

| | | | | | | | | | | | | | |
|---|--|--------------------------|-------------------------------------|-------------------------------------|---|-------------------------------------|--|--------------------------------------|--|-------------------------------------|--------------------------------|-------|--|
| Nearest settlement: Kidderminster | | Site ref: AS/2 | | Easting 383599 | | Northing 275990 | | Site area (hectares): 0.61 | | | | | |
| Site address: Stadium Close Car Park, Kidderminster Ward: Aggborough and Spennells | | | | | | | | Within built area | | <input checked="" type="checkbox"/> | | | |
| | | | | | | | | Adjoining built area | | | | | |
| | | | | | | | | Other (See site description) | | | | | |
| Current or previous use: Public Car Park | | | | | | | | Greenfield (undeveloped) | | | | | |
| | | | | | | | | Brownfield (prev. developed) | | <input checked="" type="checkbox"/> | | | |
| | | | | | | | | | | | | | |
| Site description: Car park located off Stadium Close, Hoo Road. Currently underused, but very busy on match days | | | | | | | | | | | | | |
| Ownership: | | | | Private | | Public | | <input checked="" type="checkbox"/> | | Unknown | | | |
| Topography: | | Flat | | <input checked="" type="checkbox"/> | | 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 | | | <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 | | Retail | | Employment | | Leisure | | Gypsy/ Travelling Showpeople | | Other | |
| WFDC OFFICER VIEWS: | | | | | | | | | | | | | |
| Character / visual impact: Opportunity for townscape improvement | | | | | | | | | | | | | |
| 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 | | | |

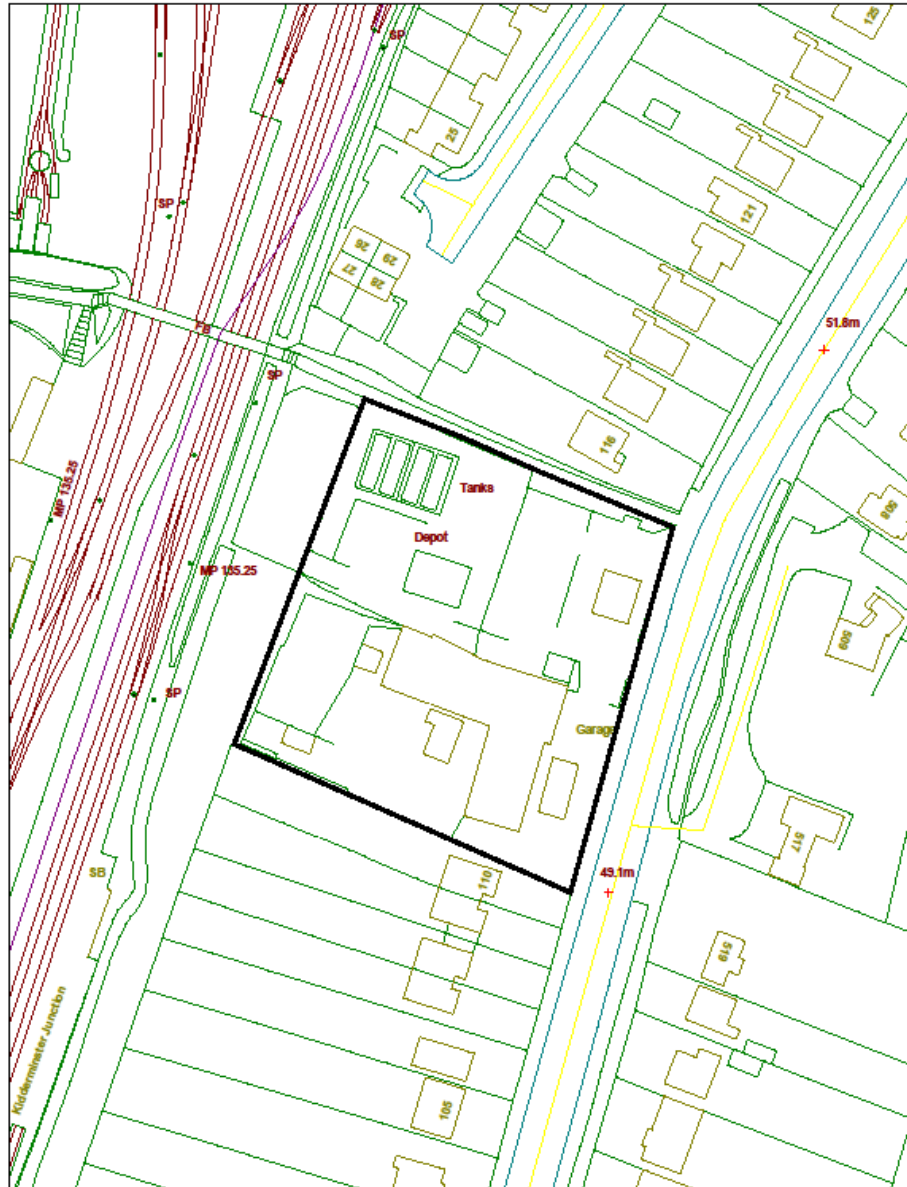
LOCATION PLAN



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 | |
| | | | | | | Unknown | |
| Topography: | | Flat | | <input type="checkbox"/> | | Gently Sloping | |
| | | | | | | <input checked="" type="checkbox"/> | |
| | | | | | | Steeply Sloping | |
| | | | | | | | |
| 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 | |
| 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: 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 | |
| | | | | | | Poor | |

LOCATION PLAN



Chester Road Service Station, Kidderminster



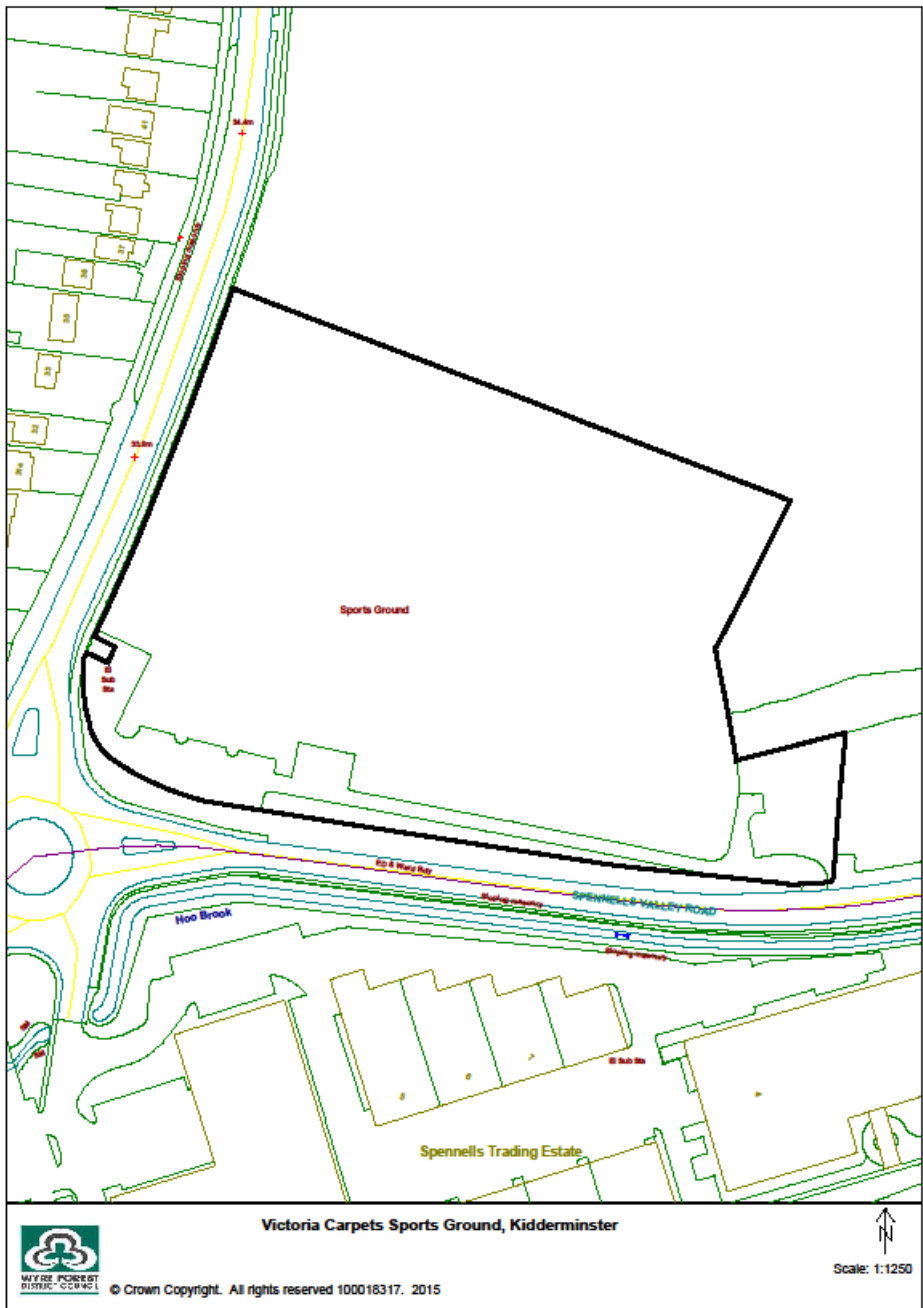
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Scale: 1:800

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 |
| | | | | | | | |

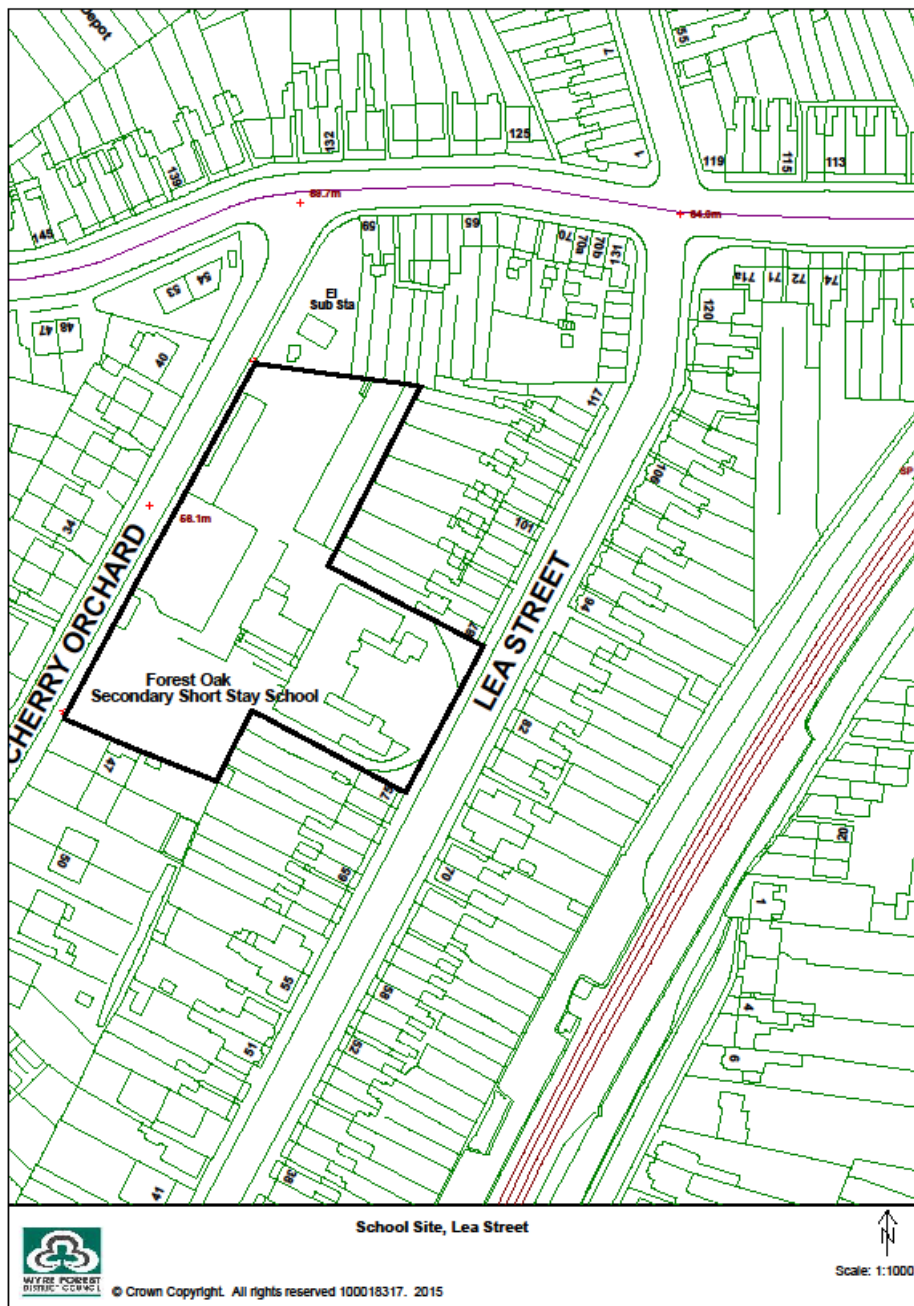
LOCATION PLAN



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 Ward: Aggborough and Spennells | | | | | | Within built area <input checked="" type="checkbox"/> | |
| | | | | | | 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 | | Gently Sloping | | 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 | | Employment | |
| | | | | | | Leisure | |
| | | | | | | Gypsy/ Travelling Showpeople | |
| | | | | | | Other | |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: Attractive buildings/comprehensive development required in this residential area | | | | | | | |
| 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 | |

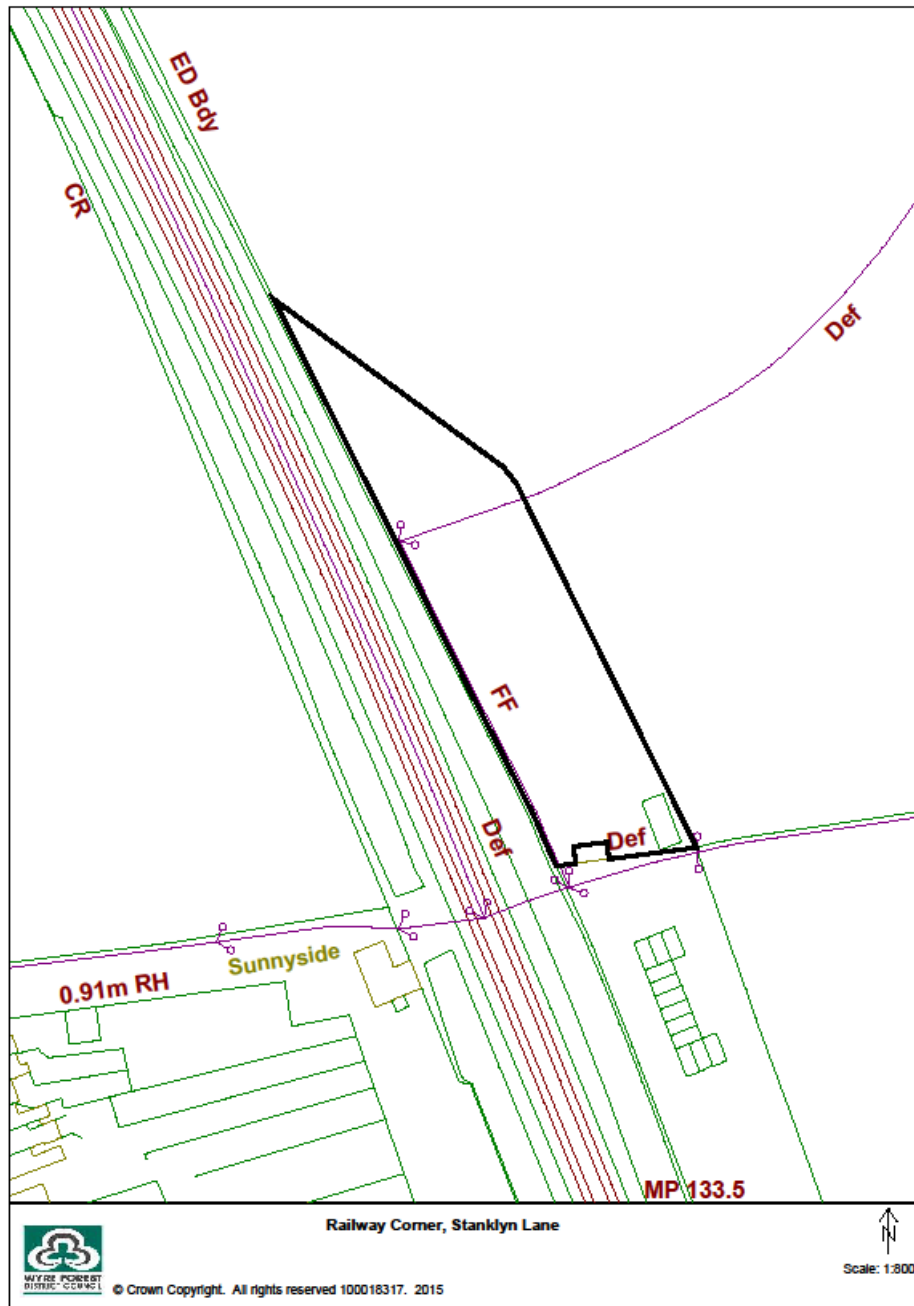
LOCATION PLAN



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 | | | | | | Within built area | |
| Ward: Wyre Forest Rural/Aggborough & Spennells | | | | | | Adjoining built area ✓ | |
| | | | | | | Other (See site description) | |
| Current or previous use: yard | | | | | | Greenfield (undeveloped) ✓ | |
| | | | | | | Brownfield (prev. developed) | |
| Site description: appears as paddock, adjacent railway line to rear of flats on Stanklyn Lane | | | | | | | |
| 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 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 | | ✓ | | 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 views from railway | | | | | | | |
| Vehicular access | | Good | | Reasonable | | ✓ | |
| | | | | | | Poor | |
| | | along private access | | | | | |
| Access to local facilities | | Good | | Reasonable | | ✓ | |
| | | | | | | Poor | |
| | | | | | | | |
| Public transport accessibility | | Good | | Reasonable | | ✓ | |
| | | | | | | Poor | |
| | | | | | | Bus stops at end of Stanklyn Lane | |

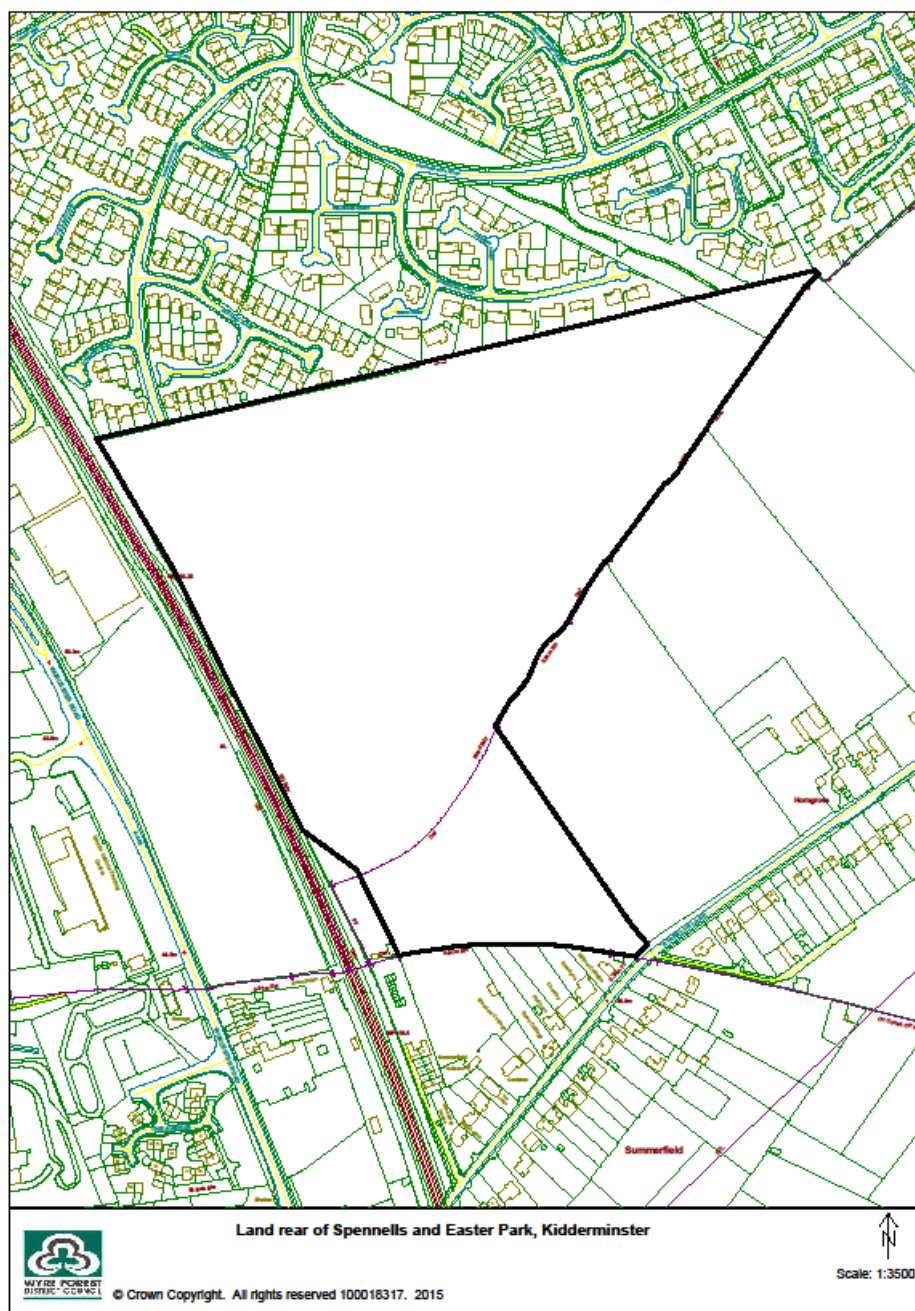
LOCATION PLAN



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 Ward: Aggborough & Spennells | | | | Within built area | |
| | | | | 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 | 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 | | |
| 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 | Employment | Leisure |
| | | | | | Gypsy/ Travelling Showpeople |
| | | | | | Other |
| WFDC OFFICER VIEWS: | | | | | |
| Character / visual impact: Loss of open views from housing estate and railway | | | | | |
| Vehicular access | | Good | <input checked="" type="checkbox"/> | Reasonable | Poor |
| | | access from Turnstone Road | | | |
| Access to local facilities | | Good | | Reasonable | Poor |
| | | local shops on Spennells | | | |
| Public transport accessibility | | Good | | Reasonable | Poor |
| | | Bus stops on Captains Pool Road and at end of Stanklyn Lane | | | |

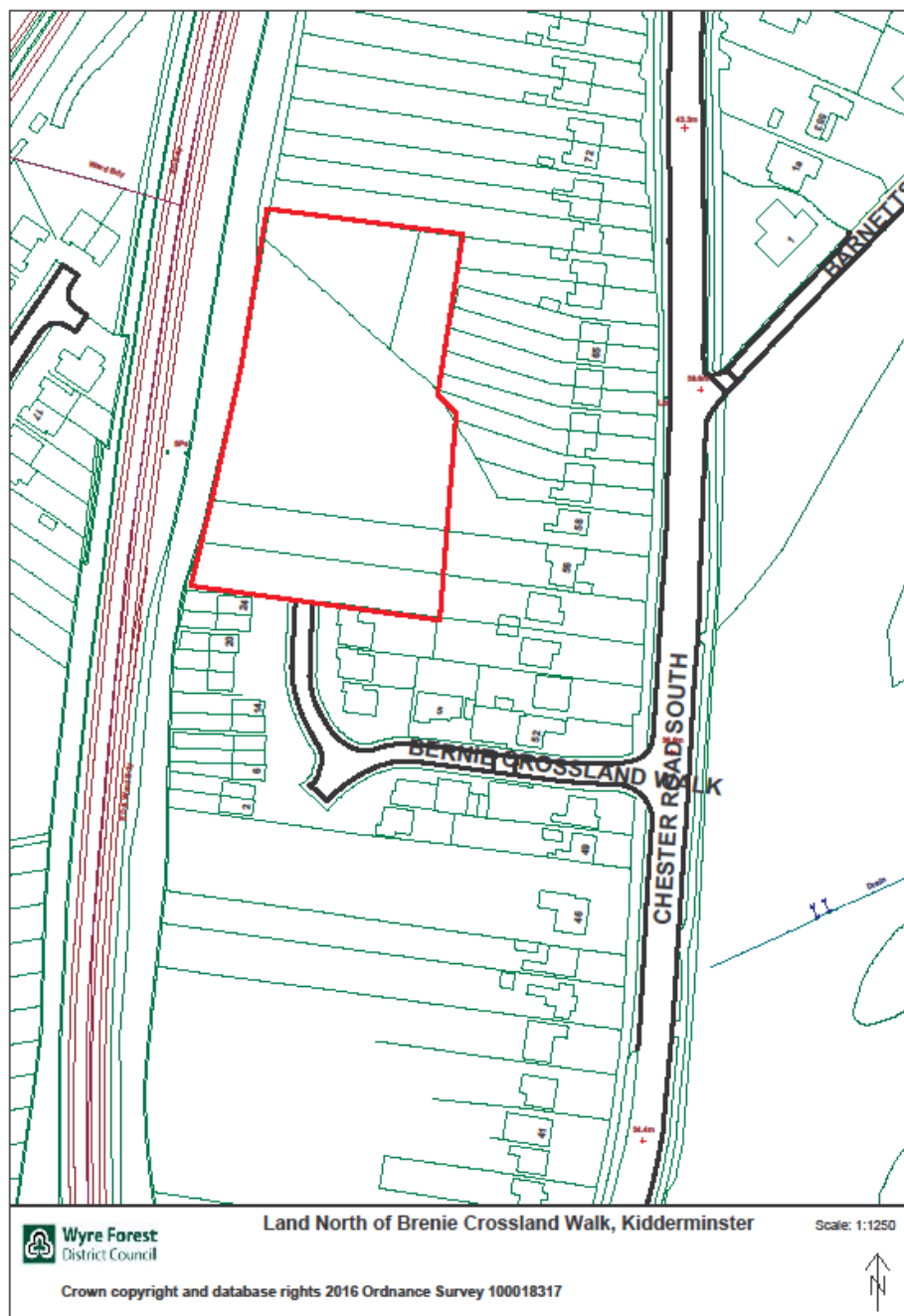
LOCATION PLAN



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 <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Historically all residential curtilage – some maintained but majority unkept | | | | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> | |
| | | | | | | 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 | | <input checked="" type="checkbox"/> | | Public | |
| | | | | | | Unknown | |
| Topography: Sloping | | Flat | | Gently Sloping | | <input checked="" type="checkbox"/> | |
| | | | | | | 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 <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: Little adverse impact – would continue building line of Bernie Crossland Walk | | | | | | | |
| Vehicular access | | Good | | Reasonable | | <input checked="" type="checkbox"/> | |
| | | | | | | Poor | |
| Access to local facilities | | Good | | Reasonable | | <input checked="" type="checkbox"/> | |
| Local shop within 10 minutes walk | | | | | | Poor | |
| Public transport accessibility | | Good | | Reasonable | | <input checked="" type="checkbox"/> | |
| bus stop within 5 minutes walk – low frequency service; railway station within reasonable walking distance | | | | | | Poor | |

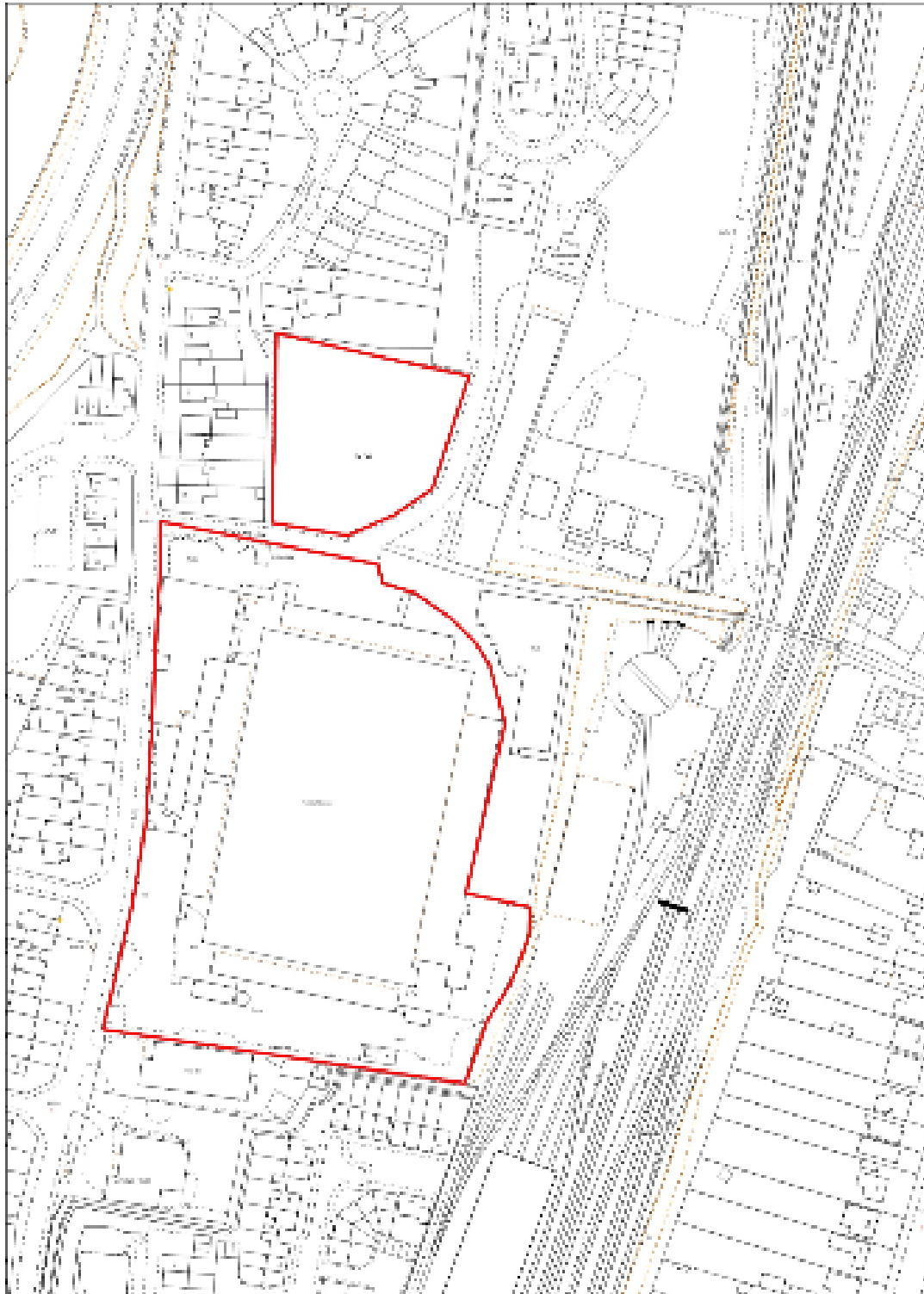
LOCATION PLAN



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 | | <input checked="" type="checkbox"/> | |
| | | | | 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) | | <input checked="" type="checkbox"/> | |
| 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 | | <input checked="" 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 | | + | | 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 | | <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: 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 | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | Frontage onto Hoo Road | | | | Poor | |
| Access to local facilities | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | Local shop opposite; Comberton Hill shops within a short walk | | | | Poor | |
| Public transport accessibility | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | Bus stop nearby on route to Worcester (hourly). More frequent bus services available within reasonable walking distance from outside railway station. | | | | Poor | |
| Suitability | | Site is located in a mainly residential area so is suitable for housing | | | | | |

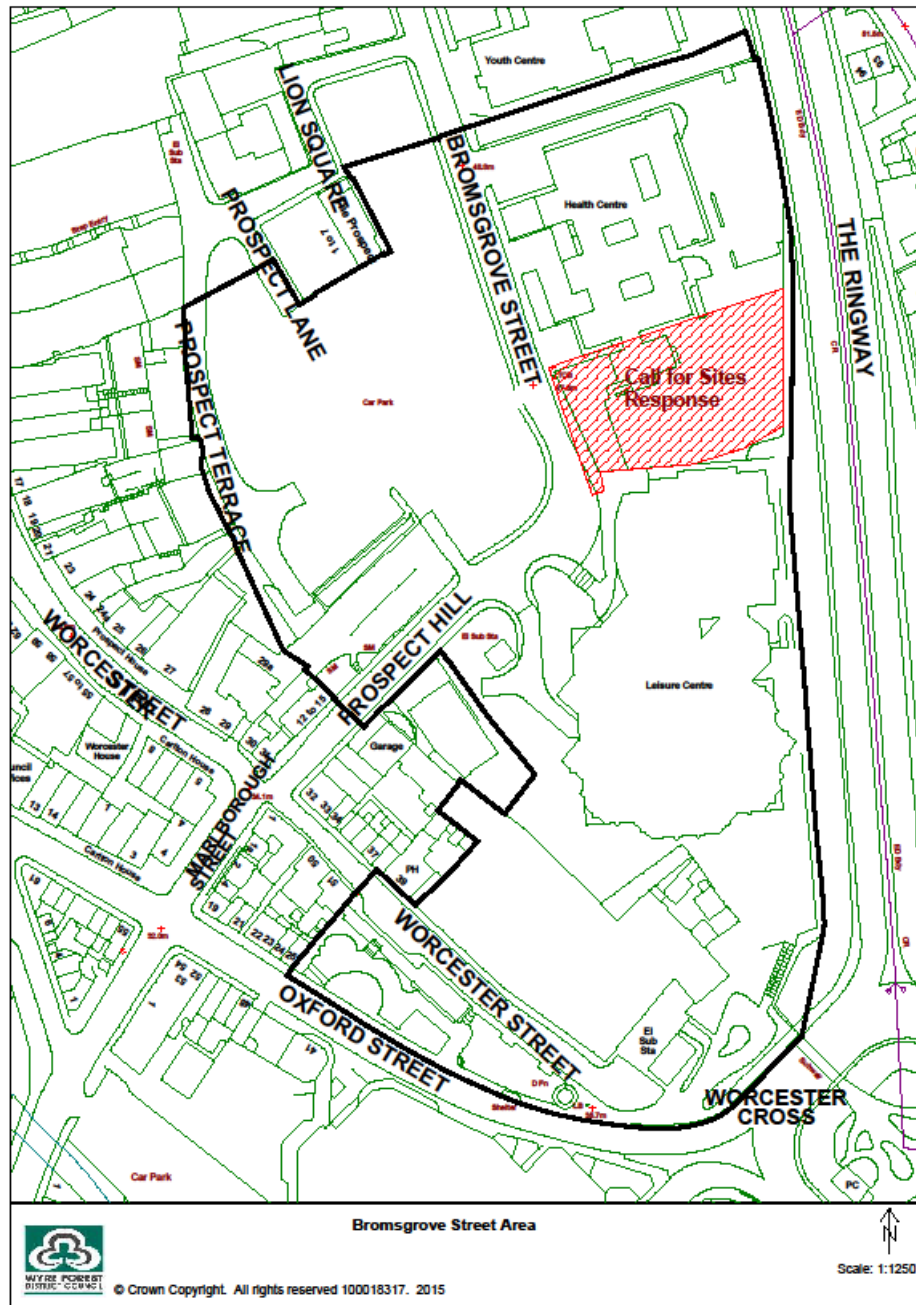
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|---|---|
| Availability | Site is owned by WFDC but leased to football club who have put site forward |
| Achievability | If a relocation of facilities elsewhere can be shown to be viable and supported via the Local Plan Review, site redevelopment 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 <input checked="" type="checkbox"/> | |
| | | | | | | 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) <input checked="" type="checkbox"/> | |
| 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 <input checked="" type="checkbox"/> | | Public <input checked="" type="checkbox"/> | | Unknown <input type="checkbox"/> | |
| Topography: | | Flat <input type="checkbox"/> | | Gently Sloping <input checked="" type="checkbox"/> | | Steeply Sloping <input checked="" type="checkbox"/> | |
| 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 <input checked="" type="checkbox"/> | | Allocated without planning permission | | <input checked="" type="checkbox"/> | |
| Local Authority owned land | | | | Refused / Withdrawn/ Pending applications (2006 to date) | | <input type="checkbox"/> | |
| Officer suggested - rural sites | | | | Officer suggested – potential urban extension | | <input type="checkbox"/> | |
| PROPOSED USE: | | Housing <input checked="" type="checkbox"/> | | Retail <input checked="" 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: Potential for comprehensive redevelopment to improve the 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"/> | |

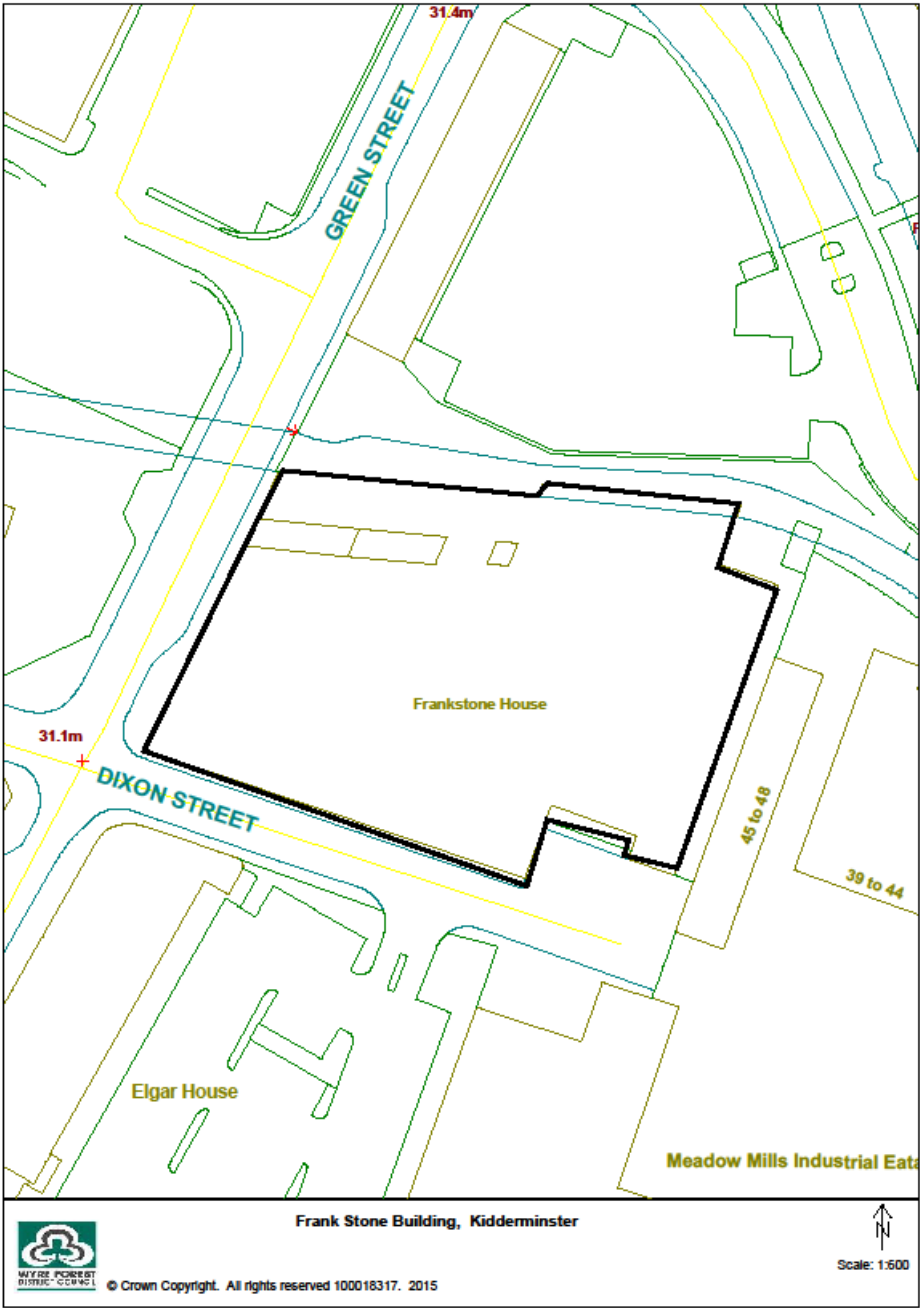
LOCATION PLAN



BHS-10 FRANK STONE BUILDING

| | | | | | | | |
|--|----------------------------|---|---------------------------------|---|---|--|--------------------------------|
| / | Site ref: BHS/10 | Easting | 383323 | Site area (hectares): 0.32 | | | |
| Site address: Frank Stone Building, Green Street, Kidderminster Ward: Blakebrook and Habberley South | | Northing | | 276179 | | Within built area <input checked="" type="checkbox"/> | |
| | | | | Adjoining built area | | | |
| | | | | Other (See site description) | | | |
| Current or previous use: Vacant commercial building | | | | Greenfield (undeveloped) | | | |
| | | | | Brownfield (prev. developed) | | <input checked="" type="checkbox"/> | |
| Site description: Vacant commercial building adjacent Long Meadow Mills estate and new Supermarket. | | | | | | | |
| 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: 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 | | <input checked="" type="checkbox"/> | |
| Local Authority owned land | | | | Refused / Withdrawn/ Pending applications (2006 to date) | | <input type="checkbox"/> | |
| Officer suggested - rural sites | | | | Officer suggested – potential urban extension | | <input type="checkbox"/> | |
| 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: 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 <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"/> | |
| walking distance to bus stops and rail station | | | | | | | |

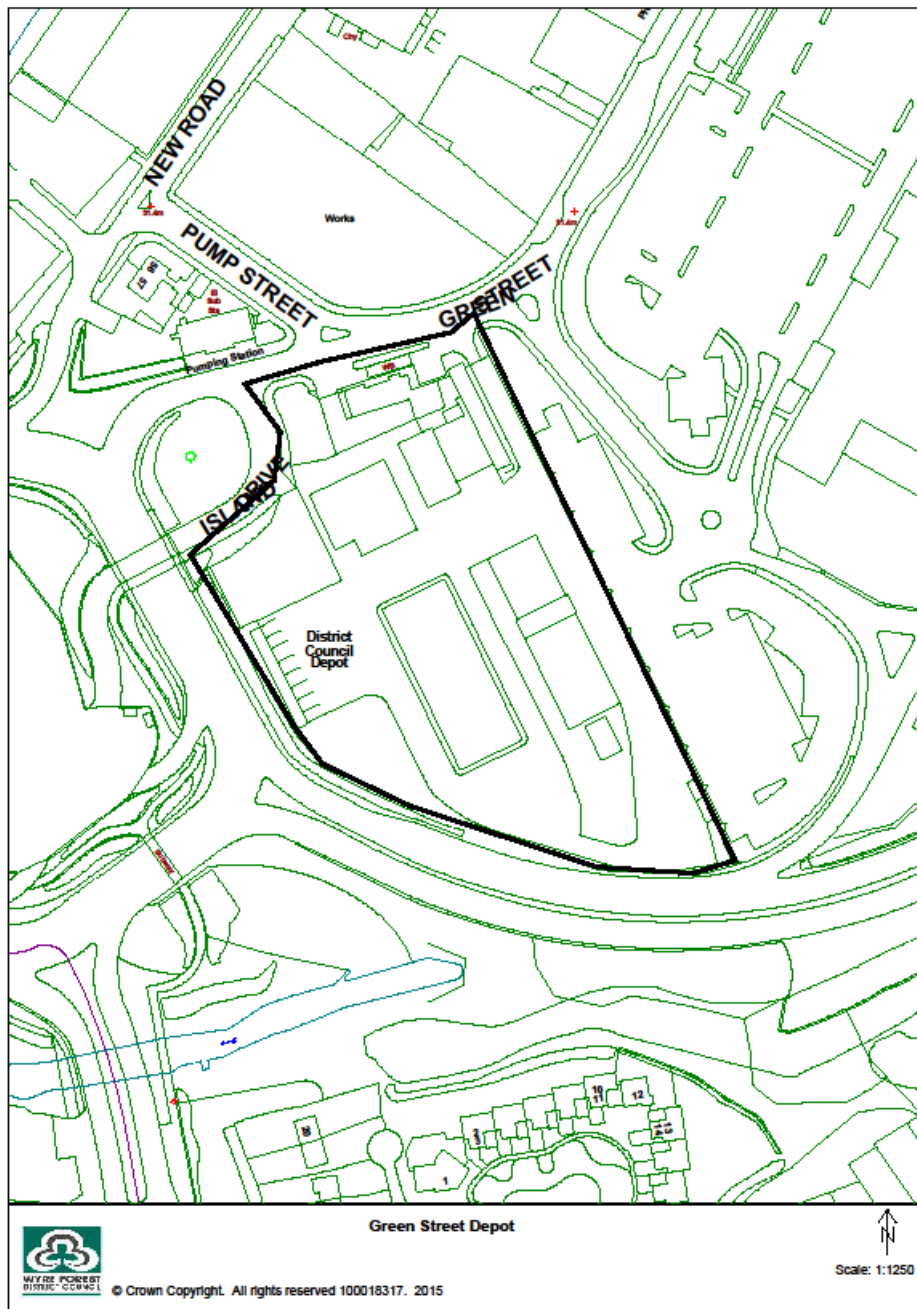
LOCATION PLAN



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 Ward: Blakebrook and Habberley South | | | | | | Within built area <input checked="" type="checkbox"/> | |
| | | | | | | 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 | | <input type="checkbox"/> 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) | | <input type="checkbox"/> Underused / Vacant sites | |
| Officer suggested - rural sites | | | | Officer suggested – potential urban extension | | <input type="checkbox"/> Other | |
| PROPOSED USE: | | Housing | <input checked="" type="checkbox"/> | Retail | | Employment | |
| | | | | | | Leisure | <input checked="" type="checkbox"/> |
| | | | | | | Gypsy/ Travelling Showpeople | |
| | | | | | | Other | |
| 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

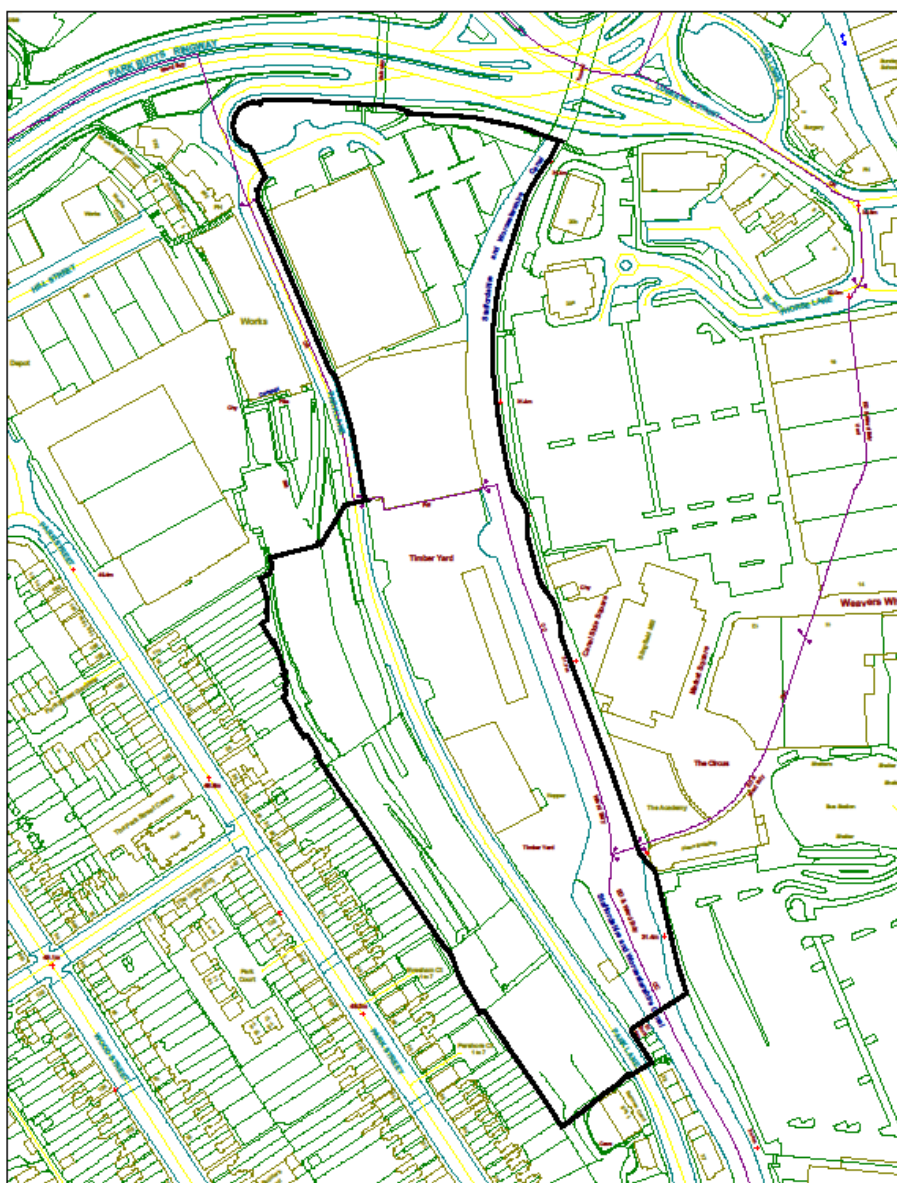


BHS-16 PARK LANE CANALSIDE

| | | | | | |
|--|----------------------------|--|---------------------------|---|-----------------|
| Nearest settlement: Kidderminster | Site ref: BHS/16 | Easting 382889 | Northing 276569 | Site area (hectares): 3.47 | |
| 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 | |

| | | | | | | | | | | | | |
|--|---|---|--------|------------|------------|--|---------|---|------------------------------------|--|-------|--|
| PROPOSED USE: | Housing | ✓ | Retail | ✓ | Employment | | Leisure | ✓ | Gypsy/ Travelling Showpeople | | Other | |
| WFDC OFFICER VIEWS: | | | | | | | | | | | | |
| Character / visual impact: No adverse impact – redevelopment of site likely to have positive effect | | | | | | | | | | | | |
| Vehicular access | Good | ✓ | | Reasonable | | | Poor | | | | | |
| Access to local facilities | Good | ✓ | | Reasonable | | | Poor | | | | | |
| | Adj town centre, potential to improve if development provided an additional canal crossing (pedestrian) | | | | | | | | | | | |
| Public transport accessibility | Good | ✓ | | Reasonable | | | Poor | | | | | |
| | Bus stops and railway station within walking distance | | | | | | | | | | | |

LOCATION PLAN



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Scale: 1:1750

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 Ward: Blakebrook and Habberley South | | | | | | Within built area ✓ | |
| | | | | | | 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) ✓ | |
| 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 | | ✓ | | Public ✓ Unknown | |
| Topography: | | Flat | | Gently Sloping | | Steeply Sloping ✓ | |
| 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 | | ✓ 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 area by bringing a derelict building back into use. | | | | | | | |
| Vehicular access | | Good ✓ | | Reasonable | | Poor | |
| Access to local facilities | | Good ✓ | | Reasonable | | Poor | |

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

LOCATION PLAN



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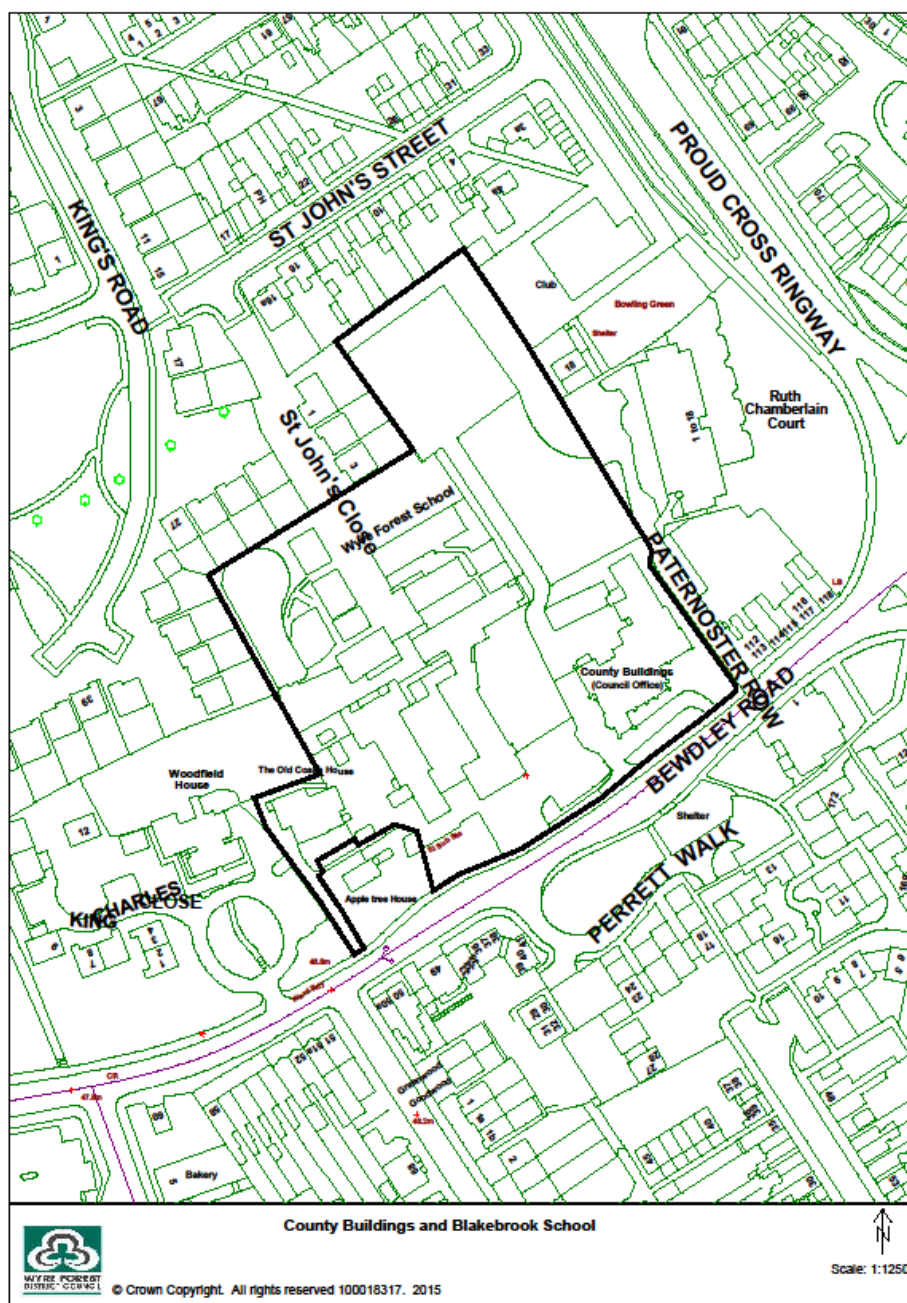
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BHS-18 COUNTY BUILDINGS AND BLAKEBROOK SCHOOL

| | | | | | | | |
|--|----------------------------|-----------------|--|-------------------------------------|------------|---|--------------------------------|
| 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 | |
| | | | | | | |

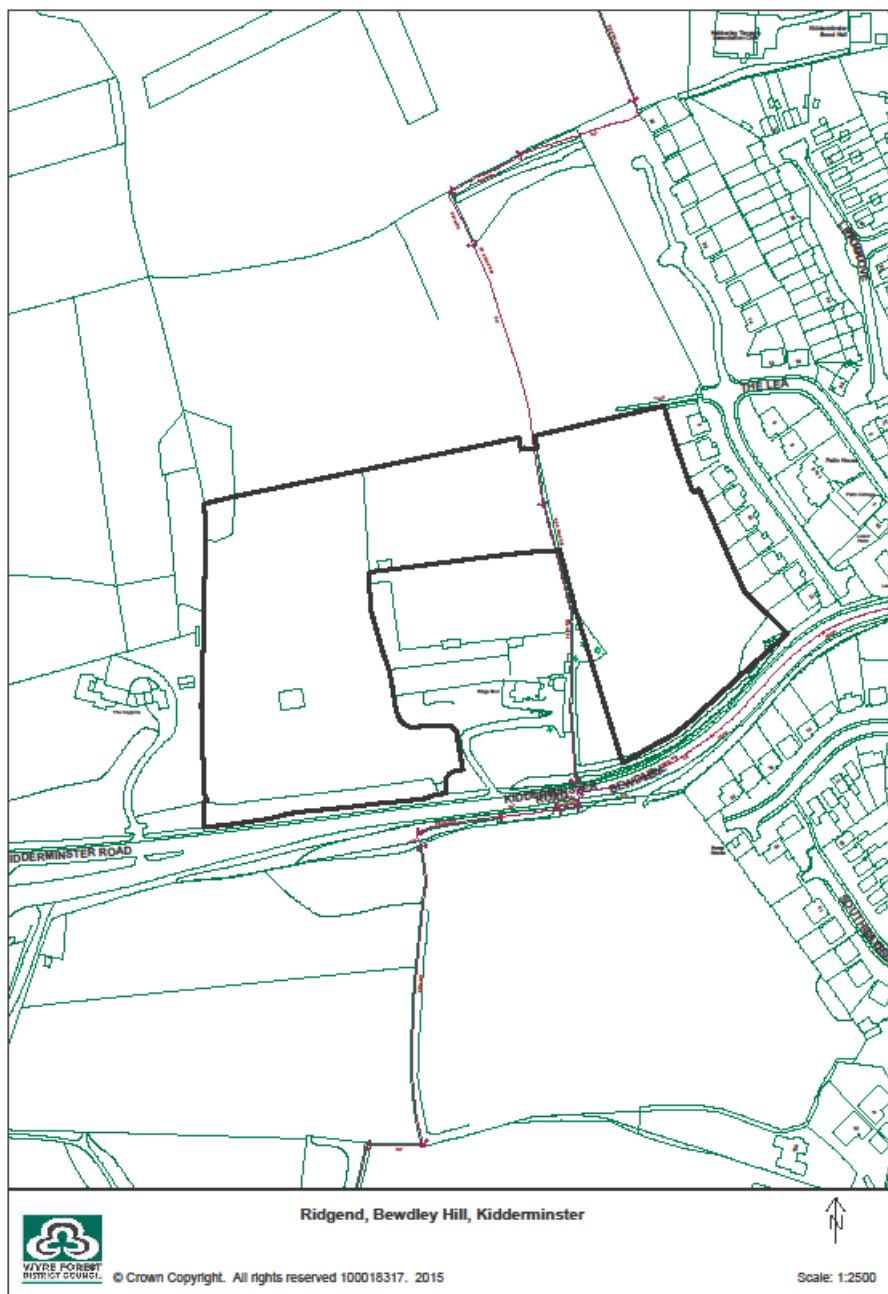
LOCATION PLAN



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 | | | | | | Within built area | |
| Ward: Blakebrook and Habberley South / Wribbenhall and Arley | | | | | | 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 | | ✓ | |
| | | | | | | Steeply 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 | |

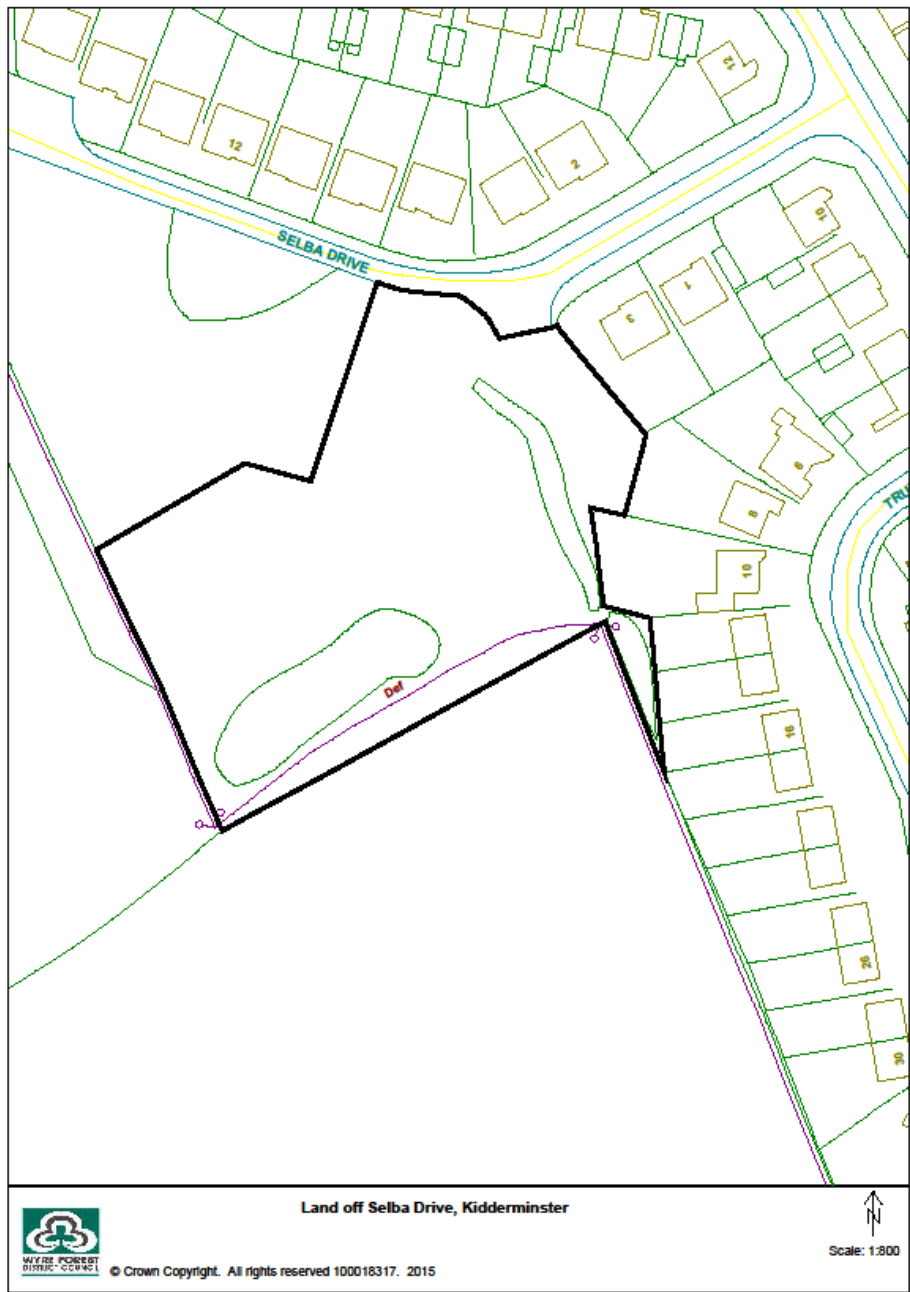
LOCATION PLAN



BHS-22 LAND AT SELBA DRIVE

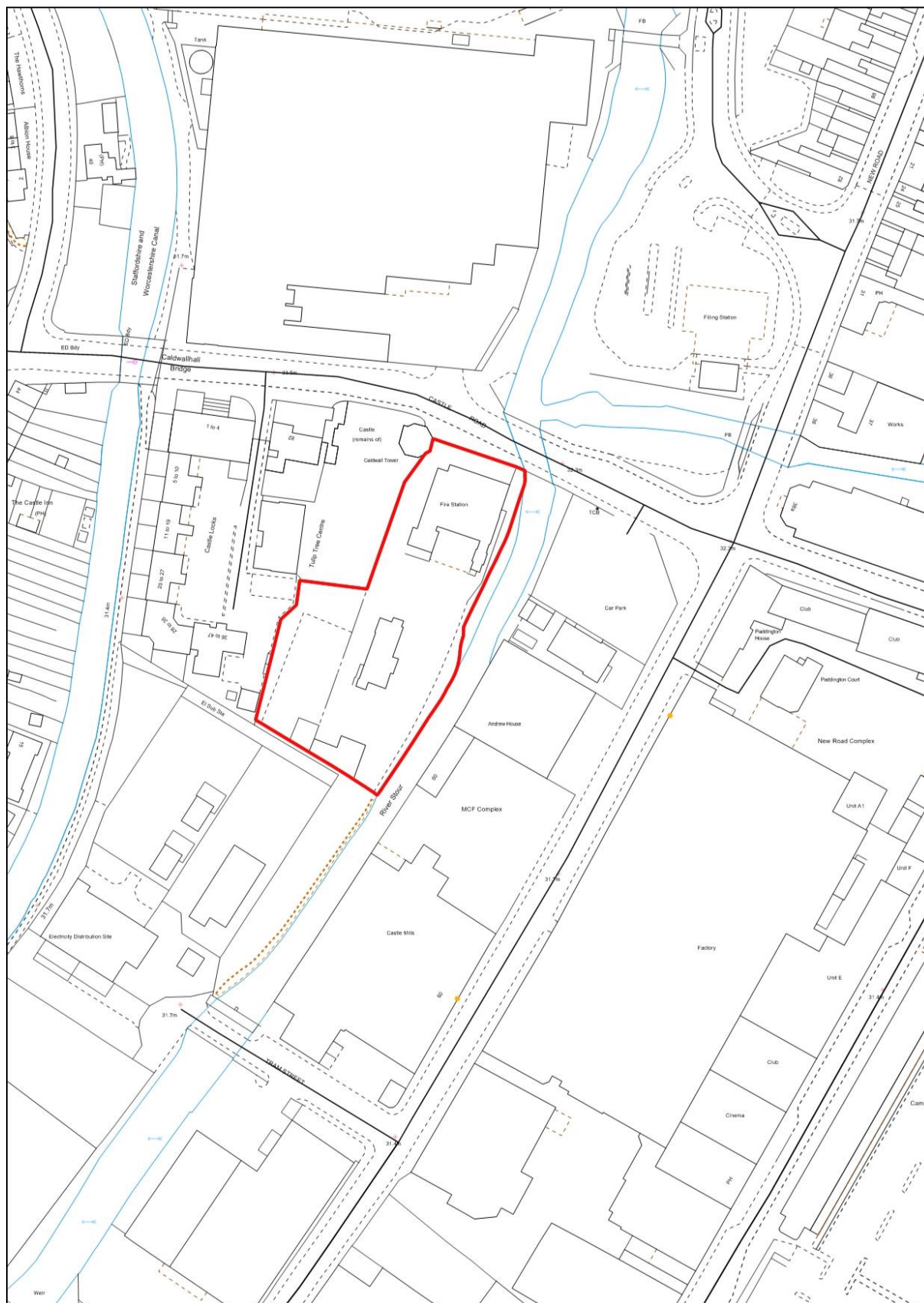
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|---|--|--|-------------------------------------|--|--|---|--|
| Nearest settlement: Kidderminster | | Site ref: BHS/22 | | Easting 380933 | | Site area (hectares): 0.54 | |
| | | | | Northing 276584 | | | |
| Site address: Land off Selba Drive, Kidderminster Ward: Blakebrook and Habberley South | | | | | | Within built area | |
| | | | | | | Adjoining built area <input checked="" type="checkbox"/> | |
| | | | | | | Other (See site description) | |
| Current or previous use: open space | | | | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> | |
| | | | | | | Brownfield (prev. developed) | |
| Site description: open space opposite housing with mature trees/hedges surrounding | | | | | | | |
| Ownership: | | Private | | Public | | Unknown <input checked="" type="checkbox"/> | |
| Topography: | | Flat | | Gently Sloping <input checked="" type="checkbox"/> | | 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 | | <input checked="" type="checkbox"/> Other | |
| PROPOSED USE: | | Housing | <input checked="" type="checkbox"/> | 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 <input checked="" type="checkbox"/> | | Reasonable | | Poor | |
| | | | | | | | |
| Access to local facilities | | Good <input checked="" type="checkbox"/> | | Reasonable | | Poor | |
| Local shops within short walk | | | | | | | |
| Public transport accessibility | | Good <input checked="" type="checkbox"/> | | Reasonable | | Poor | |
| Bus stop within walking distance | | | | | | | |

LOCATION PLAN



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 | <input type="checkbox"/> 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 type="checkbox"/> | Employment <input checked="" type="checkbox"/> | Leisure <input checked="" type="checkbox"/> |
| | | | | Gypsy/ Travelling Showpeople <input type="checkbox"/> |
| | | | | Other <input type="checkbox"/> |
| 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 |
| | | Fronts onto Castle Street | | |
| Access to local facilities | | Good | <input checked="" type="checkbox"/> | Reasonable |
| | | In town centre | | |
| Public transport accessibility | | Good | <input checked="" type="checkbox"/> | Reasonable |
| | | 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 | | |

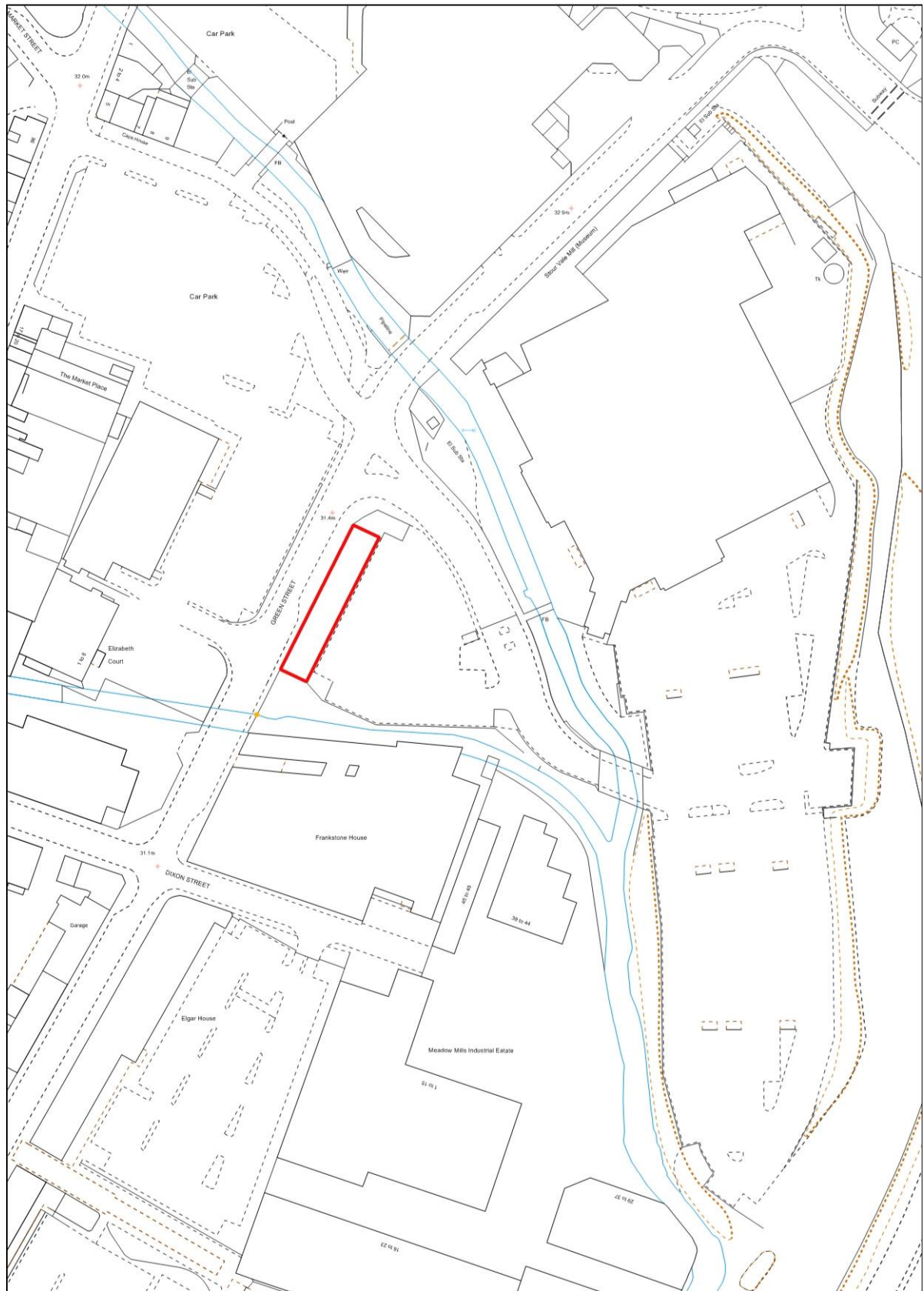


BHS-39 BOUCHER BUILDING

| | | | | | | | |
|---|----------------------------|--|---|---------------------------------------|-----------------|--------------------------------|---------|
| 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**

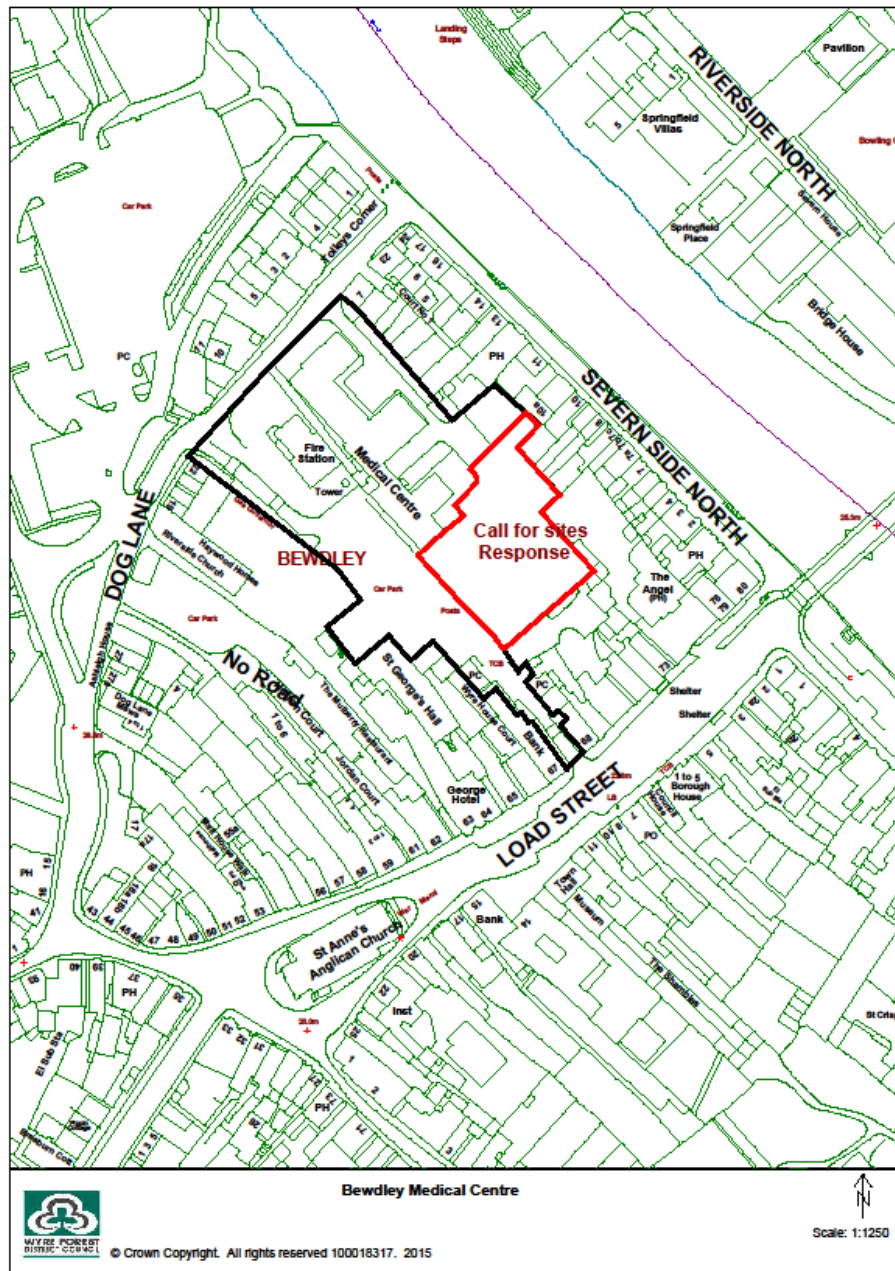
Within 5 years. Up to 10 flats



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 <input type="checkbox"/> | |
| | | | | | | Other (See site description) <input type="checkbox"/> | |
| Current or previous use: Community uses/health care | | | | | | Greenfield (undeveloped) <input type="checkbox"/> | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| Site description: Library and medical centre adjacent to Load Street car park, Bewdley | | | | | | | |
| 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: 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"/> | |
| Local Authority owned land | | <input checked="" type="checkbox"/> | | Refused / Withdrawn/ Pending applications (2006 to date) | | <input type="checkbox"/> | |
| Officer suggested - rural sites | | <input type="checkbox"/> | | Officer suggested – potential urban extension | | <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 <input type="checkbox"/> | | Other <input checked="" type="checkbox"/> | |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: | | | | | | | |
| 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"/> | |
| PANEL'S VIEWS | | | | | | | |
| Panel's view on suitability for development | | | | | | | |
| Potential timescale for development | | | | | | | |

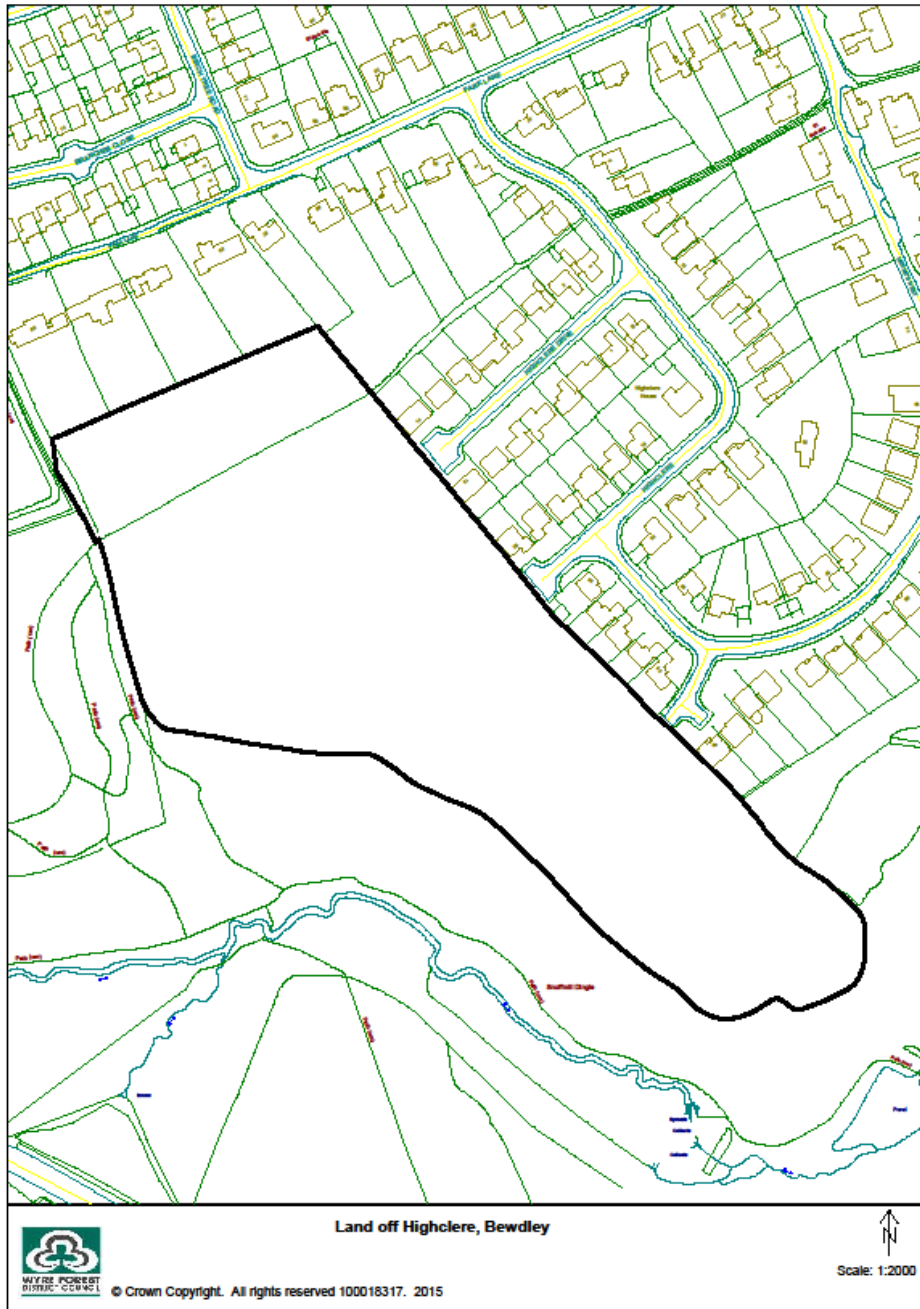
LOCATION PLAN



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 | |
| | | 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 | | + | | 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 | | Employment | | Leisure |
| | | | | | | | 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 | | Reasonable | | <input checked="" type="checkbox"/> Poor | |
| | | | | | | | |
| Access to local facilities Primary school nearby; shop on Hales Park | | Good | | Reasonable | | <input checked="" type="checkbox"/> Poor | |
| | | | | | | | |
| Public transport accessibility Bus stop on Wyre Hill | | Good | | Reasonable | | <input checked="" type="checkbox"/> Poor | |
| | | | | | | | |

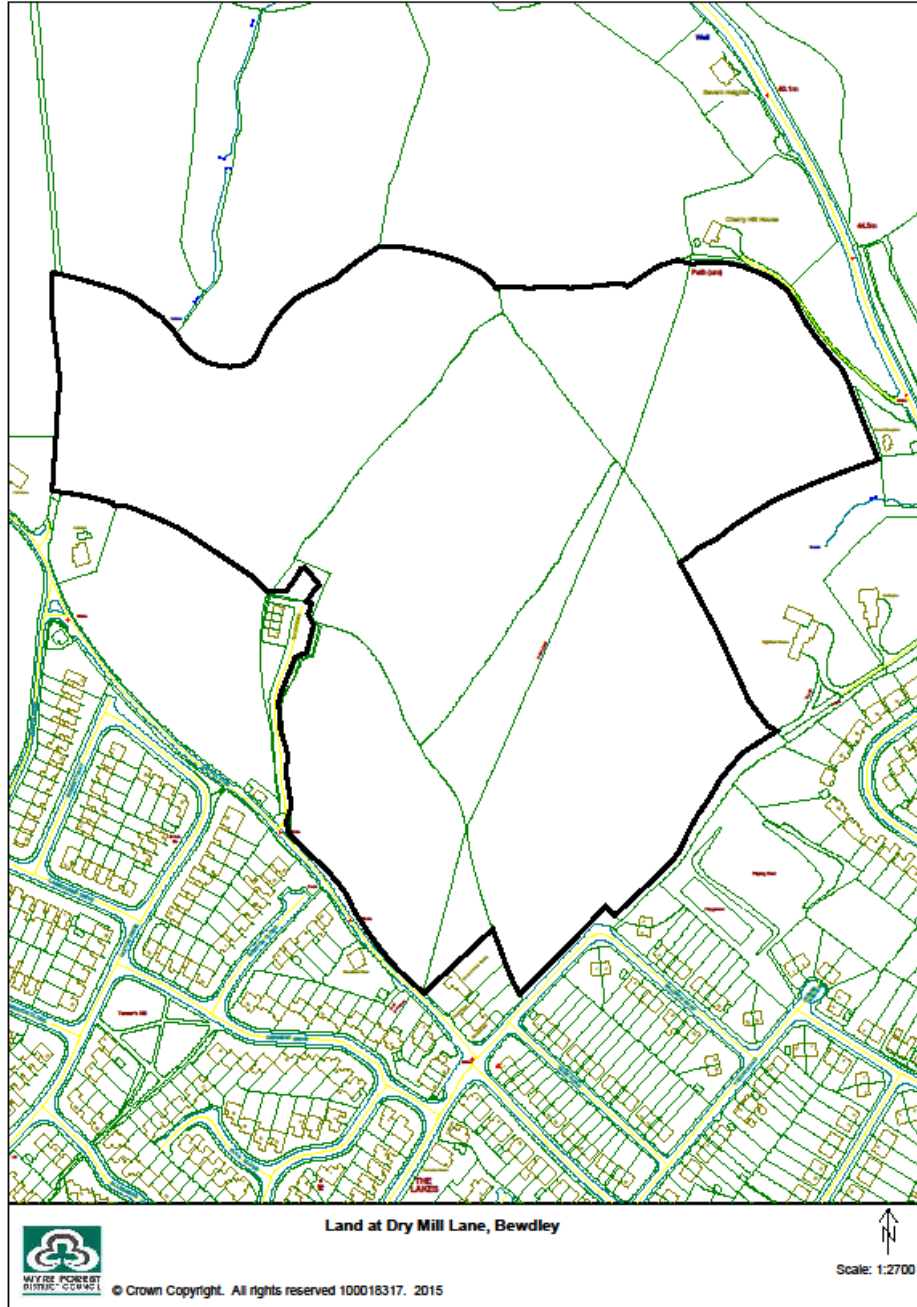
LOCATION PLAN



BR-BE-10 DRY MILL LANE

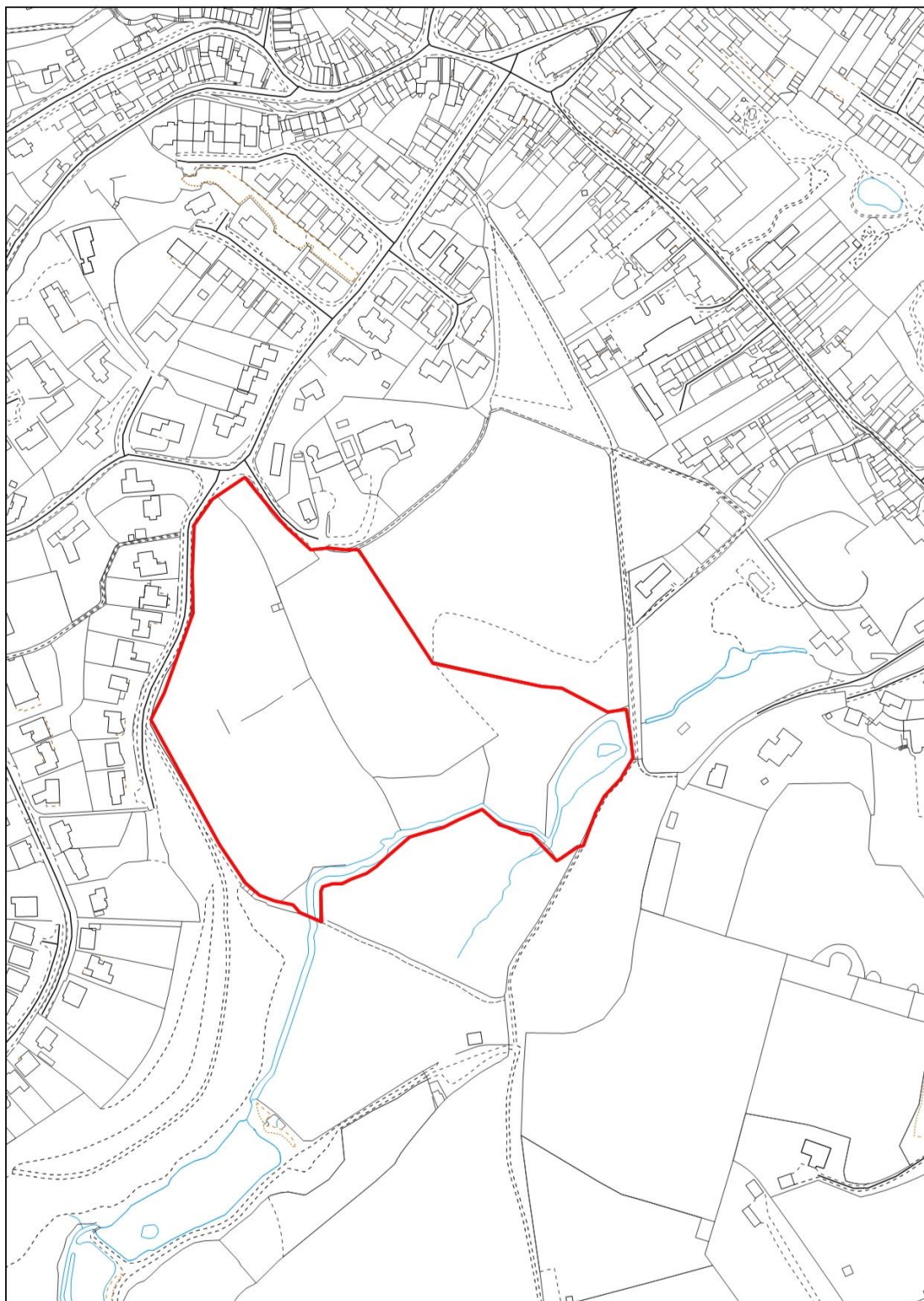
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|---|--|------------------------------|--|---|--|-------------------------------------|--|
| Nearest settlement: Bewdley | | Site ref: BR/BE/10 | | Easting 377790 | | Site area (hectares): 12.5Ha | |
| | | Northing 275840 | | | | | |
| Site address: Grove Farm, Dry Mill Lane Ward: Bewdley & Rock | | | | | | Within built area | |
| | | | | | | Adjoining built area ✓ | |
| | | | | | | Other (See site description) | |
| Current or previous use: Farmland | | | | | | Greenfield (undeveloped) ✓ | |
| | | | | | | Brownfield (prev. developed) | |
| Site description: Agricultural land separated by low hedges with residential estate to south | | | | | | | |
| Ownership: | | Private | | ✓ | | Public | |
| | | Flat | | Gently Sloping | | ✓ | |
| Topography: | | | | | | 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 | | ✓ | | 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 aspect, Potential loss of hedgerows. SSSI nearby. | | | | | | | |
| Vehicular access from The Lakes Road/Baldwin Road | | Good | | ✓ | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities local centre adjacent | | Good | | | | Reasonable | |
| | | | | ✓ | | Poor | |
| Public transport accessibility bus stops on adjacent estate | | Good | | | | Reasonable | |
| | | | | ✓ | | Poor | |

LOCATION PLAN



BR-BE-15 LAND OFF SNUFF MILL WALK

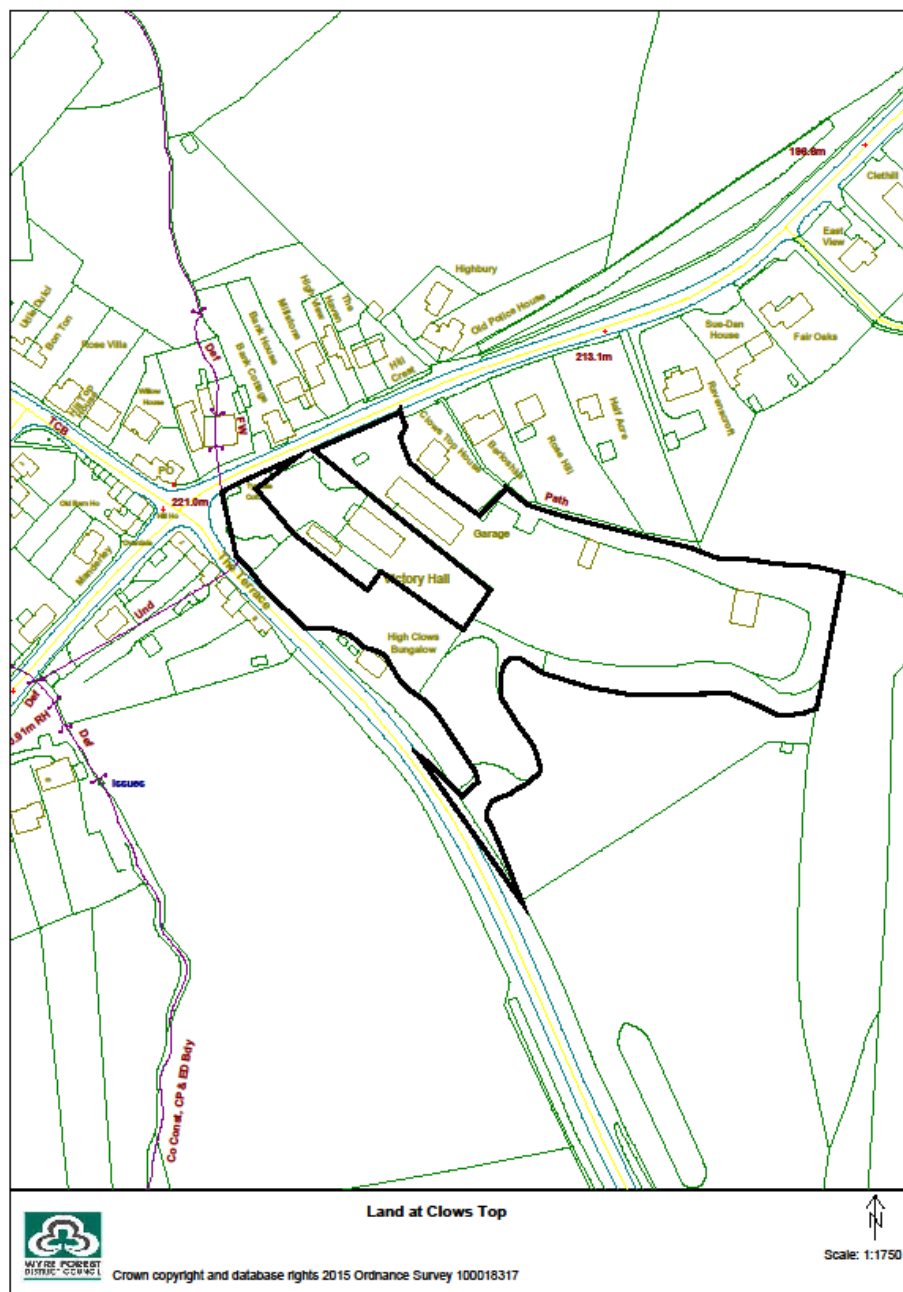
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|---|--|---|---------------------------|-------------------------------------|---------|
| Nearest settlement: Bewdley | Site ref: BR/BE/15 | Easting 378440 | Northing 274934 | Site area (hectares): 3.5 | |
| Site address: Land off Snuff Mill Walk 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 <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Previous site of public house, garage and associated hardstanding. | | | | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| Site description: scrubland adjacent village hall and parking area with shop and houses opposite, garage and associated hardstanding. | | | | | | | |
| Ownership: | | Private | | <input checked="" type="checkbox"/> | | Public | |
| | | | | | | Unknown | |
| Topography: | | Flat | | <input type="checkbox"/> | | Gently Sloping | |
| | | | | | | <input checked="" type="checkbox"/> | |
| | | | | | | Steeply 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 | | <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 improvement to streetscene at crossroads | | | | | | | |
| Vehicular access | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities local shop opposite site | | Good | | | | Reasonable | |
| | | | | | | <input checked="" type="checkbox"/> | |
| Public transport accessibility buses pass site every 2 hours | | Good | | | | Reasonable | |
| | | | | | | Poor | |
| | | | | | | <input checked="" type="checkbox"/> | |

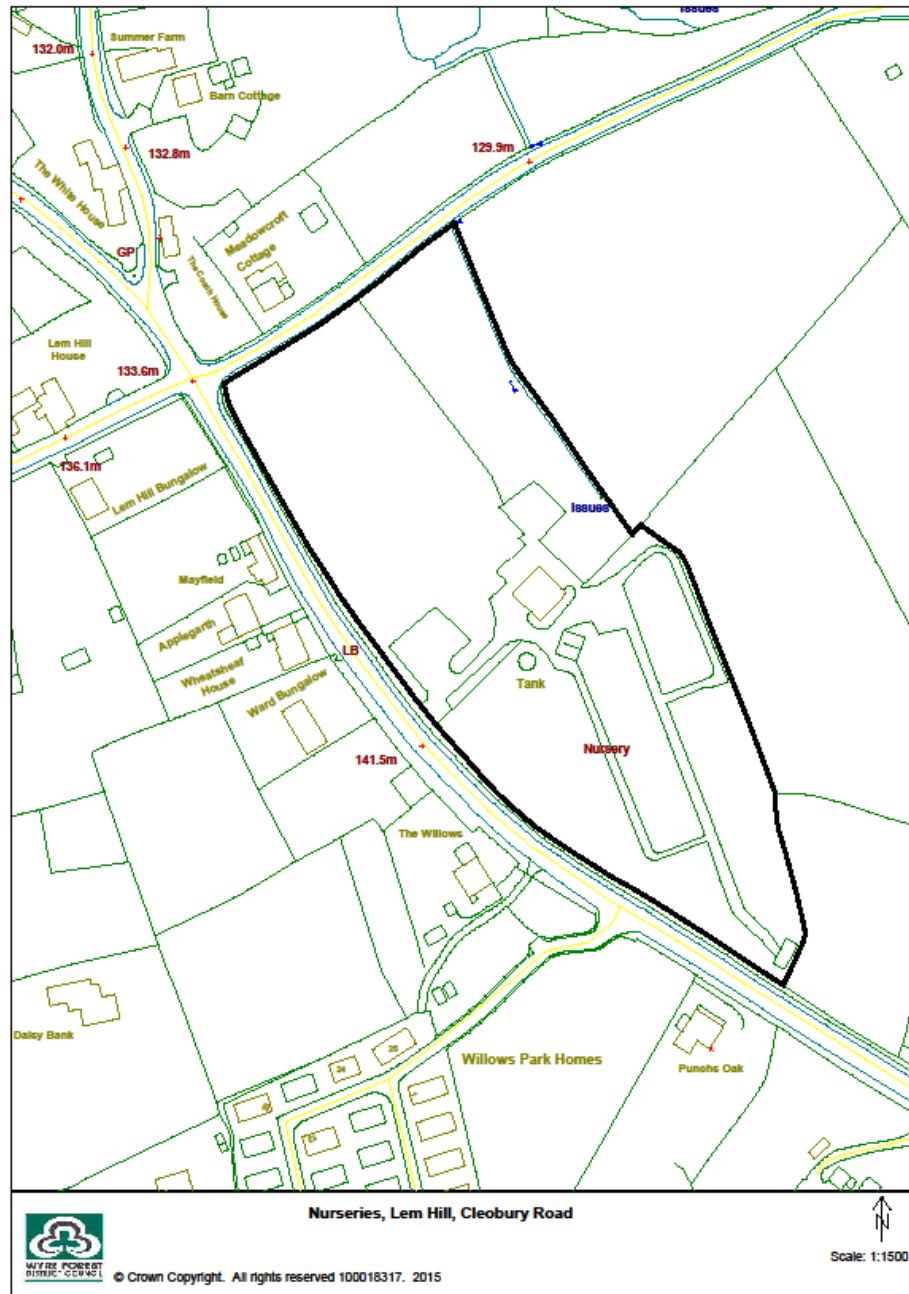
LOCATION PLAN



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 Ward: Bewdley & Rock | | | | Within built area | | | |
| | | | | 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 | ✓ |
| | | | | | | | |

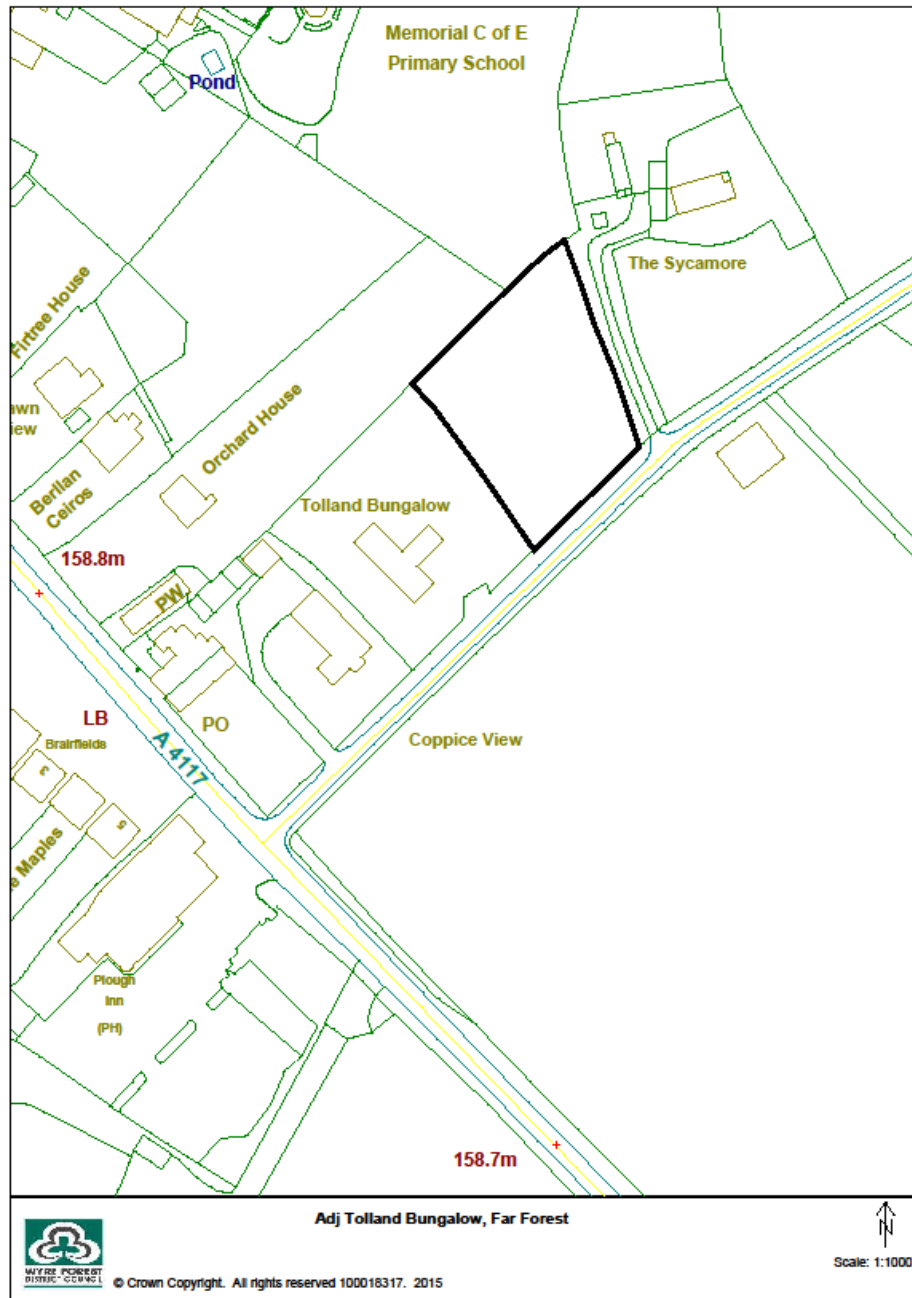
LOCATION PLAN



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 ✓ | |
| | | | | | | | |

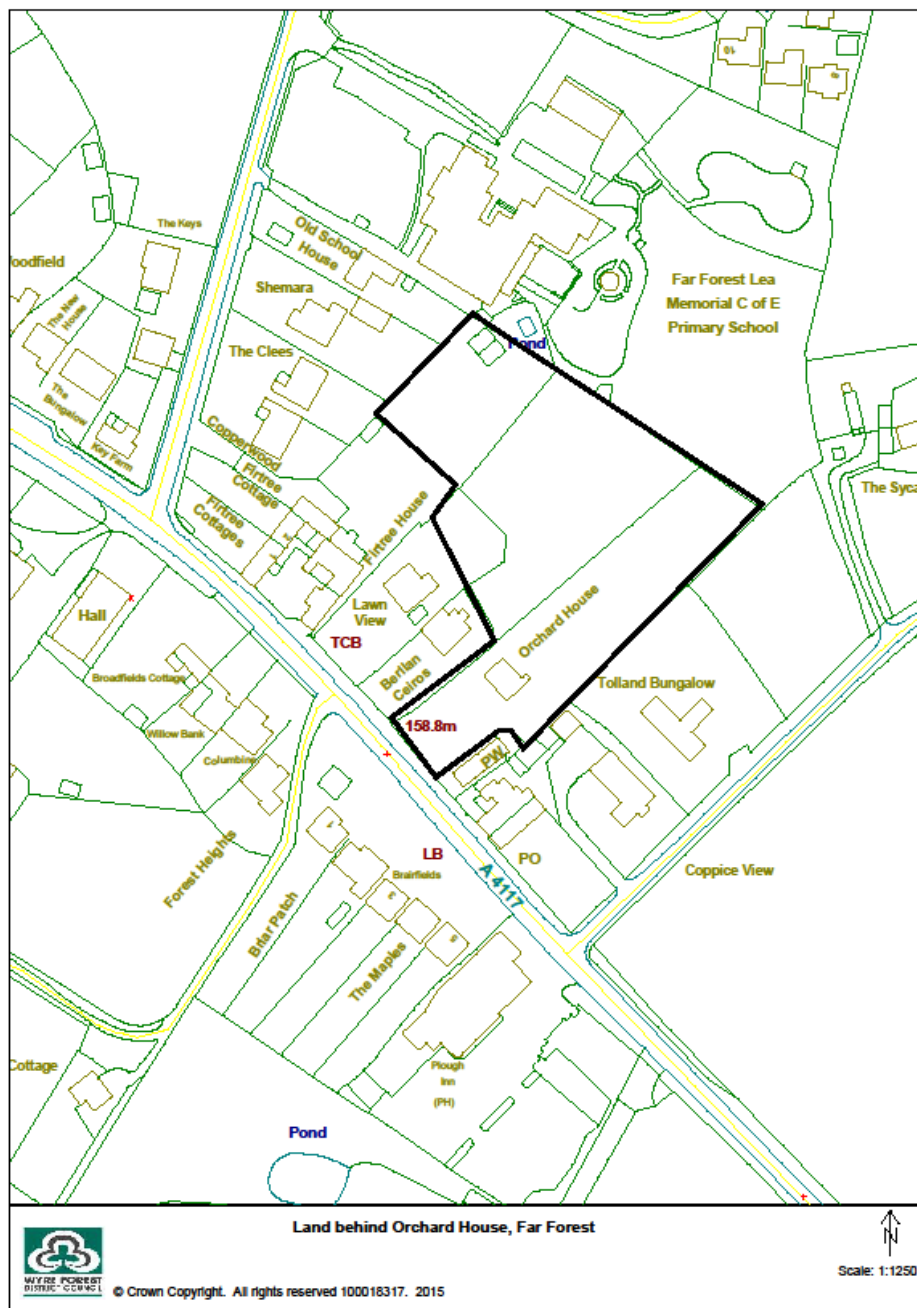
LOCATION PLAN



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 Ward: Bewdley and Rock | | | | | | Within built area | |
| | | | | | | 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 | |
| | | | | | | ✓ | |

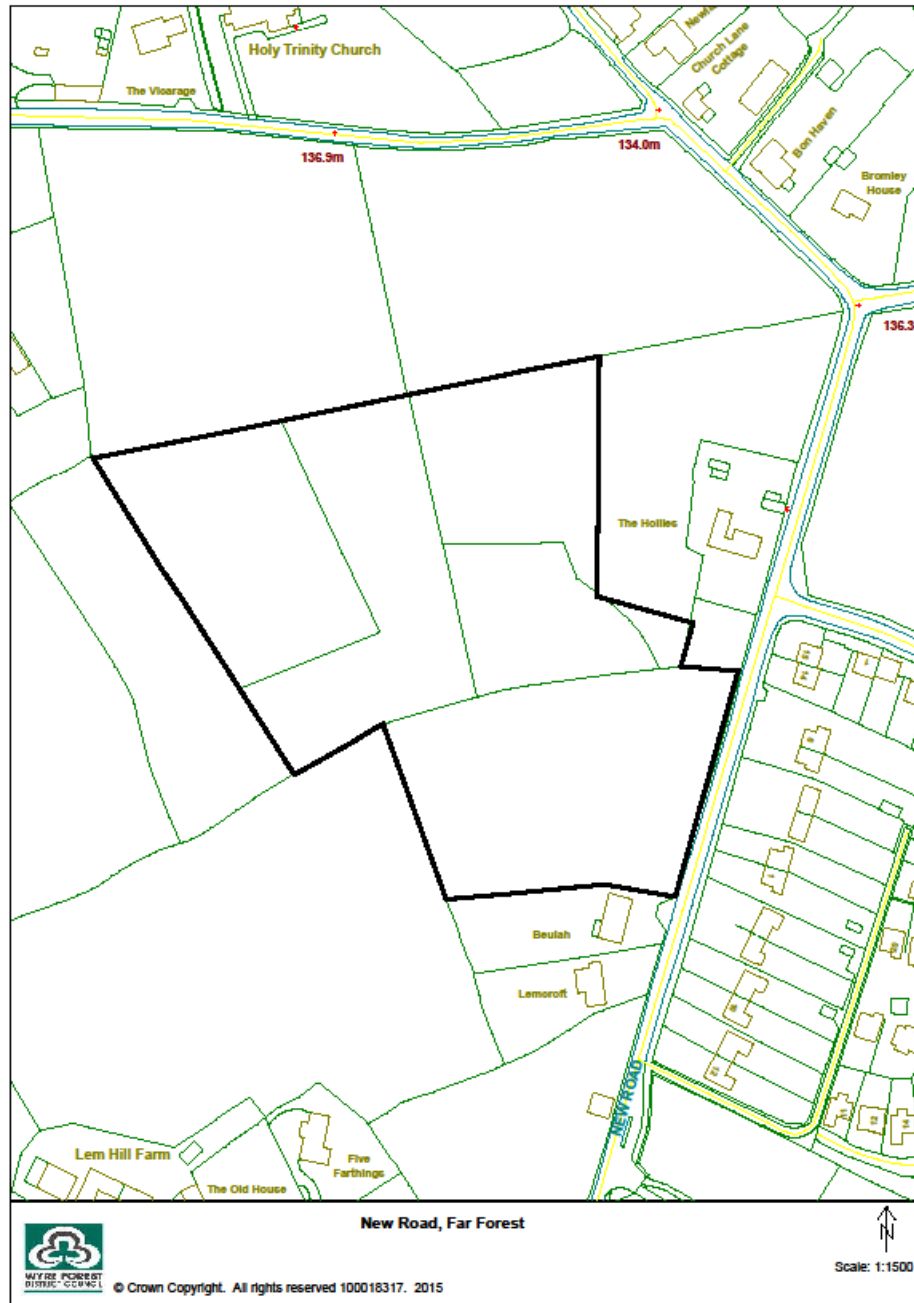
LOCATION PLAN



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 | | | | | | 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: fields across road from new housing estate and primary school separated from road by low hedge | | | | | | | |
| Ownership: | | Private | | ✓ | | Public | |
| | | 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 | | Good | | | | Reasonable | |
| Shop and school within walking distance | | | | | | ✓ | |
| | | | | | | Poor | |
| Public transport accessibility | | Good | | | | Reasonable | |
| Bus stops on main road | | | | | | ✓ | |

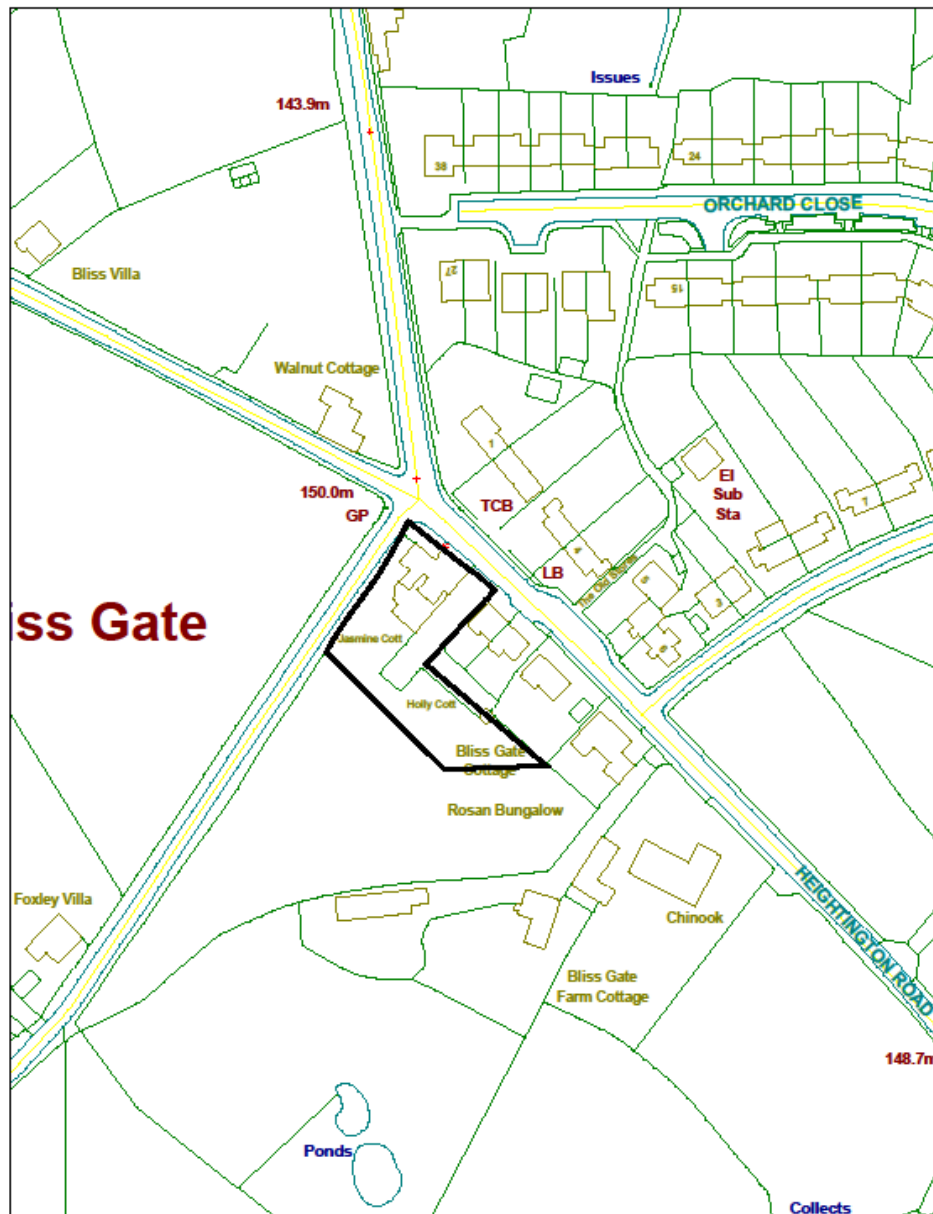
LOCATION PLAN



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 | | | | | | Within built area <input checked="" type="checkbox"/> | |
| Ward: Bewdley and Rock | | | | | | 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) <input checked="" type="checkbox"/> | |
| Site description: Existing public house which appears to have closed down. Site adj has 2 new dwellings | | | | | | | |
| Ownership: | | Private <input checked="" type="checkbox"/> | | Public <input type="checkbox"/> | | Unknown <input type="checkbox"/> | |
| Topography: Front of site is flat then land falls steeply away | | Flat <input checked="" type="checkbox"/> | | Gently Sloping <input type="checkbox"/> | | Steeply Sloping <input checked="" type="checkbox"/> | |
| 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 | | <input checked="" 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"/> | | Gypsy/ Travelling Showpeople <input type="checkbox"/> | |
| | | | | | | Other <input type="checkbox"/> | |
| 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 <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| Access to local facilities Bliss Gate has very few facilities | | Good <input type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input checked="" type="checkbox"/> | |
| Public transport accessibility Bliss Gate has a bus | | Good <input type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input checked="" type="checkbox"/> | |

LOCATION PLAN



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Public house, Bliss gate

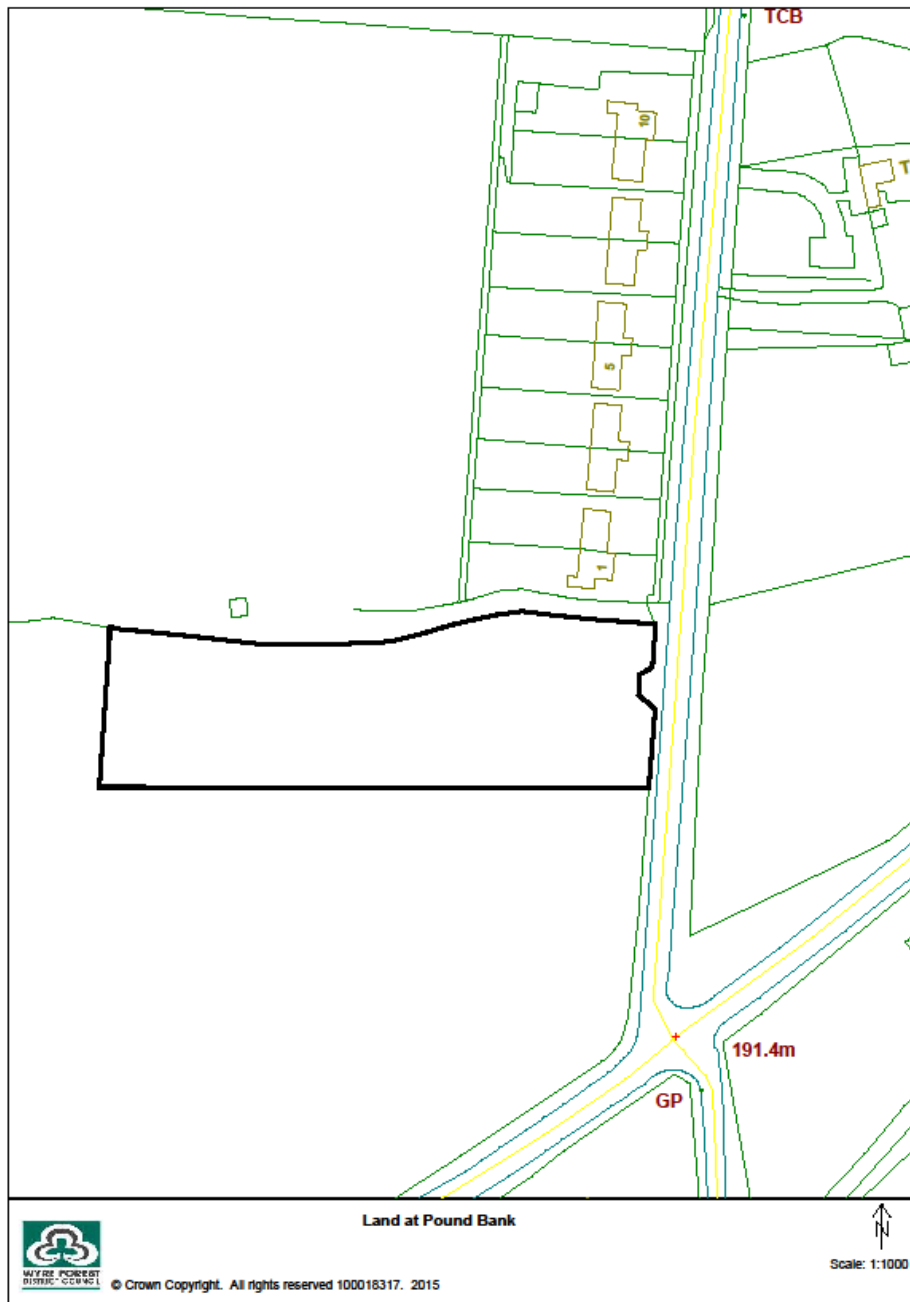


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BR-RO-14 LAND AT POUND BANK

| | | | | | | | |
|--|--|-------------------------------------|--|--|--|---|--|
| 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) <input checked="" type="checkbox"/> | |
| Current or previous use: farmland | | | | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> | |
| | | | | | | Brownfield (prev. developed) | |
| Site description: farmland adjacent row of former council houses | | | | | | | |
| Ownership: | | Private | | <input checked="" type="checkbox"/> | | Public | |
| | | Flat | | <input checked="" type="checkbox"/> | | 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 | | <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 ploughed fields looking west towards water tower. Open views towards the Clee Hill. | | | | | | | |
| Vehicular access | | Good | | Reasonable | | <input checked="" type="checkbox"/> | |
| | | | | | | Poor | |
| Access to local facilities Far Forest accessible but some distance away | | Good | | Reasonable | | Poor | |
| | | | | | | <input checked="" type="checkbox"/> | |
| Public transport accessibility Bus stop almost adjacent | | Good | | Reasonable | | Poor | |
| | | | | | | <input checked="" type="checkbox"/> | |

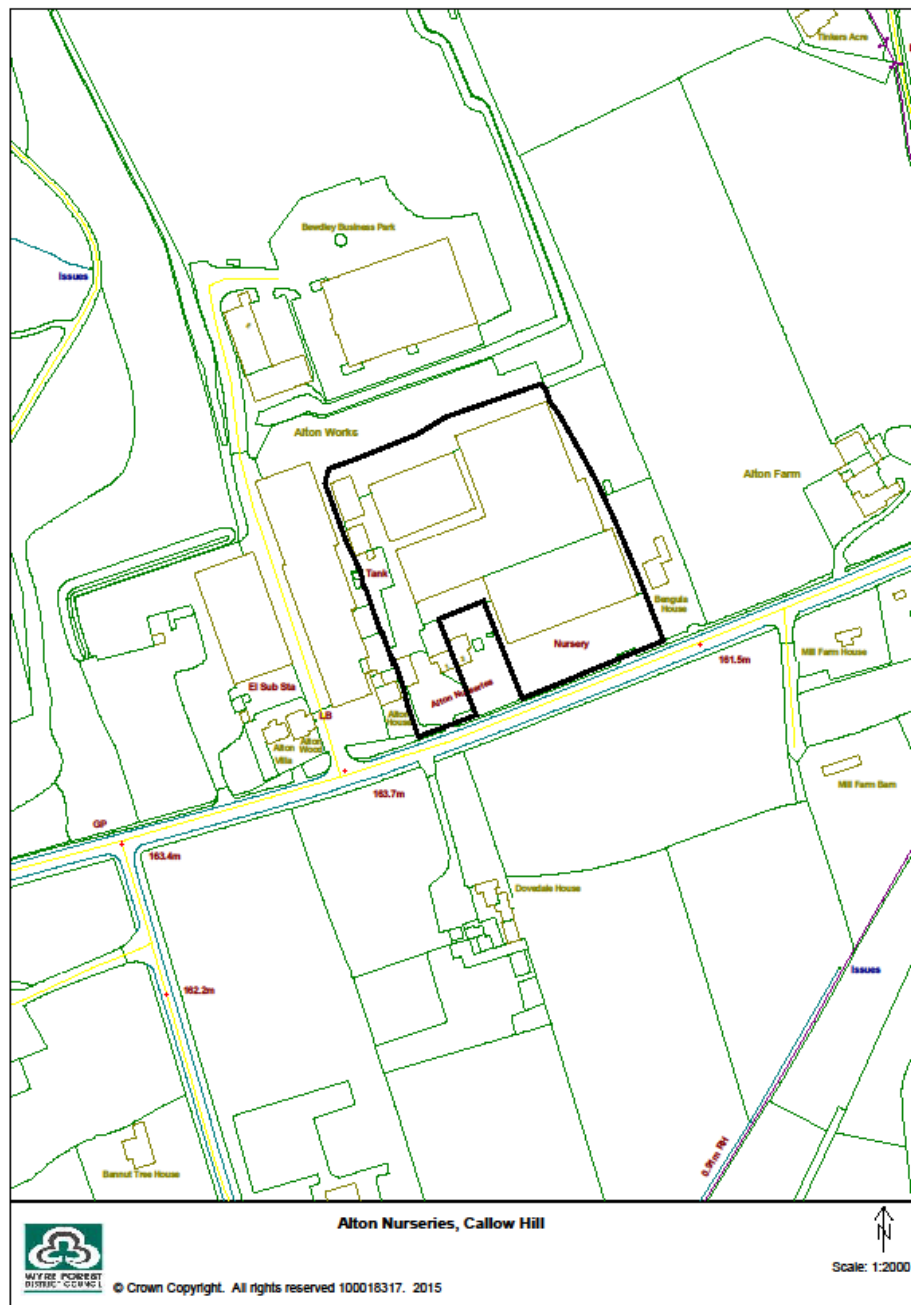
LOCATION PLAN



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) <input checked="" type="checkbox"/> | |
| Current or previous use: Garden nursery | | | | | | Greenfield (undeveloped) | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| Site description: Existing garden nursery Site consists of glass/greenhouses and ancillary buildings | | | | | | | |
| 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: 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 | | <input checked="" 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 checked="" type="checkbox"/> | Gypsy/ Travelling Showpeople <input type="checkbox"/> | Other <input type="checkbox"/> | |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: Visually prominent site which fronts onto A456 | | | | | | | |
| Vehicular access onto busy A456 | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| | | | | | | | |
| Access to local facilities Poor local facilities as few facilities in Callow Hill | | Good <input type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input checked="" type="checkbox"/> | |
| | | | | | | | |
| Public transport accessibility within walking distance of bus stops | | Good <input type="checkbox"/> | | Reasonable <input checked="" type="checkbox"/> | | Poor <input type="checkbox"/> | |
| | | | | | | | |

LOCATION PLAN



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 ✓ | |
| | | | | | | Other (See site description) | |
| Current or previous use: Farmland | | | | | | Greenfield (undeveloped) ✓ | |
| | | | | | | Brownfield (prev. developed) | |
| Site description: Arable farmland with housing along eastern edge crossed by footpath | | | | | | | |
| Ownership: | | Private | | ✓ | | Public | |
| | | | | | | Unknown | |
| Topography: | | Flat | | ✓ | | Gently Sloping | |
| | | | | | | Steeply Sloping | |
| 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 | | ✓ | | 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. Potential loss of boundary hedgerows | | | | | | | |
| Vehicular access From Rectory Lane | | Good | | Reasonable | | ✓ | |
| | | | | | | Poor | |
| Access to local facilities Pub and village hall in Rock | | Good | | Reasonable | | ✓ | |
| | | | | | | Poor | |
| Public transport accessibility Bus stop nearby | | Good | | Reasonable | | ✓ | |
| | | | | | | Poor | |

LOCATION PLAN



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 | | | | | | Within built area | |
| Ward: Bewdley & Rock | | | | | | 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 | Northing 272047 | Site area (hectares): 0.6 | |
| Site address: Land adj. The Oxleys, Clows Top Ward: Bewdley & Rock | | | | Within built area | |
| | | | | Adjoining built area | ✓ |
| | | | | Other (See site description) | |
| Current or previous use: open sheep pasture | | | | Greenfield (undeveloped) | ✓ |
| | | | | 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 | ✓ | 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: 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 | ✓ | 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 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 | | Reasonable | ✓ | Poor |
| Very busy road – 40mph – but good visibility | | | | | |
| Access to local facilities | Good | | Reasonable | | Poor |
| Local facilities within 400m up steep hill – no pavement | | | | | |
| Public transport accessibility | Good | | Reasonable | ✓ | Poor |
| 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 | Northing 273800 | Site area (hectares): 0.11 | |
| Site address: Land adjacent to The Wain House, Lye Head Ward: Bewdley & Rock | | | | 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) <input type="checkbox"/> | |
| Site description: Pastureland adjoining Wain House with large corrugated building on site. Accessed down unmade track (public footpath) serving neighbouring dwelling | | | | | |
| 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 | - | 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 | <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: May be suitable for single dwelling possibly converting existing building | | | | | |
| Vehicular access | Good <input type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input checked="" type="checkbox"/> |
| Unmade track with poor visibility onto fast road | | | | | |
| Access to local facilities | Good <input type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input checked="" type="checkbox"/> |
| | | | | | |
| Public transport accessibility | Good <input type="checkbox"/> | | Reasonable <input checked="" type="checkbox"/> | | Poor <input type="checkbox"/> |
| 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 | | | | |

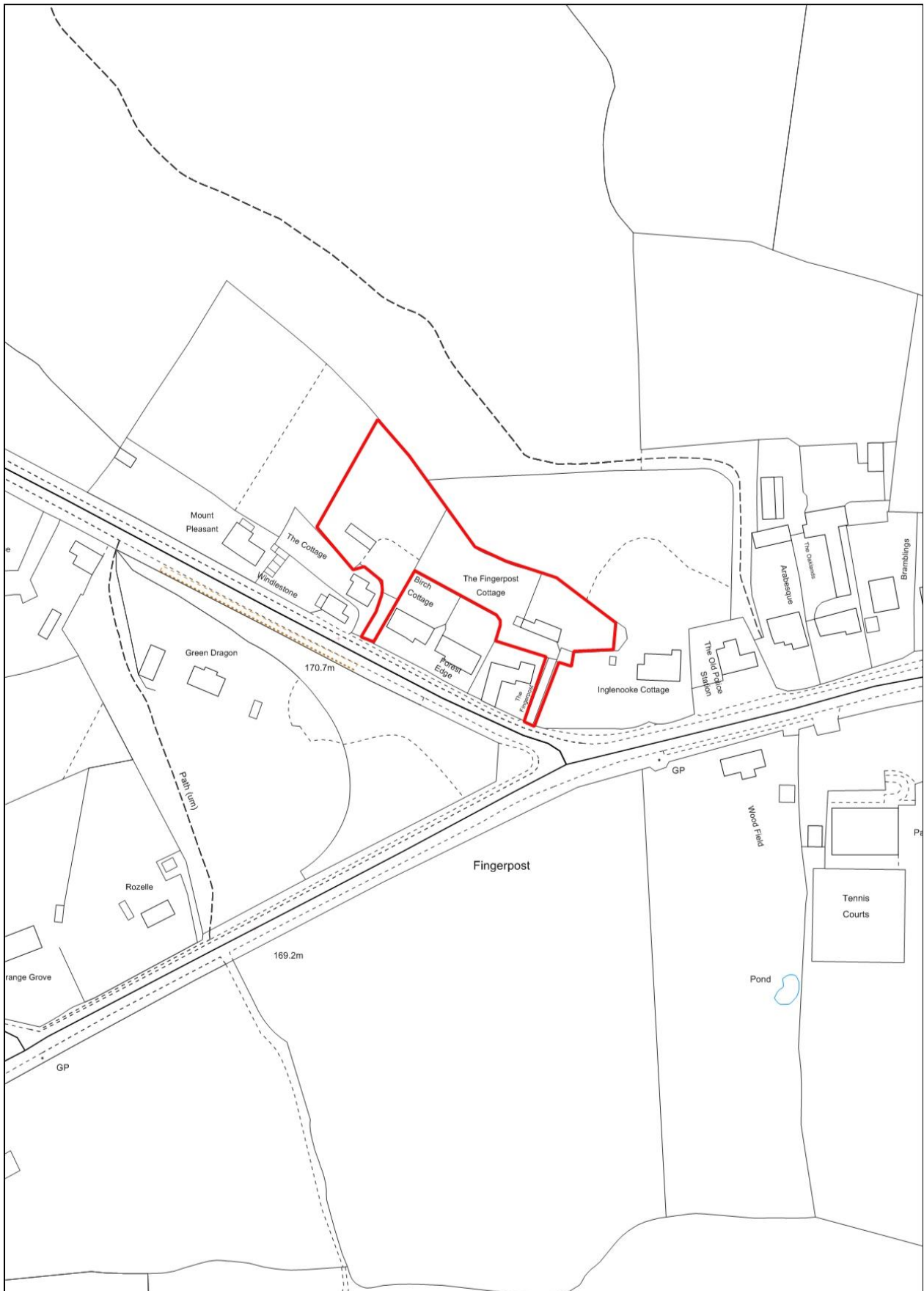
**Potential Timescale for
Development and Proposed
Capacity**

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 | Northing 274026 | Site area (hectares): 0.62 | |
| Site address: Land at Fingerpost Cottage, Callow Hill Ward: Bewdley & Rock | | | | Within built area | |
| | | | | Adjoining built area | ✓ |
| | | | | Other (See site description) | |
| Current or previous use: grounds of dwelling | | | | Greenfield (undeveloped) | ✓ |
| | | | | Brownfield (prev. developed) | |
| Site description: land adjoining cottage with 2 narrow access points between existing dwellings backing onto forest | | | | | |
| 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 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 | | ✓ | 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: hard to assess as not possible to access. Backland site so would not be visible. | | | | | |
| Vehicular access | | Good | Reasonable | Poor | ✓ |
| | | 2 narrow access points between dwellings at very busy road junction | | | |
| Access to local facilities | | Good | Reasonable | Poor | ✓ |
| | | No facilities within walking distance other than sports pavilion | | | |
| Public transport accessibility | | Good | Reasonable | ✓ | Poor |
| | | 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 | | | |

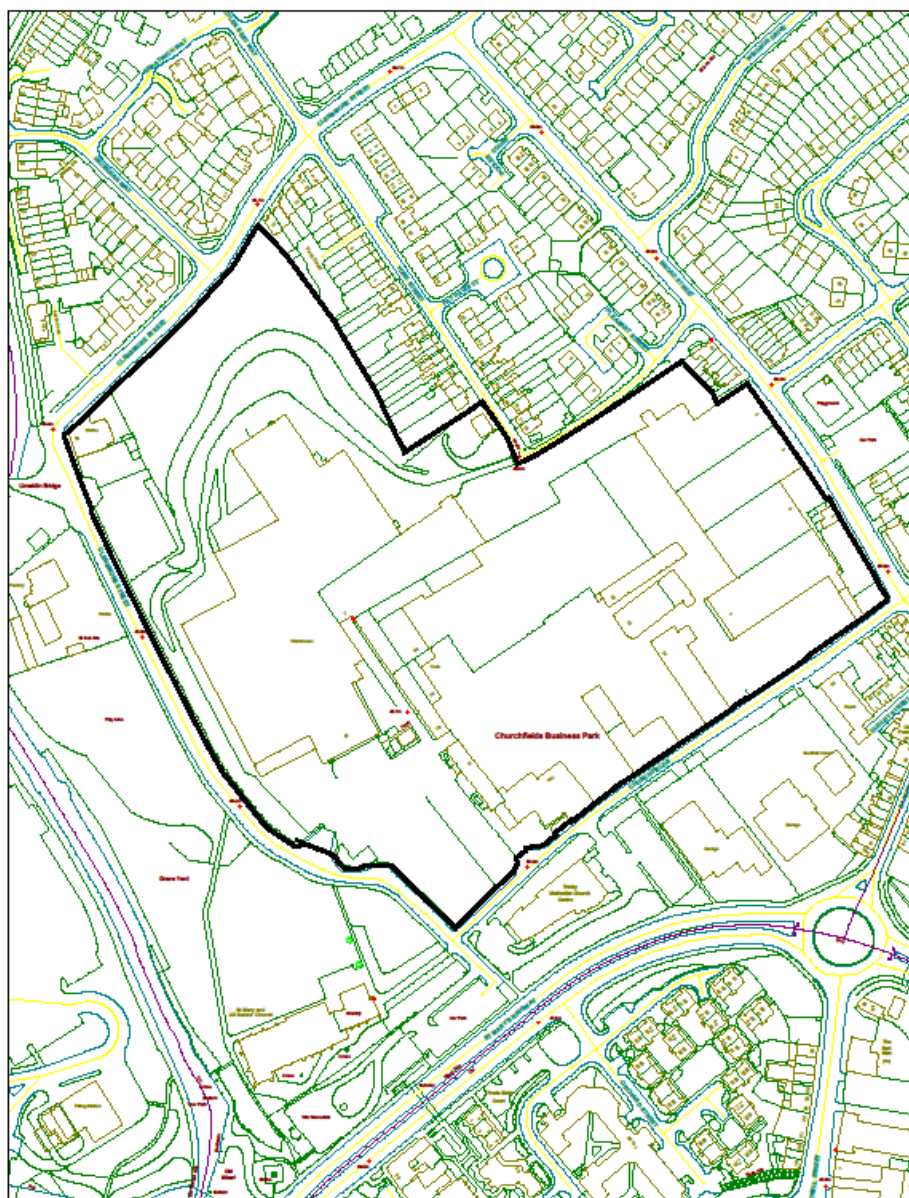


BW-1 CHURCHFIELDS BUSINESS PARK

| | | | | | | | |
|--|--|---|--|--|--|---|--|
| 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 Ward: Broadwaters | | | | | | Within built area <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Industrial estate, short-term leases, partially vacated | | | | | | Greenfield (undeveloped) | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| Site description: Formerly Tomkinson Carpets – many different buildings and uses with steep wooded embankment to north | | | | | | | |
| Ownership: Kidderminster Property Investments | | Private | | <input checked="" type="checkbox"/> | | Public | |
| | | | | | | Unknown | |
| Topography: | | Flat | | Gently Sloping | | <input checked="" type="checkbox"/> | |
| | | | | | | 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 | | <input checked="" type="checkbox"/> | | 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 | | <input type="checkbox"/> | | 7.09ha | | | |
| Need to travel, sustainable travel modes | | <input type="checkbox"/> | | 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 | | <input checked="" type="checkbox"/> | | Brownfield site. Contamination likely | | | |
| Water resources and quality, flood risk | | <input type="checkbox"/> | | No flooding issues. | | | |
| Landscape and townscape | | <input type="checkbox"/> | | 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 | | <input type="checkbox"/> | | 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 | | <input type="checkbox"/> | | | | | |
| Historic environment | | <input type="checkbox"/> | | 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 | | <input type="checkbox"/> | | Not in Green Belt | | | |
| Community & settlement identities | | <input checked="" type="checkbox"/> | | 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 | | <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 checked="" type="checkbox"/> | | Employment <input checked="" type="checkbox"/> | |
| | | | | | | Leisure <input checked="" type="checkbox"/> | |
| | | | | | | Gypsy/ Travelling Showpeople | |
| | | | | | | Other | |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: No adverse impact | | | | | | | |
| Vehicular access | | Good | | Reasonable | | Poor <input checked="" type="checkbox"/> | |

| | | | | | |
|--------------------------------|---|---|------------|---|------|
| | 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 | ✓ | Poor |
| | Bus stop 10 minutes walk – buses every 30 minutes | | | | |

LOCATION PLAN



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Churchfields Business park, Kidderminster



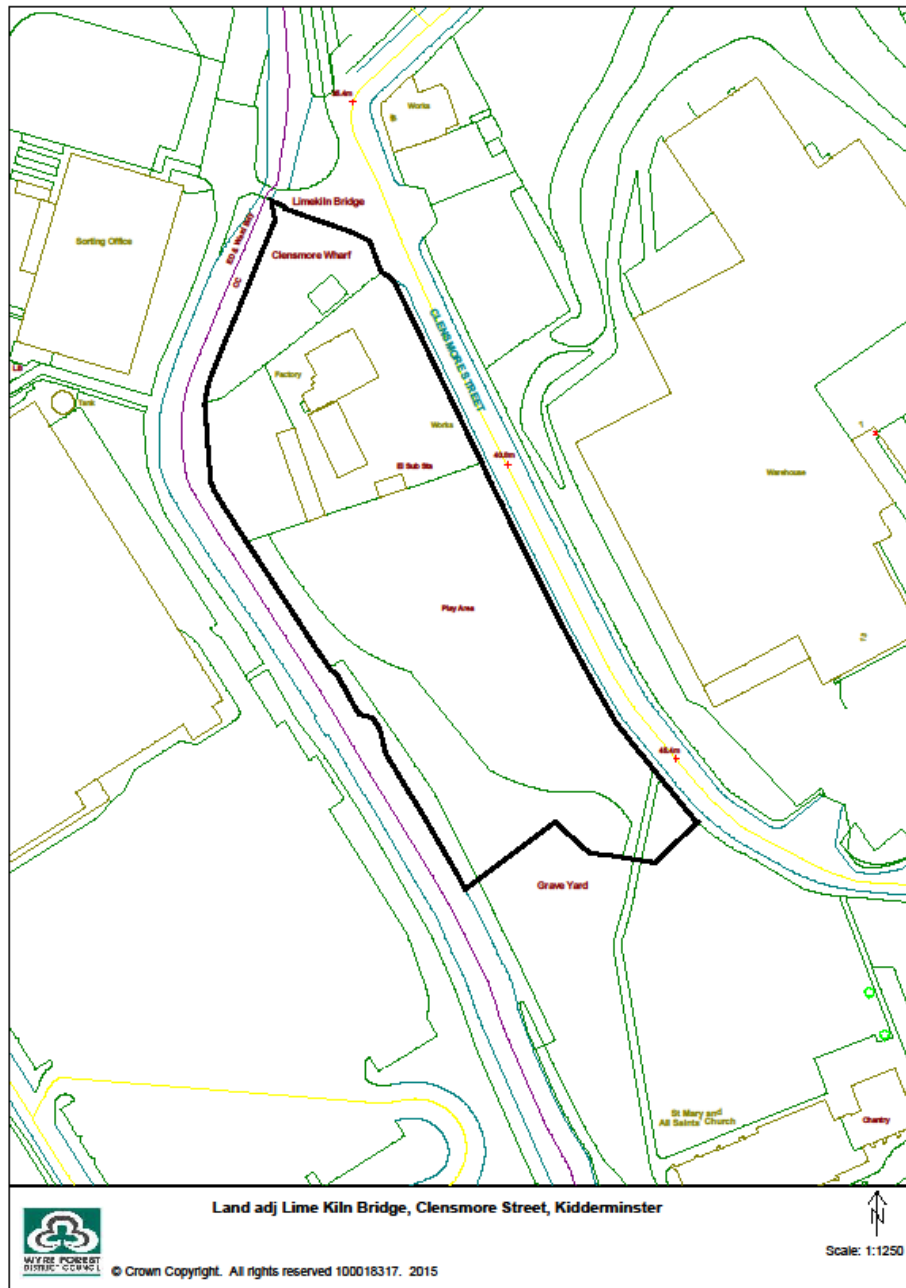
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BW-2 LIMEKILN BRIDGE

| | | | | | | | |
|--|--|---------------------------|-------------------------------------|--|-------------------------------------|---|--------------------------|
| 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 Ward: Broadwaters | | | | | | Within built area <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Vacant land, small industrial units with open space/ former ball court | | | | | | 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"/> Sites with planning permission | |
| Local Authority owned land | | | | Refused / Withdrawn/ Pending applications (2006 to date) | | <input type="checkbox"/> Underused / Vacant sites | |
| Officer suggested - rural sites | | | | Officer suggested – potential urban extension | | <input type="checkbox"/> 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 type="checkbox"/> |
| 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 | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| Retail park on other side of canal, town centre within walking distance | | | | | | Poor | |
| Public transport accessibility | | Good | | | | Reasonable | |
| | | | | | | Poor | |
| | | | | | | <input checked="" type="checkbox"/> | |

Development could potentially
improve transport links

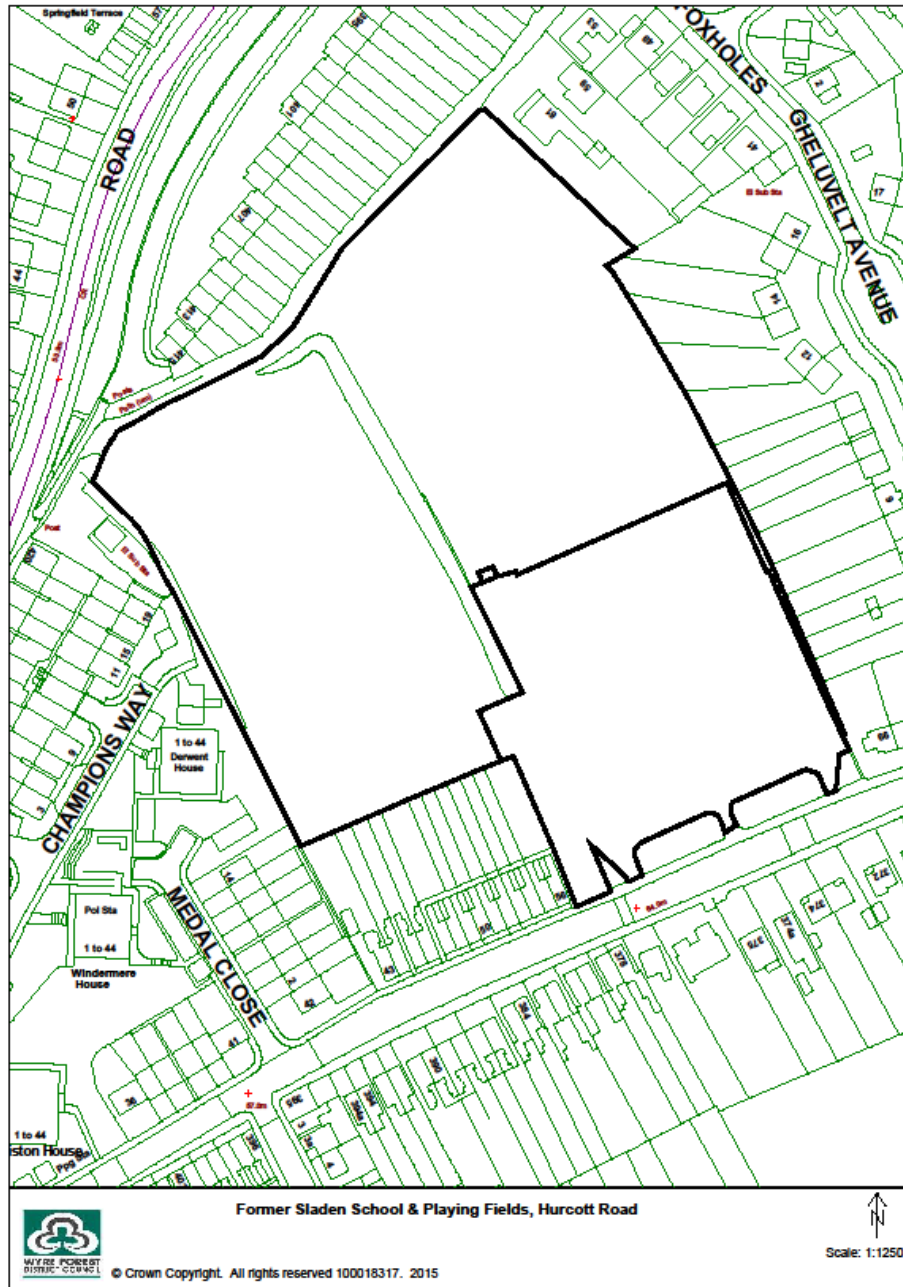
LOCATION PLAN



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 <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Disused due to school closure and subsequent demolition. Education/open space. | | | | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| 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 | | <input checked="" type="checkbox"/> Unknown | |
| Topography: | | Flat <input checked="" type="checkbox"/> | | 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 | | <input checked="" type="checkbox"/> | | Allocated without planning permission | | 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 | | Employment | |
| | | | | | | Leisure | |
| | | | | | | Gypsy/ Travelling Showpeople | |
| | | | | | | Other | |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: Opportunity to improve townscape | | | | | | | |
| Vehicular access | | Good <input checked="" type="checkbox"/> | | Reasonable | | Poor | |
| Directly from Hurcott Road | | | | | | | |
| Access to local facilities | | Good <input checked="" type="checkbox"/> | | Reasonable | | Poor | |
| | | | | | | | |
| Public transport accessibility | | Good <input checked="" type="checkbox"/> | | Reasonable | | Poor | |
| | | | | | | | |

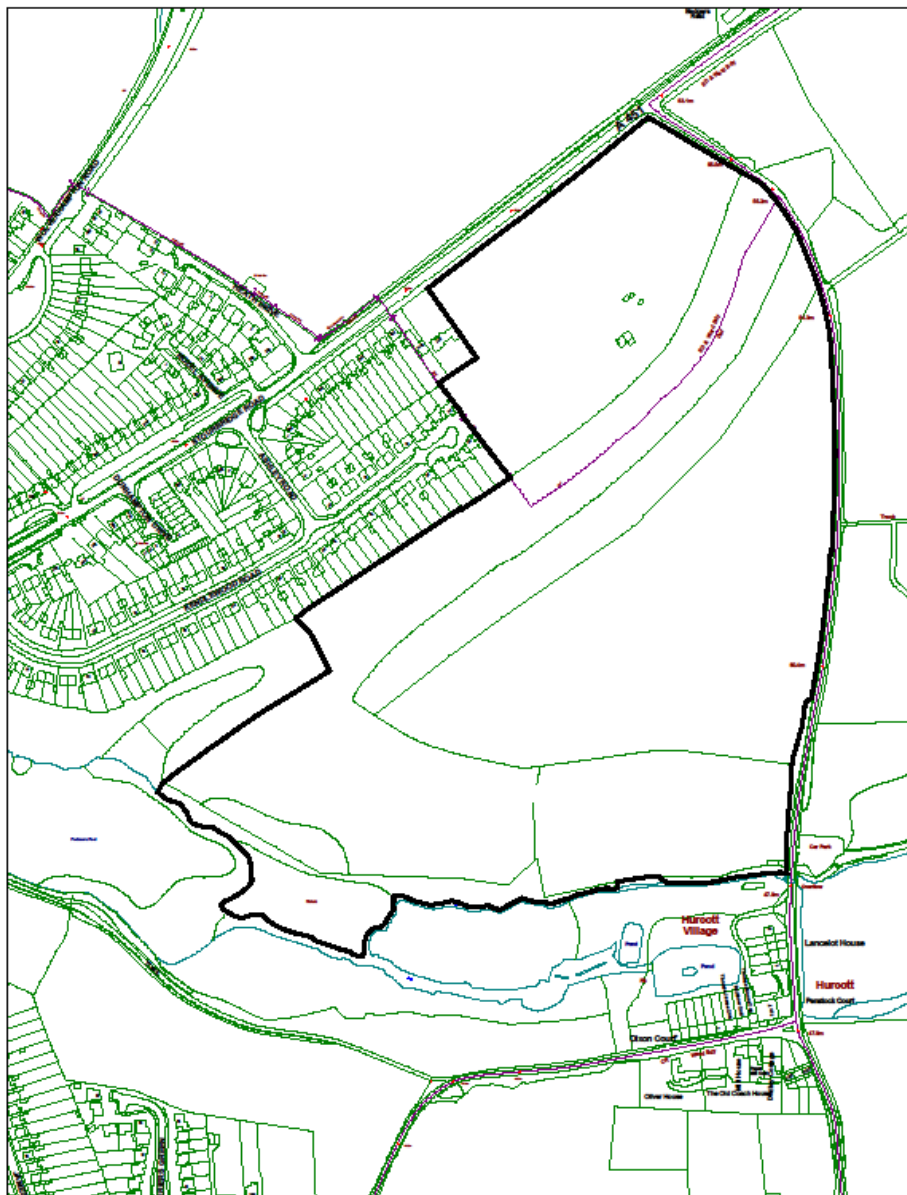
LOCATION PLAN



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) | | | | | | Within built area | |
| Ward: Broadwaters | | | | | | 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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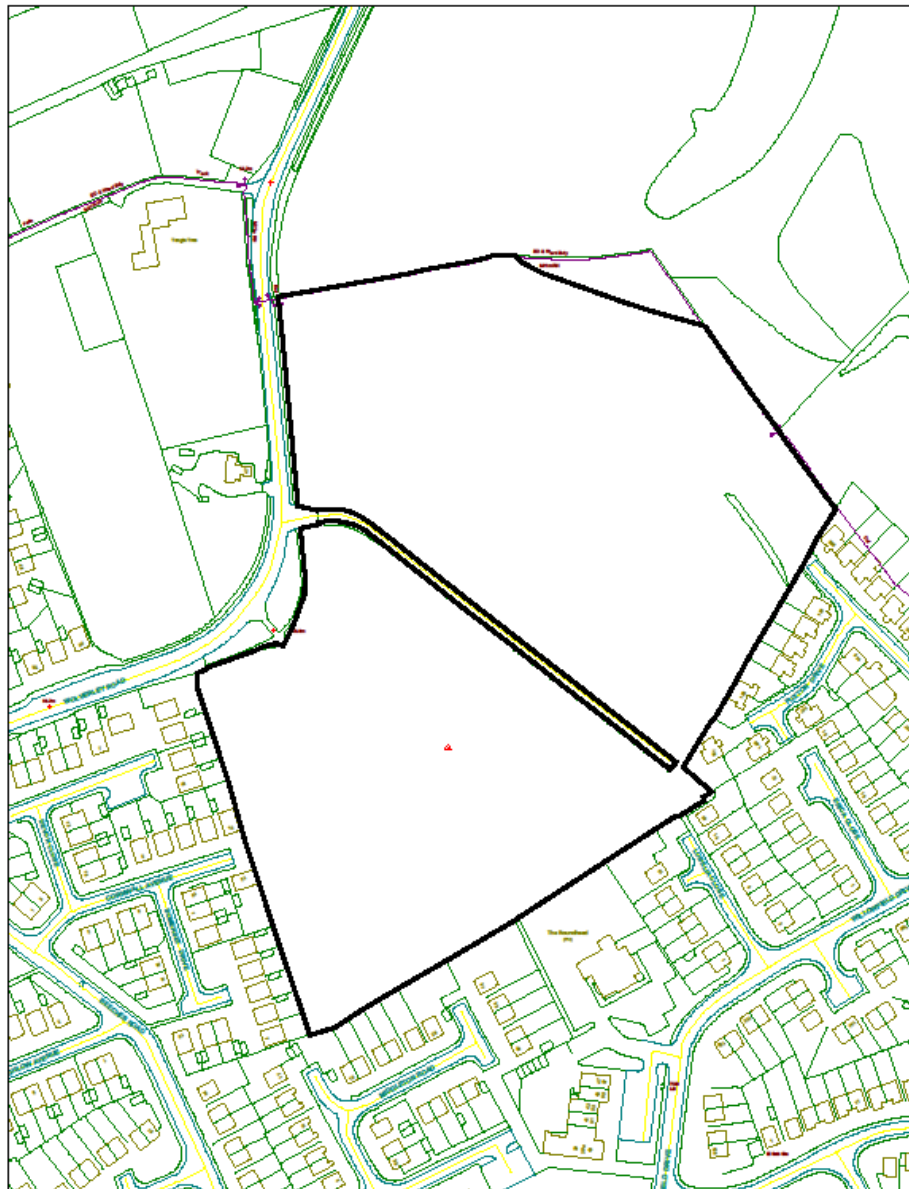


Scale: 1:3500

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 | ✓ | Steeply 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 | | Poor | | |
| Local shops within short walk | | | | | | | | |
| Public transport accessibility | | Good | ✓ | Reasonable | | Poor | | |
| Bus stop within walking distance | | | | | | | | |

LOCATION PLAN



Land north of Marlpool estate, Kiddeminster



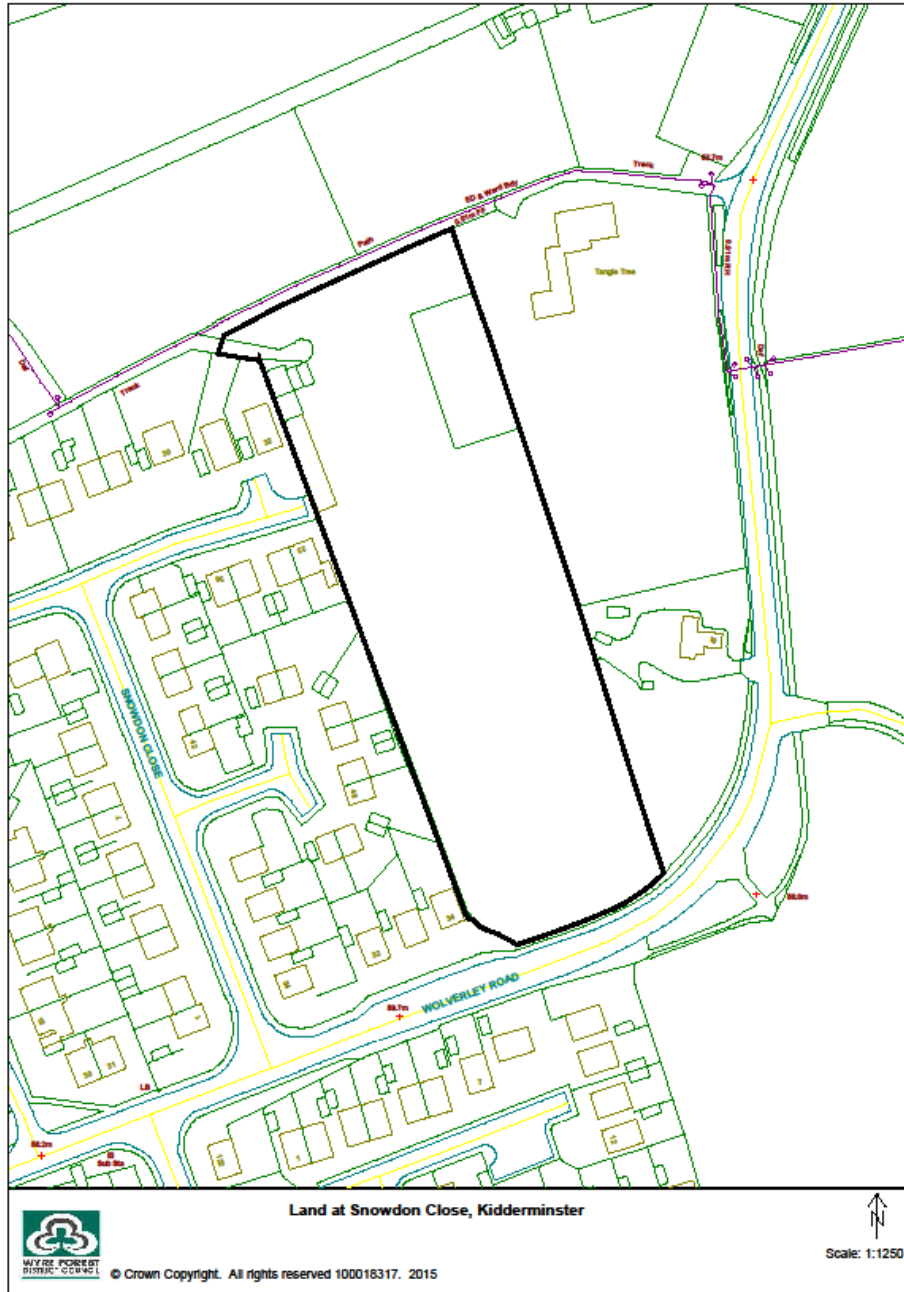
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Scale: 1:2000

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



FHN-11 BT BUILDING, MILL STREET

| | | | | | | | |
|--|----------------------------|---|--------|--|--|-------------------------------------|--|
| Nearest settlement: Kidderminster | Site ref: FHN/11 | Easting | 381358 | Site area (hectares): 3.3 | | | |
| 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 | |
| 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) | | <input type="checkbox"/> | |
| Officer suggested - rural sites | | | | Officer suggested – potential urban extension | | <input type="checkbox"/> | |
| PROPOSED USE: | | <input checked="" type="checkbox"/> | | Housing | | <input type="checkbox"/> | |
| | | <input type="checkbox"/> | | Retail | | <input type="checkbox"/> | |
| | | <input type="checkbox"/> | | Employment | | <input type="checkbox"/> | |
| | | <input type="checkbox"/> | | Leisure | | <input type="checkbox"/> | |
| | | <input type="checkbox"/> | | Gypsy/ Travelling Showpeople | | <input type="checkbox"/> | |
| | | <input type="checkbox"/> | | 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 SETTling PONDS, WILDEN LANE

| | | | | | | | |
|---|---------------------------|---|---|--------------------------------------|------------|--------------------------------|------------------------------|
| Nearest settlement: Kidderminster | Site ref: FPH/1 | Easting 383032 | Northing 274189 | Site area (hectares): 14.5 | | | |
| Site address: Settling Ponds Wilden Lane, Kidderminster Ward: Foley Park & Hoobrook | | | | Within built area | | | |
| | | | | Adjoining built area | | ✓ | |
| | | | | Other (See site description) | | | |
| Current or previous use: previously settling ponds used for cleaning sugar beet, now naturally regenerated | | | | Greenfield (undeveloped) | | | |
| | | | | Brownfield (prev. developed) | | ✓ | |
| Site description: former settling ponds adjacent Wilden Marsh SSSI and River Stour with residential on other side of Wilden Lane | | | | | | | |
| 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: 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 | | ✓ | 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 loss of open aspect. Detrimental impact on Wilden Marsh SSSI | | | | | | | |
| Vehicular access | | Good | ✓ | Reasonable | | Poor | |
| Access to local facilities | | Good | | Reasonable | ✓ | Poor | |
| | | Northern end of site within 10 minutes walk of local shop | | | | | |
| Public transport accessibility | | Good | ✓ | Reasonable | | Poor | |
| | | Bus stops nearby | | | | | |

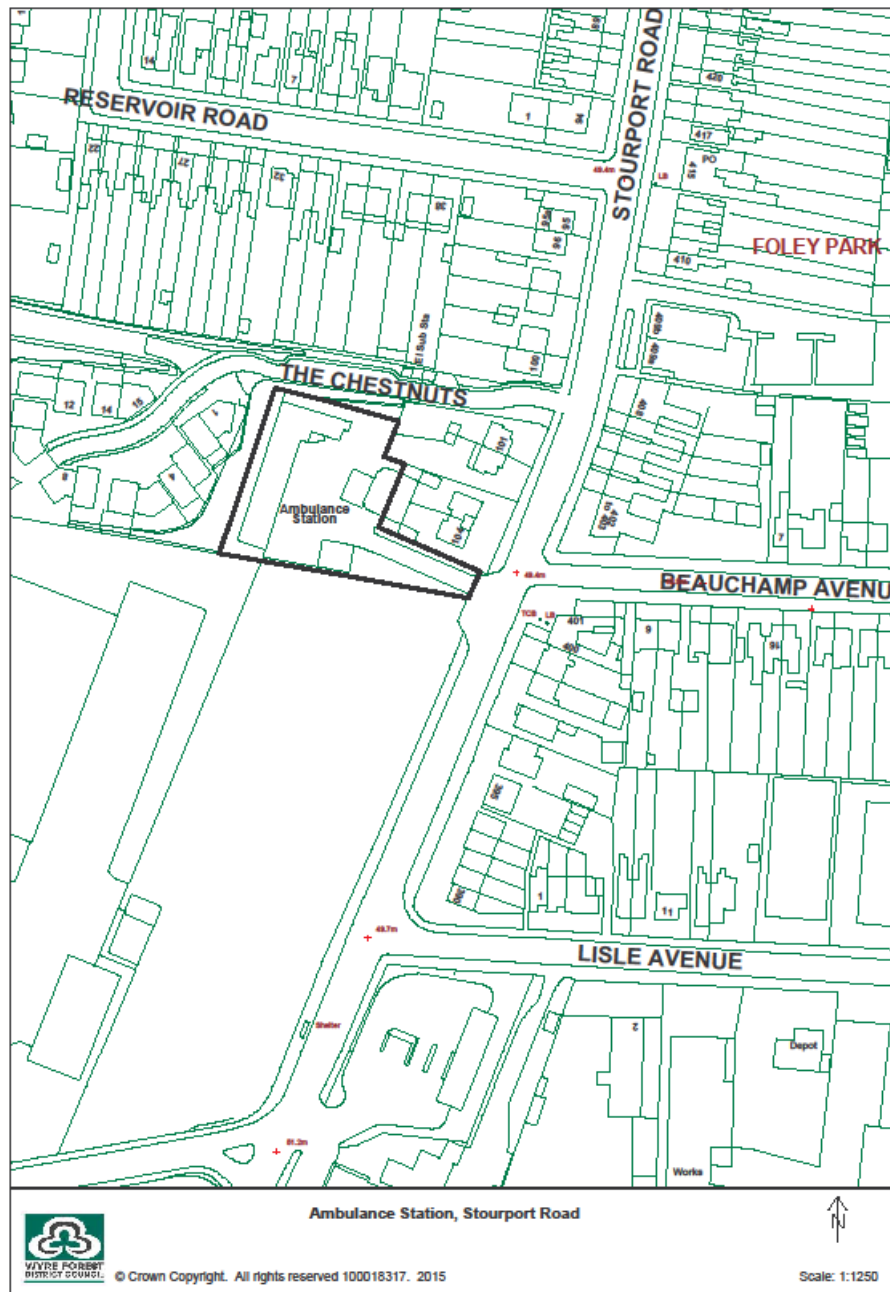
LOCATION PLAN



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 Ward: Foley Park and Hoobrook | | | | Within built area | | <input checked="" type="checkbox"/> | |
| | | | | 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"/> | |
| 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 | |
| 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: 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 | |

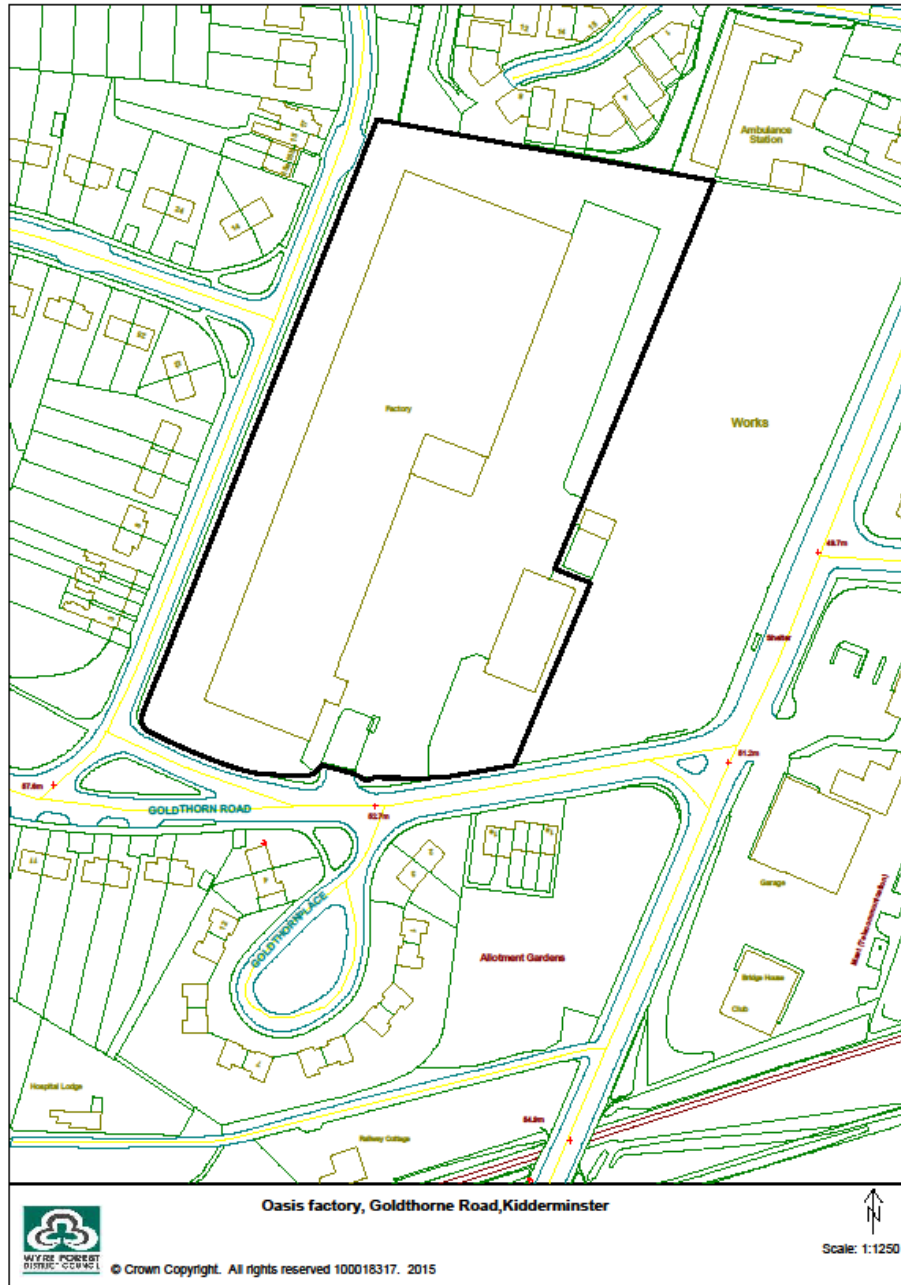
LOCATION PLAN



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 Ward: Foley Park & Hoobrook | | | | Within built area | | ✓ | |
| | | | | 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 | | | Good | ✓ | Reasonable | | Poor |
| Retain current access from Goldthorn Road | | | | | | | |
| Access to local facilities | | | Good | ✓ | Reasonable | | Poor |
| | | | | | | | |
| Public transport accessibility | | | Good | ✓ | Reasonable | | Poor |
| Bus stop nearby on high frequency route | | | | | | | |

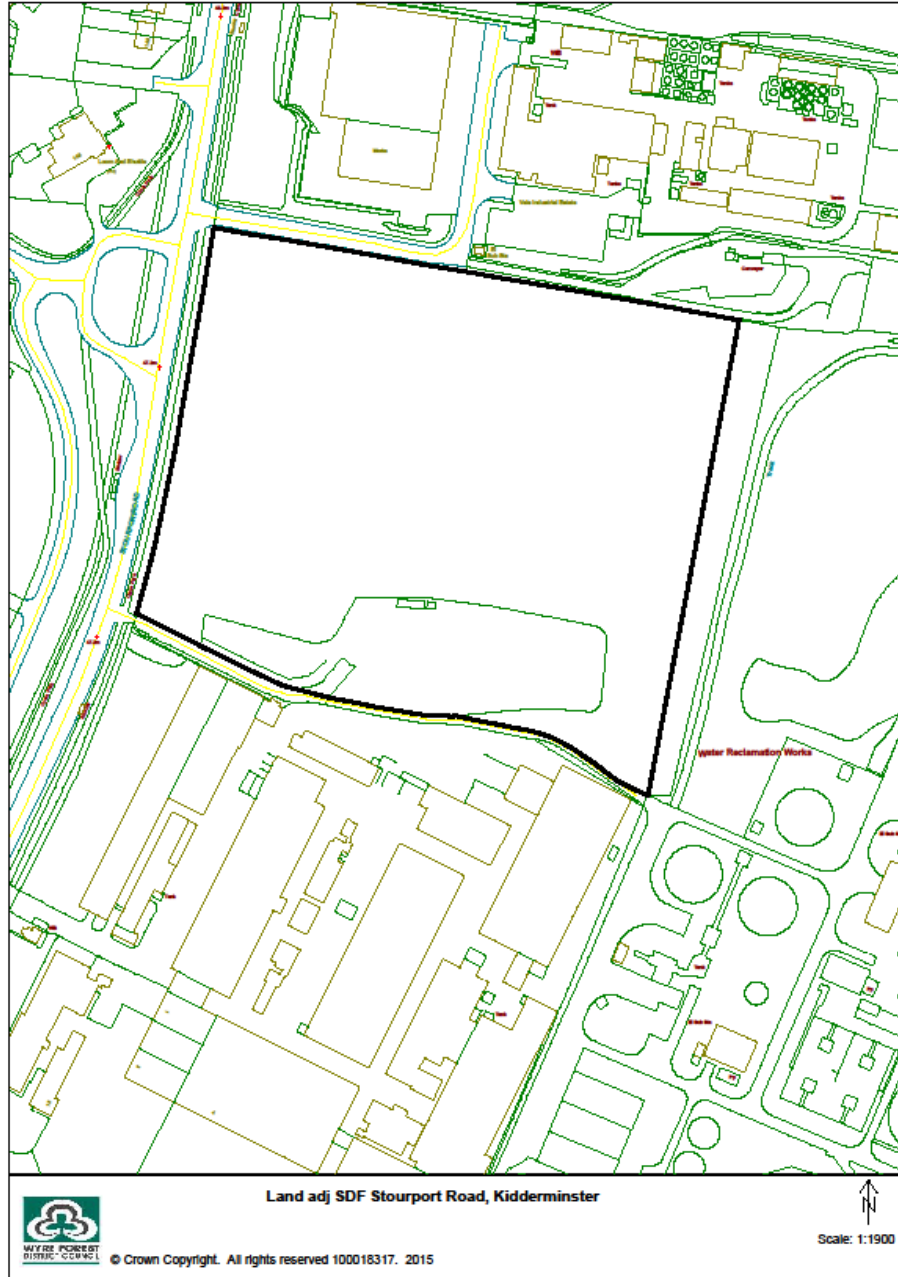
LOCATION PLAN



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 <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 – 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 <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 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: 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 <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 Nearby bus stop on high frequency route | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| | | | | | | | |

LOCATION PLAN

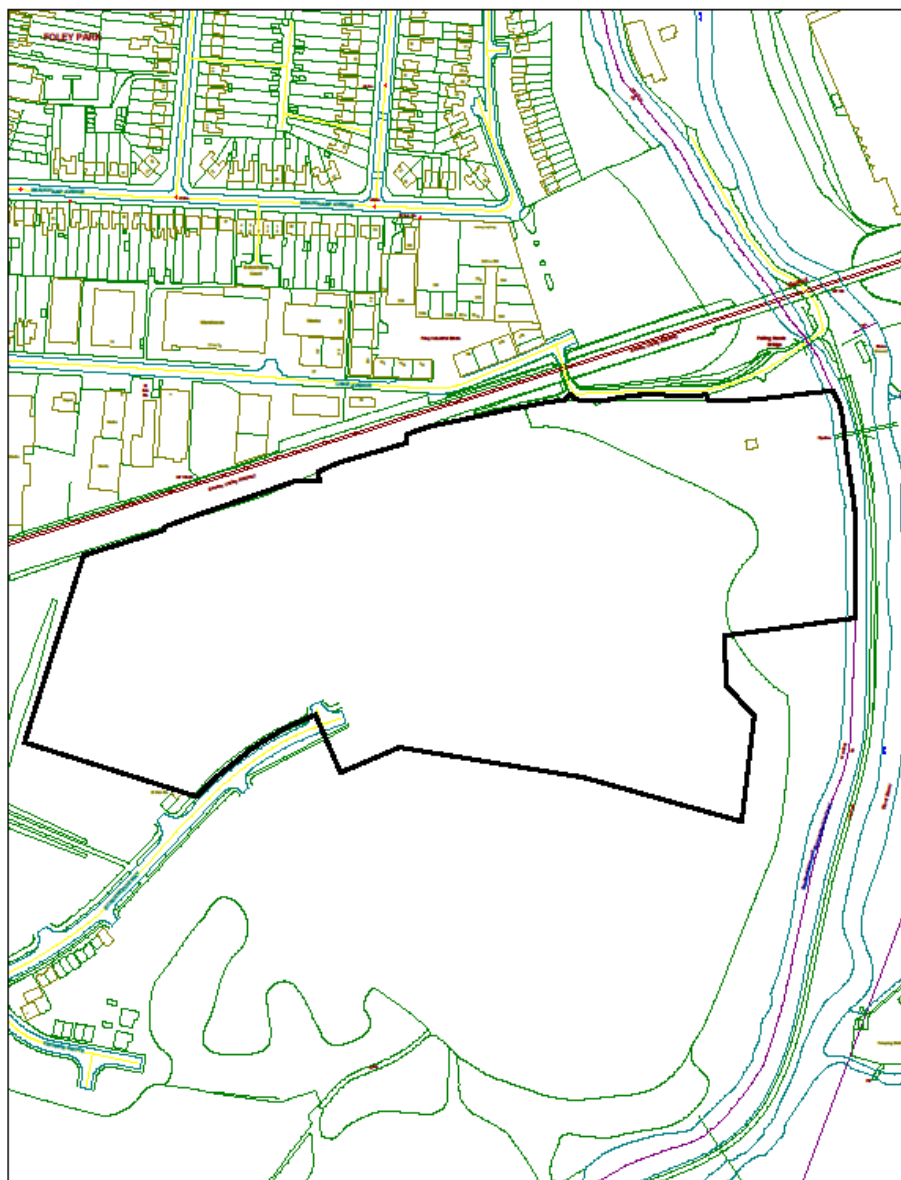


FPH-10 BRITISH SUGAR PHASE 2

| | | | | | | | |
|---|--|----------------------------|--|--|--|---|--|
| 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 Ward: Foley Park and Hoo Brook | | | | | | Within built area <input checked="" type="checkbox"/> | |
| | | | | | | 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 | |
| | | | | | | Unknown | |
| Topography: Multiple levels – geological features within site | | Flat | | <input checked="" type="checkbox"/> | | Gently Sloping | |
| | | | | | | 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 | |
| | | | | | | Employment | |
| | | | | | | <input checked="" type="checkbox"/> | |
| | | | | | | Leisure | |
| | | | | | | Gypsy/ Travelling Showpeople | |
| | | | | | | Other | |
| 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 | |
| | | | | | | |

LOCATION PLAN



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British Sugar site, Kidderminster

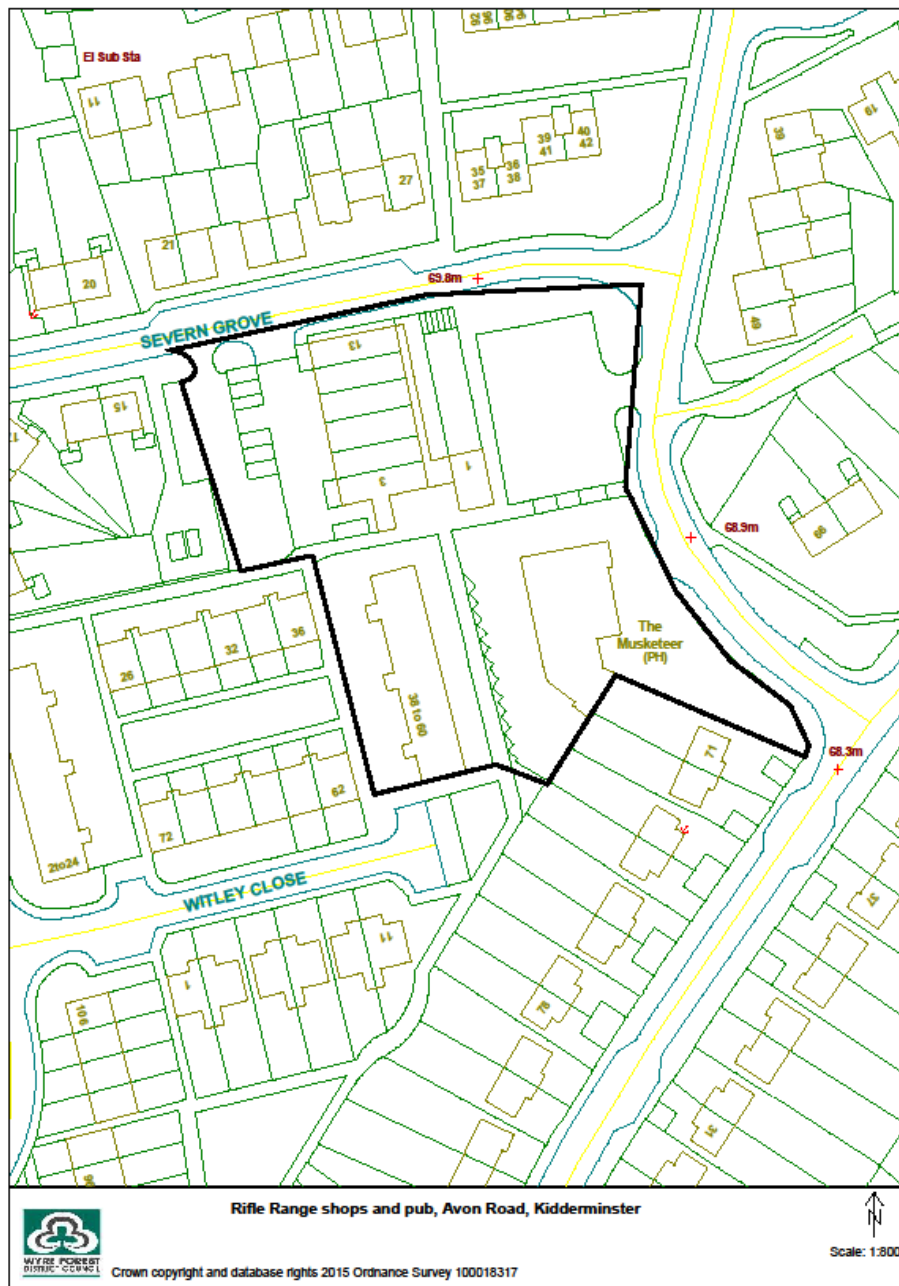


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FPH-15 RIFLE RANGE SHOPS AND MUSKETEER PH

| | | | | | | | |
|---|--|----------------------------|-------------------------------------|---|-------------------------------------|---|---------|
| 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 <input checked="" type="checkbox"/> | |
| | | | | | | 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) <input checked="" type="checkbox"/> | |
| 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 | | <input checked="" type="checkbox"/> | | Public <input checked="" type="checkbox"/> Unknown | |
| Topography: | | Flat | | Gently Sloping | | <input checked="" type="checkbox"/> 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 | | <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 checked="" type="checkbox"/> | Employment | Leisure |
| | | | | | | Gypsy/ Travelling Showpeople | Other |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: Improvement to street scene | | | | | | | |
| Vehicular access | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities Retail would be incorporated into any development | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |
| Public transport accessibility bus stop on high frequency route within 5 minutes walk. | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |

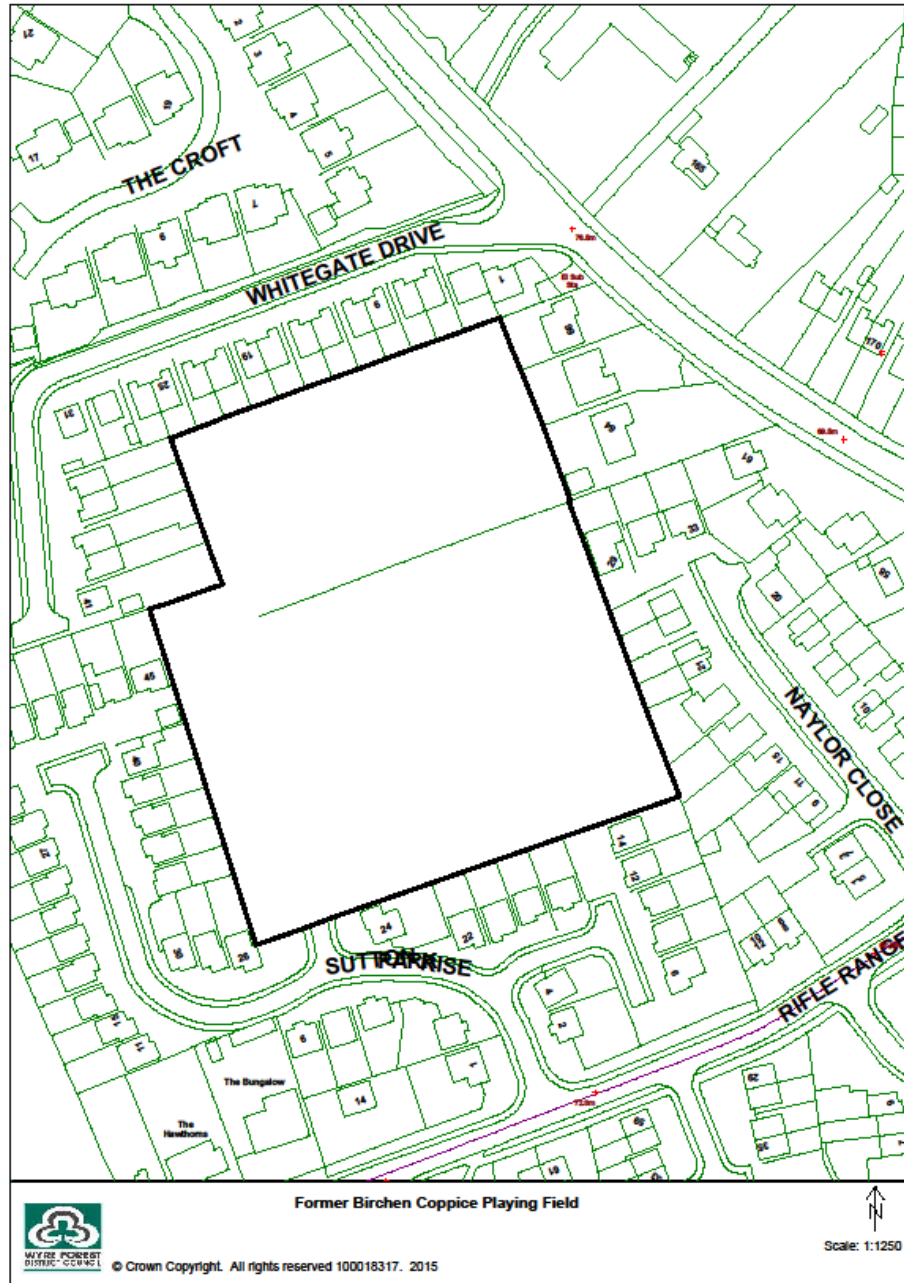
LOCATION PLAN



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 <input checked="" type="checkbox"/> Adjoining built area <input type="checkbox"/> Other (See site description) <input type="checkbox"/> |
| Current or previous use: Open Space | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> Brownfield (prev. developed) <input type="checkbox"/> |
| Site description: Area of maintained open space surrounded on all sides by housing | | | |
| Ownership: Worcestershire County Council | Private | Public | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| Topography: | Flat | <input checked="" type="checkbox"/> Gently Sloping | <input type="checkbox"/> 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 <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: Provides open space/playing field which is a focal point for the residential area. | | | |
| Vehicular access Gated access on SW corner | 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"/> |

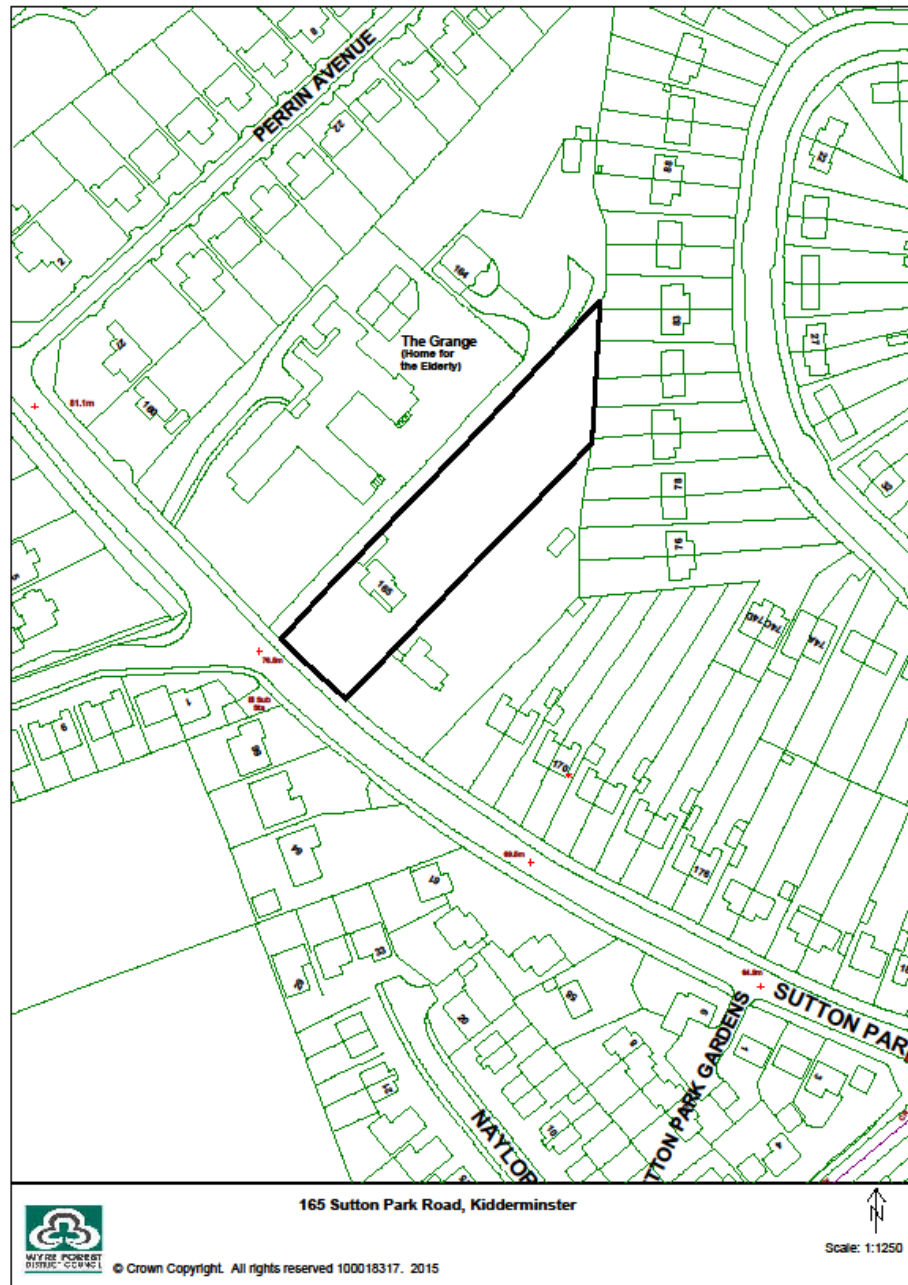
LOCATION PLAN



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 <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Residential dwelling and garden | | | | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| Site description: Residential dwelling and large garden | | | | | | | |
| Ownership: | | Private | | <input checked="" type="checkbox"/> | | Public | |
| | | | | | | Unknown | |
| Topography: | | Flat | | <input type="checkbox"/> | | Gently Sloping | |
| | | | | | | <input checked="" type="checkbox"/> | |
| | | | | | | 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) | | <input checked="" type="checkbox"/> | |
| | | | | | | 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: Detrimental impact on character of the area. | | | | | | | |
| Vehicular access | | Good | | <input type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |
| | | | | | | <input checked="" type="checkbox"/> | |
| Access to local facilities | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |
| | | | | | | <input type="checkbox"/> | |
| Public transport accessibility | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |
| | | | | | | <input type="checkbox"/> | |

LOCATION PLAN

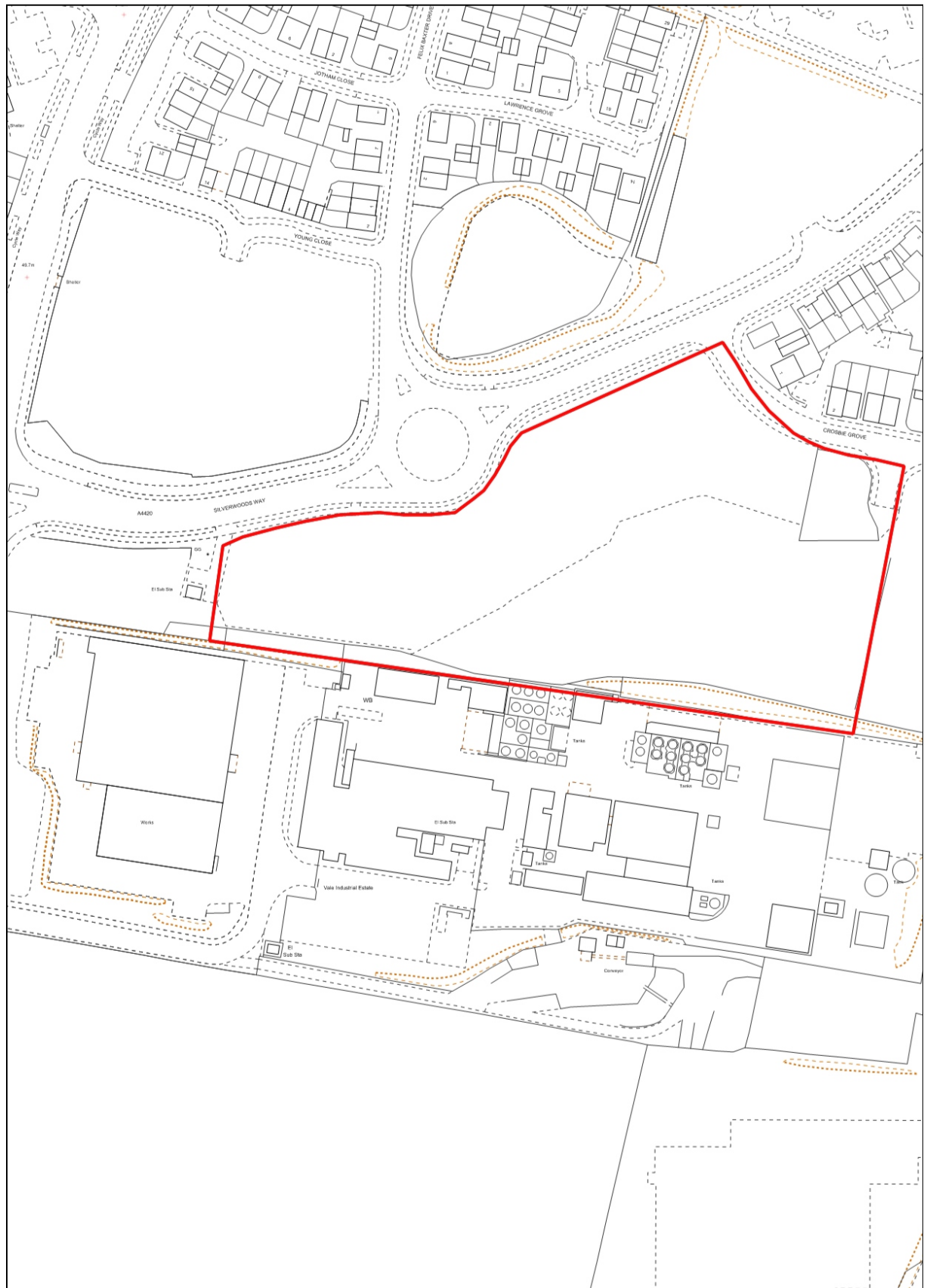


FPH-23 BRITISH SUGAR PLOT D

| | | | | | | | | |
|--|----------------------------|--|---|--------------------------------------|------------|-------------------------------------|------------------------------|-------------------------------------|
| 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 | | <input checked="" type="checkbox"/> | | |
| | | | | Adjoining built area | | | | |
| | | | | Other (See site description) | | | | |
| Current or previous use: undeveloped parcel to south of Hoobrook link road | | | | Greenfield (undeveloped) | | | | |
| | | | | Brownfield (prev. developed) | | <input checked="" type="checkbox"/> | | |
| Site description: undeveloped parcel adjacent Ashland chemical site on Silverwoods development | | | | | | | | |
| Ownership: | | Private | <input checked="" type="checkbox"/> | Public | | Unknown | | |
| Topography: | | Flat | <input checked="" type="checkbox"/> | 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 | | <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: vacant parcel on Silverwoods site. Adjacent uses on site include supermarket and residential. | | | | | | | | |
| Vehicular access | | Good | <input checked="" type="checkbox"/> | Reasonable | | Poor | | |
| | | Fronts onto new link road connecting Stourport and Worcester Roads | | | | | | |
| 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 | | |
| | | 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 | | | | | | |

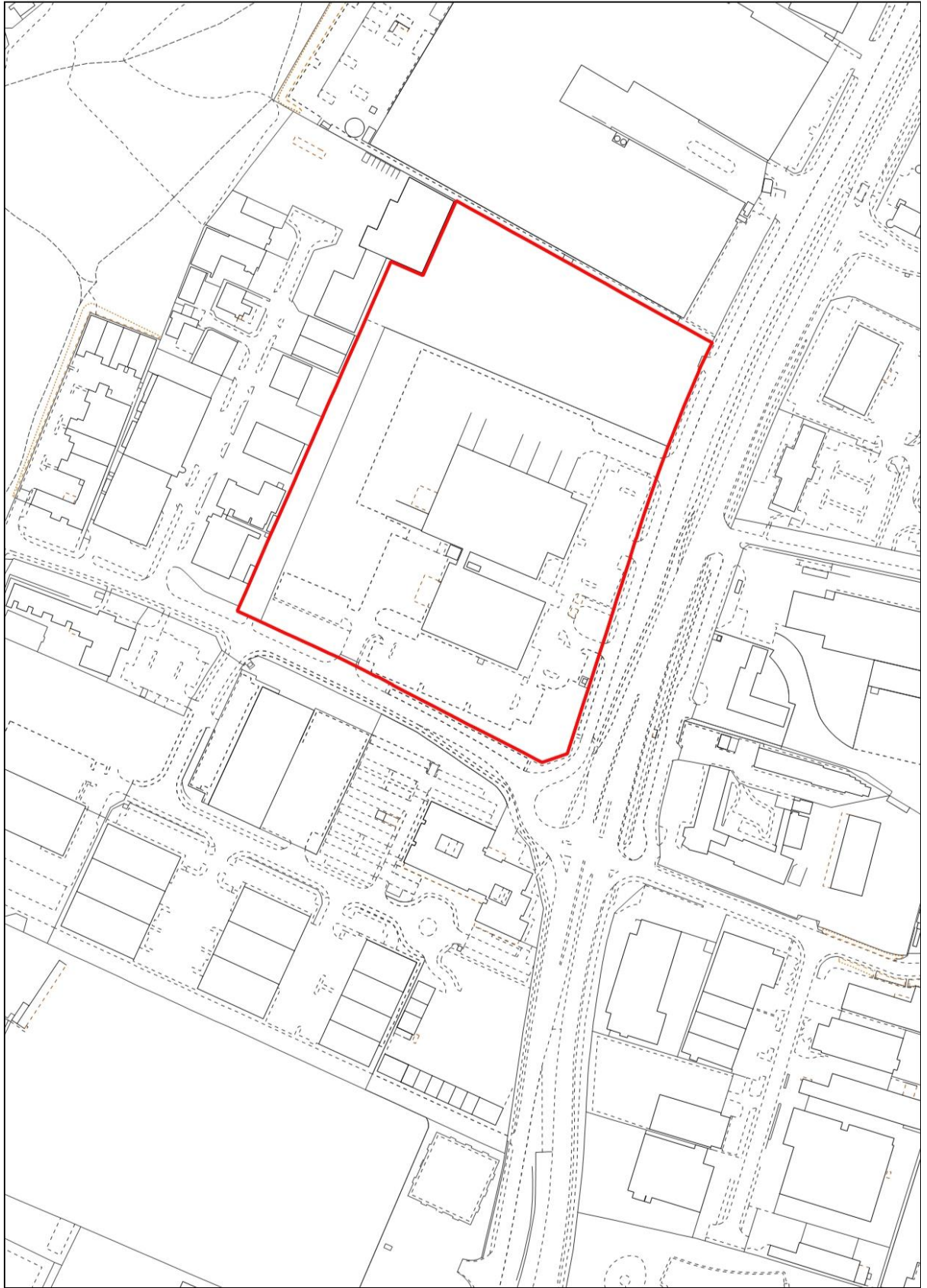
**Potential Timescale for Delivery
and Proposed Capacity**

Expected to deliver employment within next few years.



FPH-24 FORMER ROMWIRE SITE

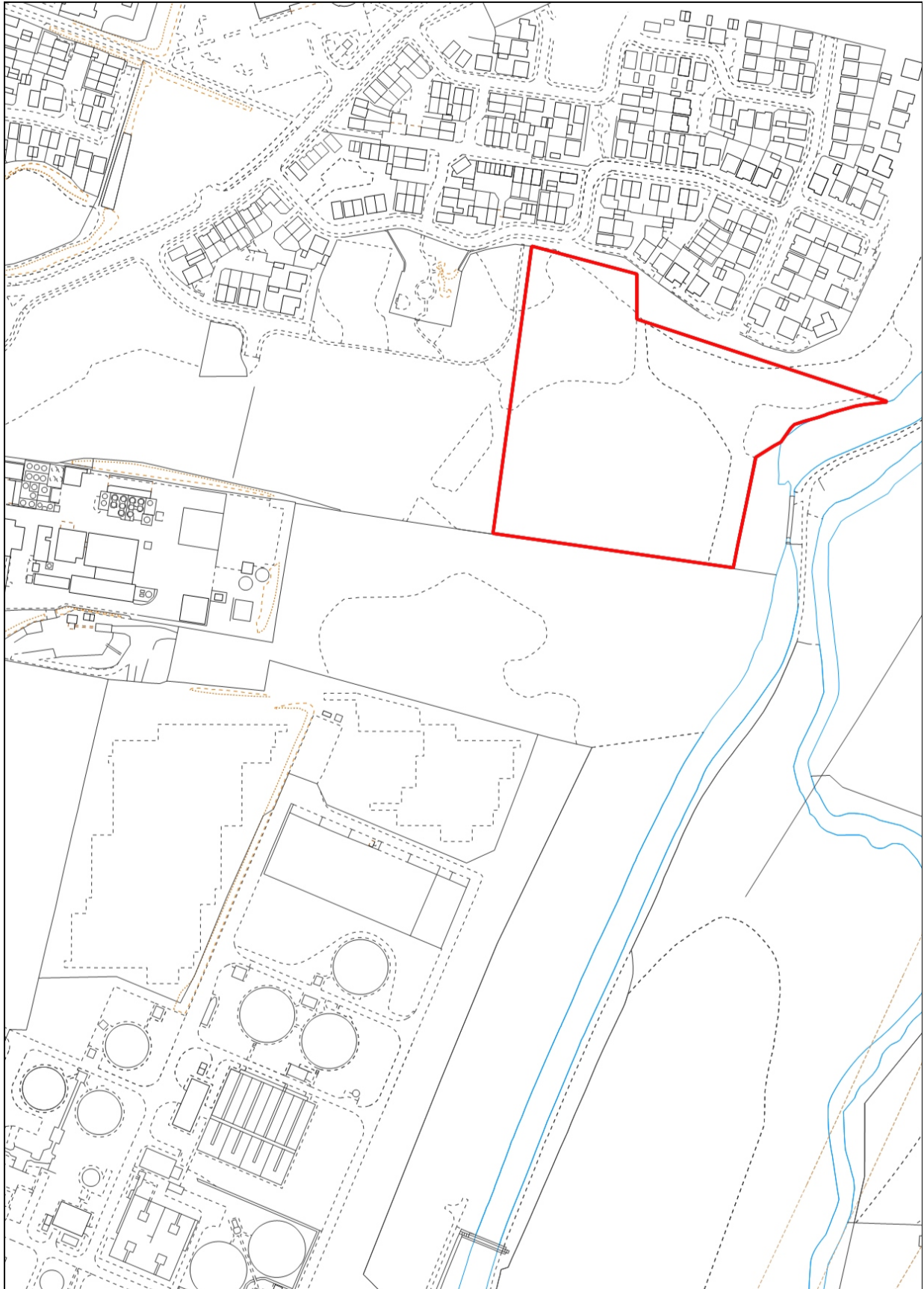
| | | | | | | |
|---|----------------------------|---|---|---|-------------------------------------|--|
| Nearest settlement: Kidderminster | Site ref: FPH/24 | Easting | 381740 | Site area (hectares): 4.99 | | |
| | | Northing | 273808 | | | |
| Site address: Former Romwire Site, Stourport Road Ward: 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 | <input type="checkbox"/> | Unknown |
| Topography: | Flat | <input checked="" type="checkbox"/> | Gently Sloping | <input type="checkbox"/> | Steeply Sloping | <input type="checkbox"/> |
| 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 | <input type="checkbox"/> | Poor |
| | | Fronts onto service road accessed from A451 | | | | |
| Access to local facilities | | Good | <input type="checkbox"/> | Reasonable | <input checked="" type="checkbox"/> | Poor |
| | | Local facilities within reasonable walk | | | | |
| Public transport accessibility | | Good | <input checked="" type="checkbox"/> | Reasonable | <input type="checkbox"/> | 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

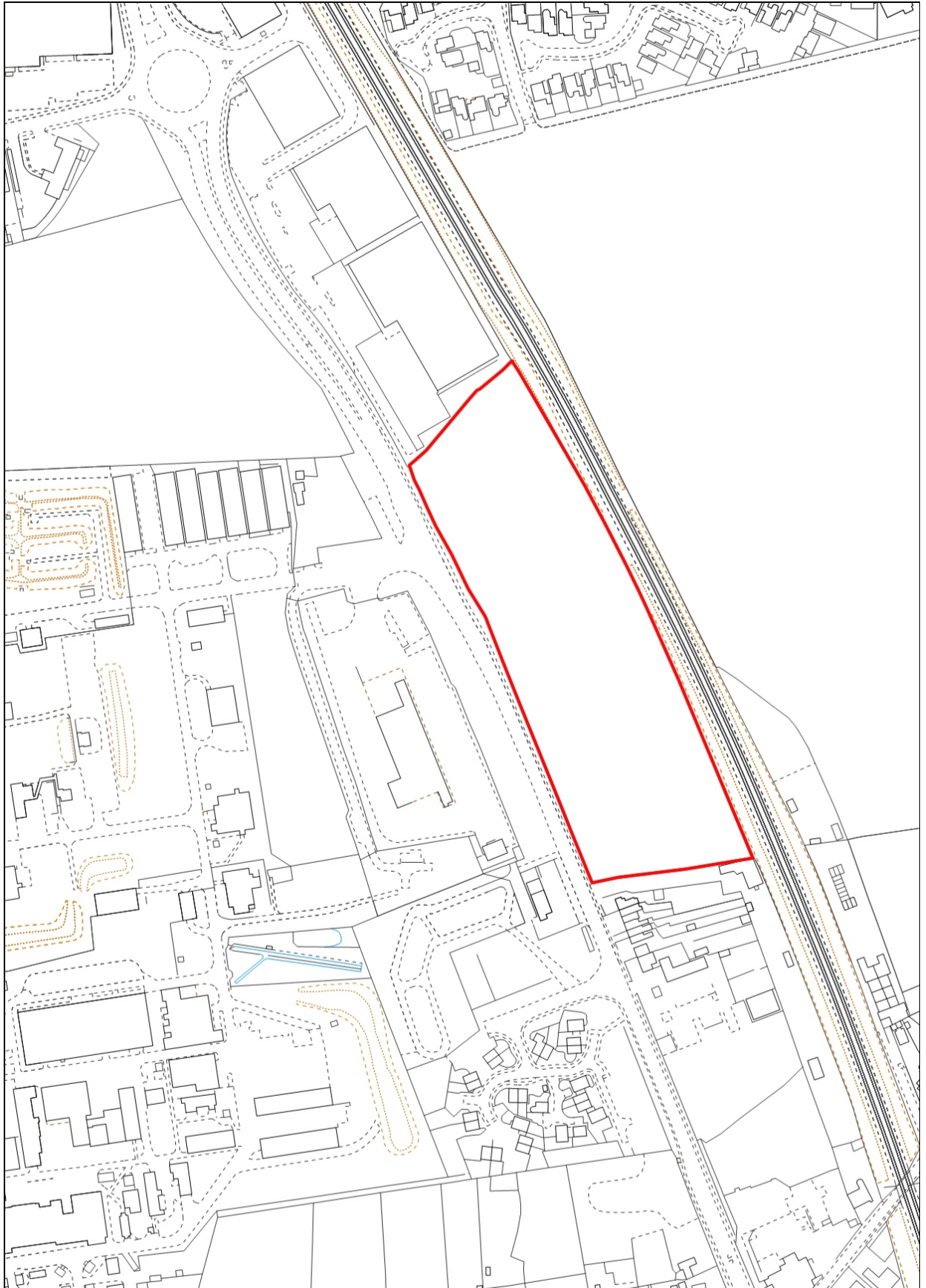
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|---|----------------------------|---|--------|--|------------|---|------------------------------|
| Nearest settlement: Kidderminster | Site ref: FPH/25 | Easting | 382692 | Site area (hectares): 2.17 | | | |
| | | Northing | 274547 | | | | |
| Site 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 | |
| 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 | <input checked="" type="checkbox"/> | 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 <input checked="" type="checkbox"/> | | Poor | |
| | | Services on Silverwoods | | | | | |
| Public transport accessibility | | Good | | Reasonable <input checked="" type="checkbox"/> | | 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 |



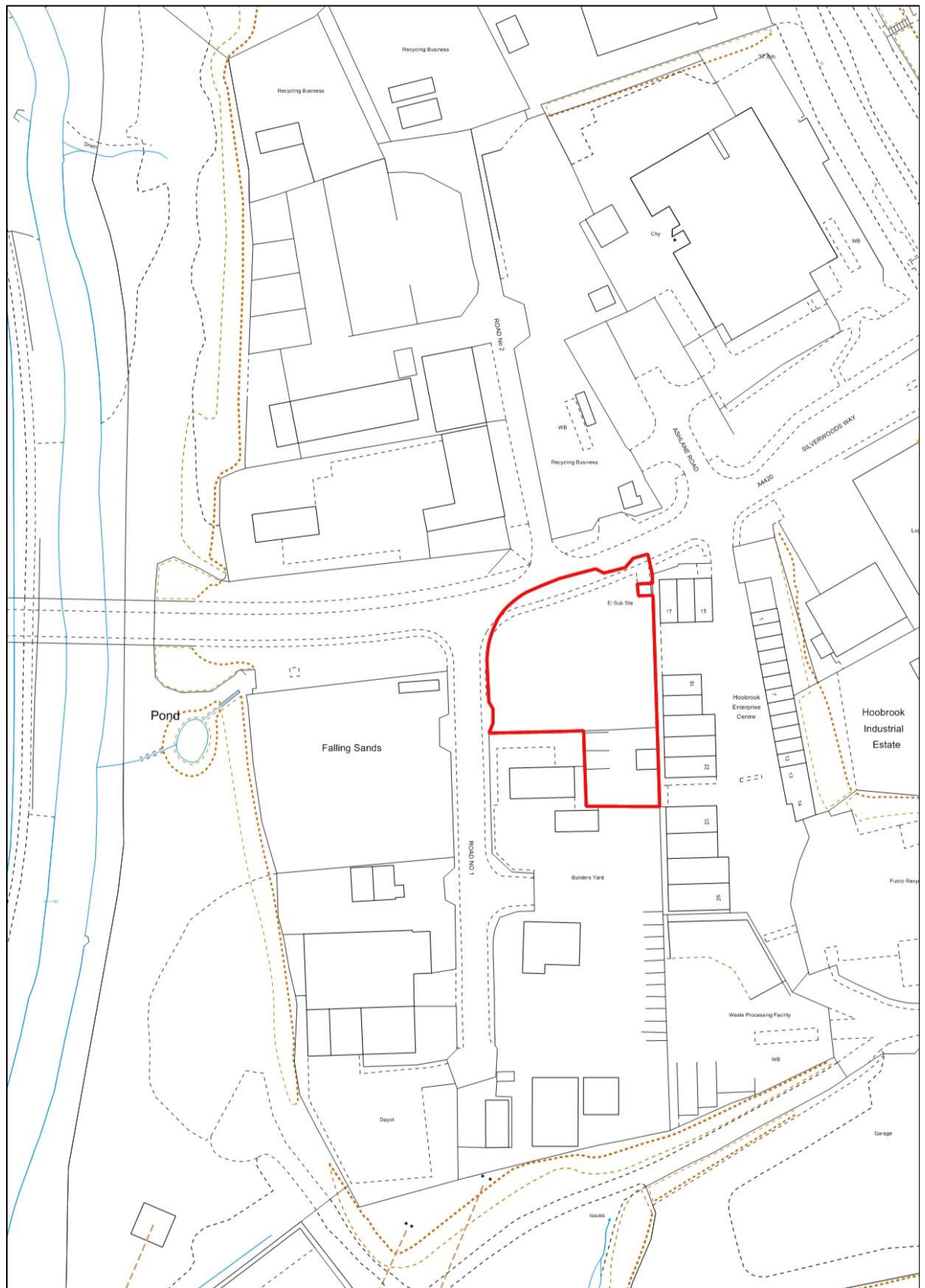
FPH-27 LAND ADJ EASTER PARK

| | | | | | | | |
|--|--|---|---------------------------------|--|---|---|--------------------------------|
| 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 <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 | | 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 <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 checked="" type="checkbox"/> | |
| PROPOSED USE: | | Housing <input 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: Site is surrounded by development so extension of development onto this parcel would have limited impact | | | | | | | |
| Vehicular access | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| | | Access available through existing development from A449 | | | | | |
| Access to local facilities | | Good <input type="checkbox"/> | | Reasonable <input checked="" type="checkbox"/> | | Poor <input type="checkbox"/> | |
| | | Some facilities available within walking distance | | | | | |
| Public transport accessibility | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| | | 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 | | | | | |



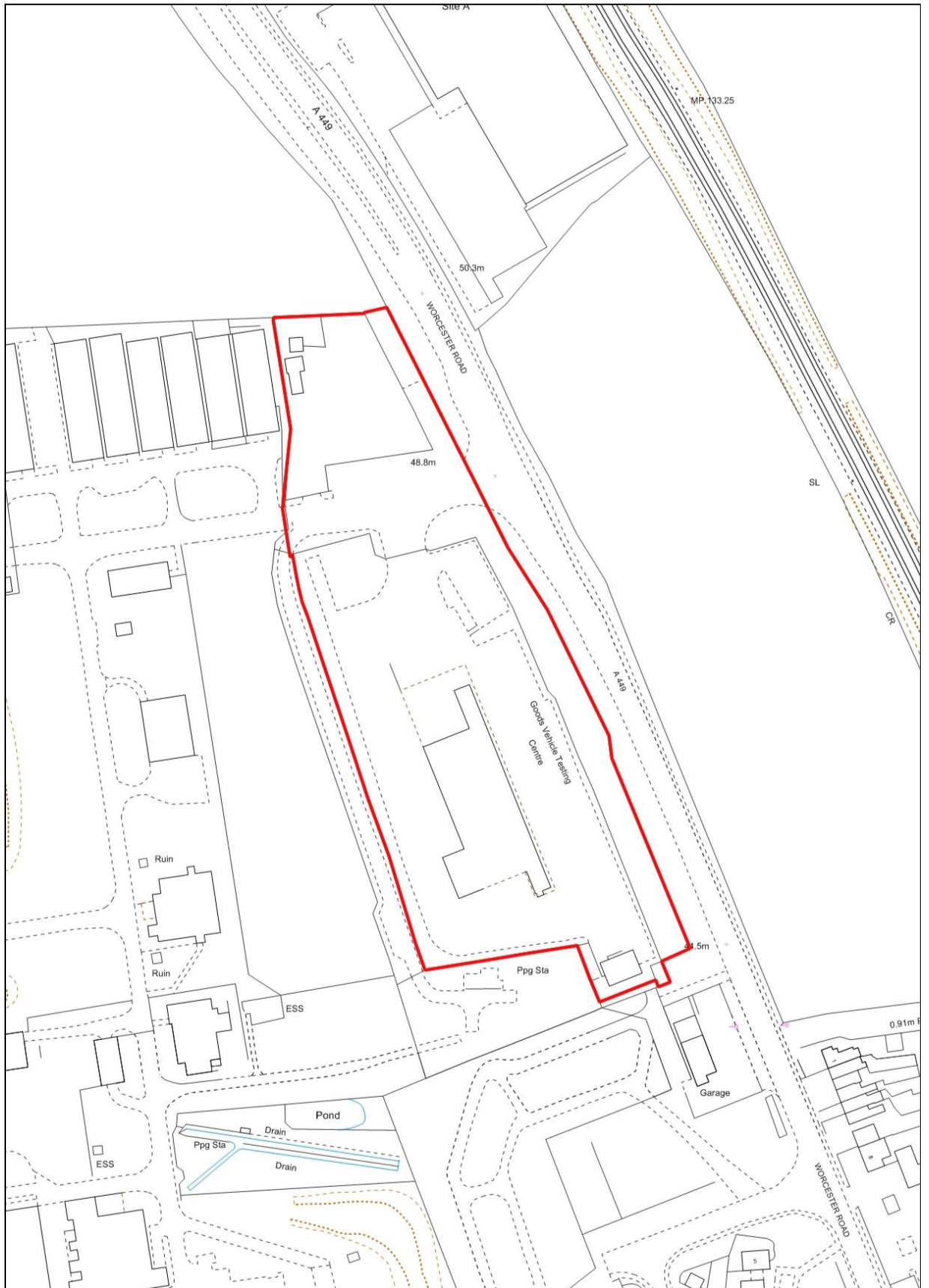
FPH-28 LAND AT HOOBROOK

| | | | | | | | |
|--|----------------------------|--|--|--------------------------------------|-------------------------------------|-------------------------------------|---|
| 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

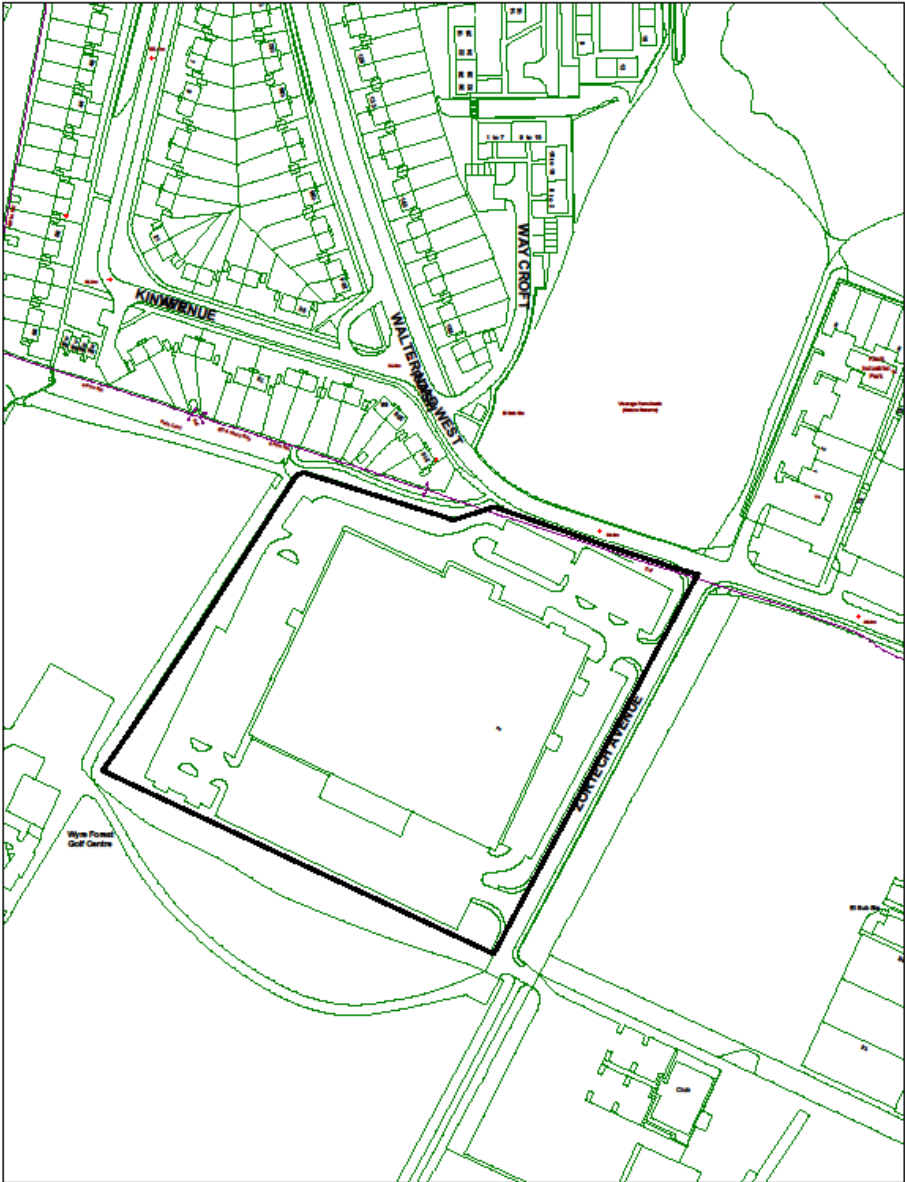
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|---|--|--|--|---|--|---|--|
| Nearest settlement: Kidderminster | | Site ref: FPH/29 | | Easting 383944 | | Site area (hectares): 1.72 | |
| | | | | Northing 273798 | | | |
| Site address: VOSA, Worcester Road Ward: Franche & Habberley North | | | | | | Within built area ✓ | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Vehicle testing station and van sales | | | | | | Greenfield (undeveloped) | |
| | | | | | | Brownfield (prev. developed) ✓ | |
| Site description: HGV testing station adjacent to Worcester Road at entrance to district with motor sales | | | | | | | |
| Ownership: | | Private | | Public | | ✓ Unknown | |
| Topography: | | Flat | | ✓ 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 ✓ | |
| 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 underused and could be redeveloped to provide better gateway development to Kidderminster | | | | | | | |
| Vehicular access | | Good | | ✓ | | Reasonable | |
| | | Fronts onto A449 | | | | Poor | |
| Access to local facilities | | Good | | | | Reasonable | |
| | | Some facilities available within walking distance | | ✓ | | Poor | |
| Public transport accessibility | | Good | | | | Reasonable | |
| | | On bus route into Kidderminster | | ✓ | | Poor | |
| 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 <input checked="" type="checkbox"/> | | | | | | | | |
| Ward: Lickhill | | | | | | | Adjoining built area | | | | | | | | |
| | | | | | | | Other (See site description) | | | | | | | | |
| Current or previous use: industrial premises | | | | | | | Greenfield (undeveloped) | | | | | | | | |
| | | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | | | | | | | | |
| Site description: modern industrial premises adjacent residential estate with golf course to rear and woodland 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 | | | | 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 | | <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: Potential impact on nature reserve opposite but visually no adverse 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 | | | |
| Bus stop adjacent | | | | | | | | | | | | | | | |

LOCATION PLAN



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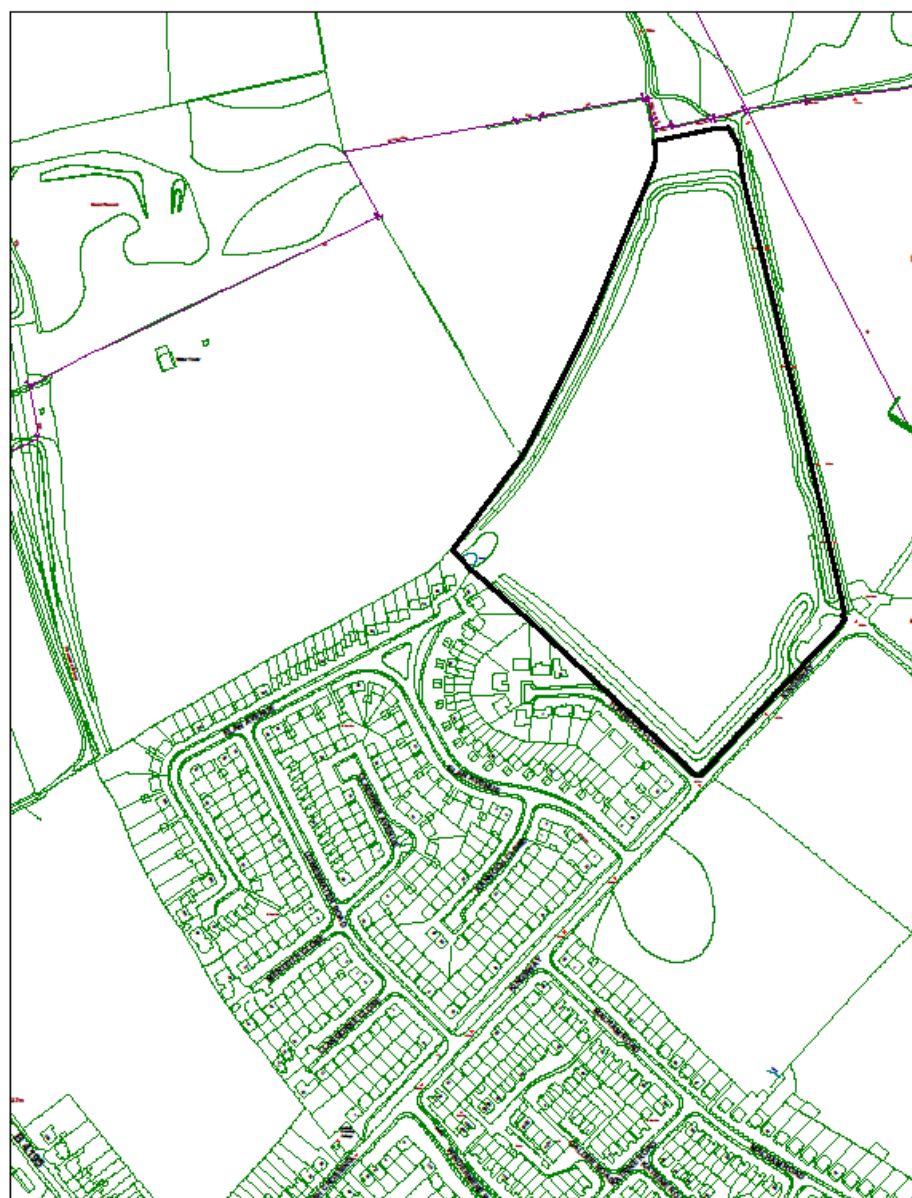
Zortech Avenue, Kidderminster



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 | |
| | | | | | | Other | |
| 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 | | Good | | ✓ | | Reasonable | |
| Short walk to main bus route | | | | | | Poor | |

LOCATION PLAN



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Wyre Forest Golf Course

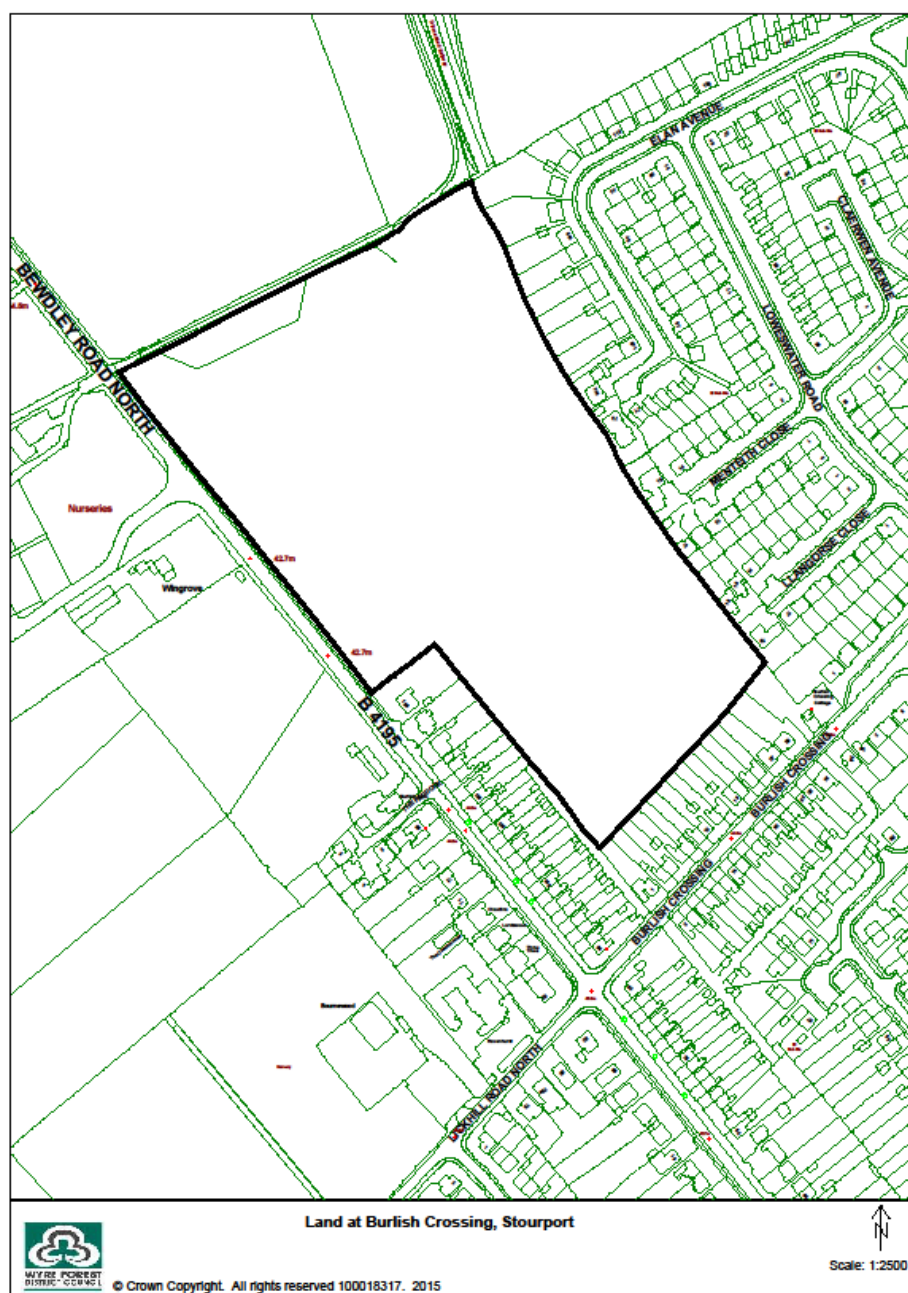


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LI-5 LAND AT BURLISH CROSSING

| | | | | | | | |
|---|--|--------------------------|--|---|--|-------------------------------------|--|
| 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 Ward: Lickhill | | | | | | Within built area | |
| | | | | | | Adjoining built area ✓ | |
| | | | | | | Other (See site description) | |
| Current or previous use: Farmland | | | | | | Greenfield (undeveloped) ✓ | |
| | | | | | | Brownfield (prev. developed) | |
| Site description: Farmland with residential development to east and south | | | | | | | |
| Ownership: Under option to national housebuilder | | 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 | | | |
| 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 | | ✓ | | 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 into town – not well-screened from road. Potential loss of hedgerow. | | | | | | | |
| Vehicular access | | Good | | ✓ | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities | | Good | | | | Reasonable | |
| Shops within reasonable walk | | | | | | ✓ | |
| | | | | | | Poor | |
| Public transport accessibility | | Good | | ✓ | | Reasonable | |
| Bus stops adjacent | | | | | | Poor | |

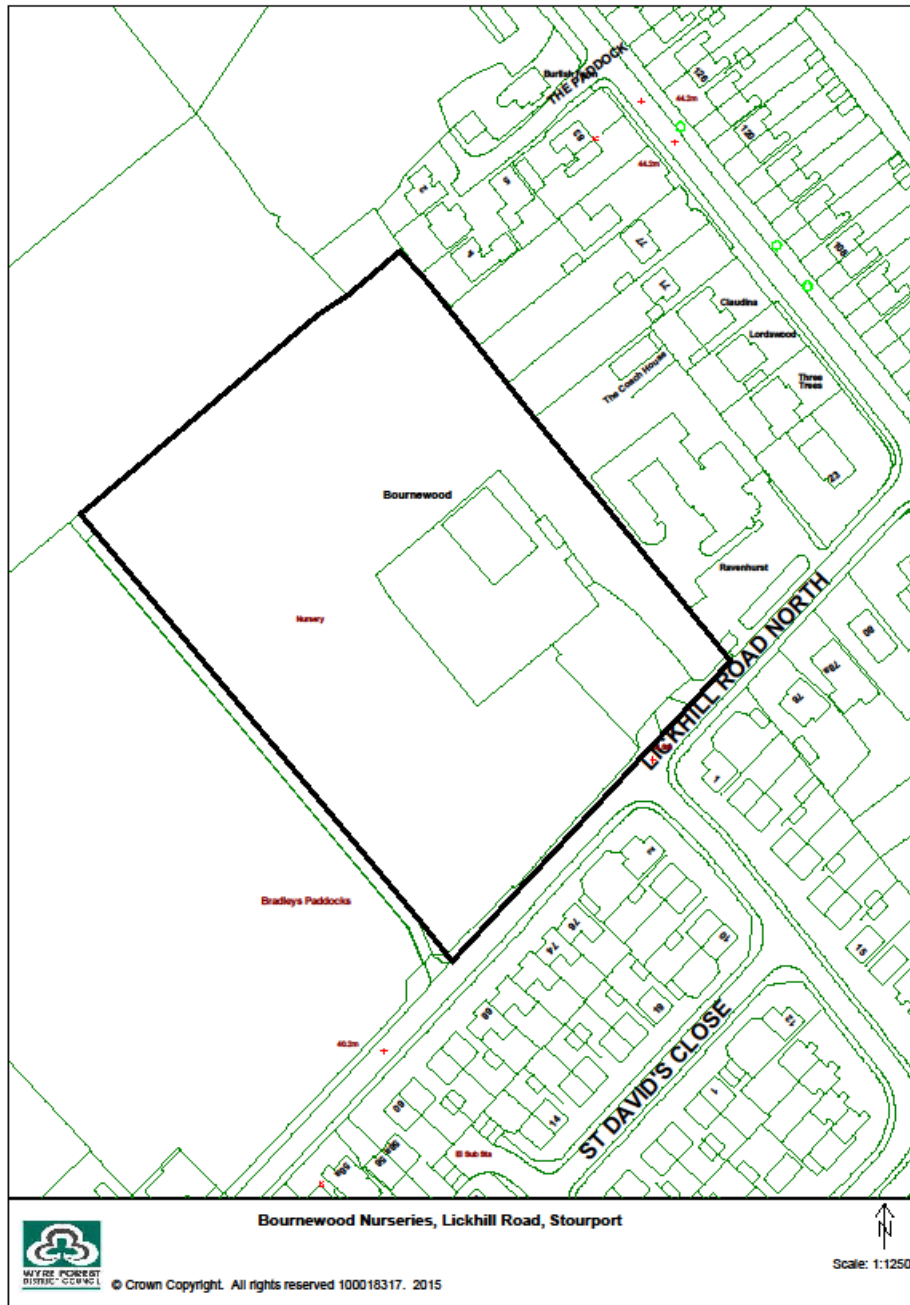
LOCATION PLAN



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 ✓ | |
| | | | | | | Other (See site description) | |
| Current or previous use: Garden Nursery | | | | | | Greenfield (undeveloped) Majority is greenfield ✓ | |
| | | | | | | Brownfield (prev. developed) ✓ | |
| Site description: Nursery with nursing home and paddocks adjacent, residential 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 | | 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 | | ✓ | | 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 road by mature hedging. Much of site is planted. Potential loss of tree cover | | | | | | | |
| Vehicular access | | Good | | ✓ | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities | | Good | | | | Reasonable | |
| Local shop within short walk | | | | | | ✓ | |
| Public transport accessibility | | Good | | ✓ | | Reasonable | |
| Bus stops adjacent | | | | | | Poor | |

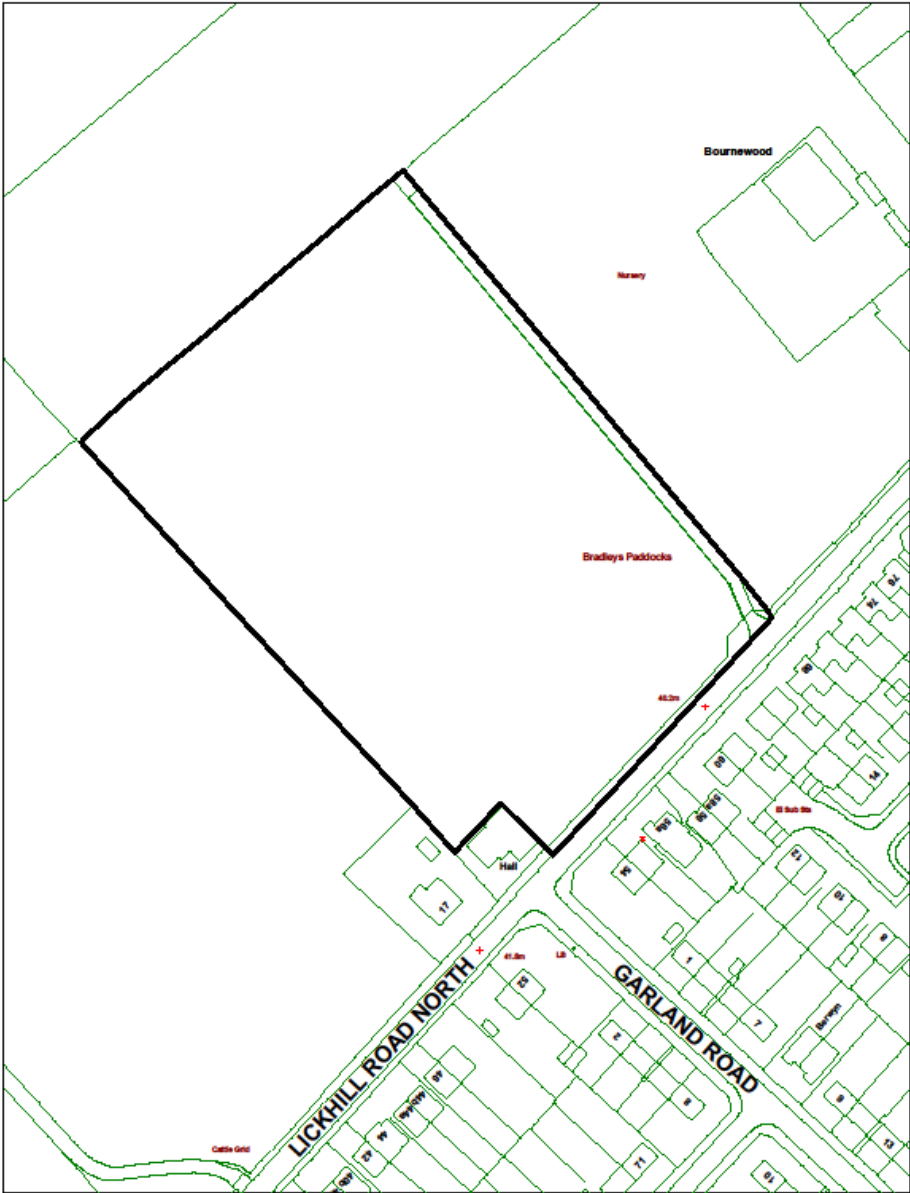
LOCATION PLAN



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 <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: 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 <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 <input type="checkbox"/> | Other <input type="checkbox"/> |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: Enclosed by hedging, otherwise open Potential loss of hedges | | | | | | | |
| Vehicular access | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| Access to local facilities All services available | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| Public transport accessibility Bus stops nearby | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |

LOCATION PLAN

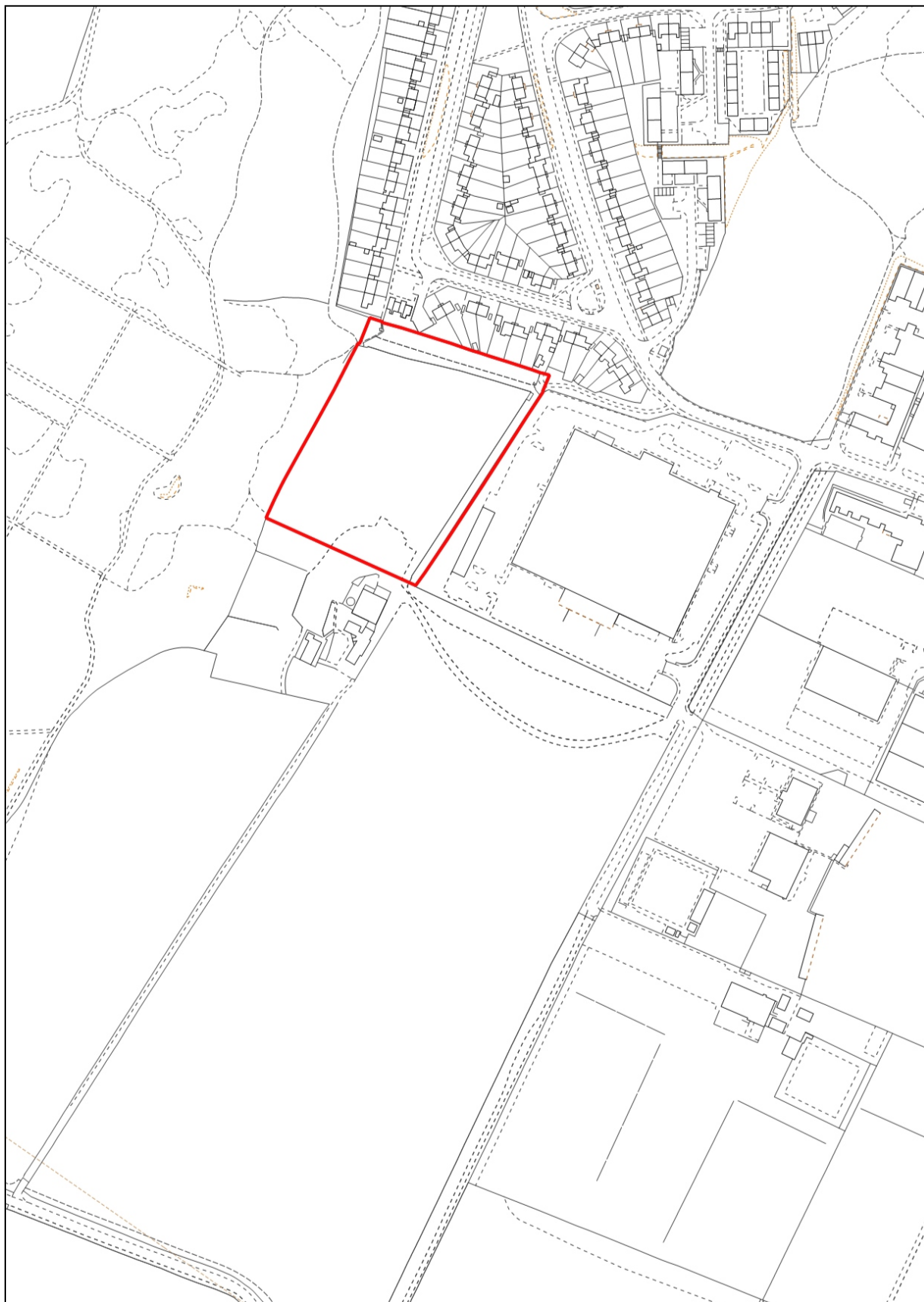


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Scale: 1:1250

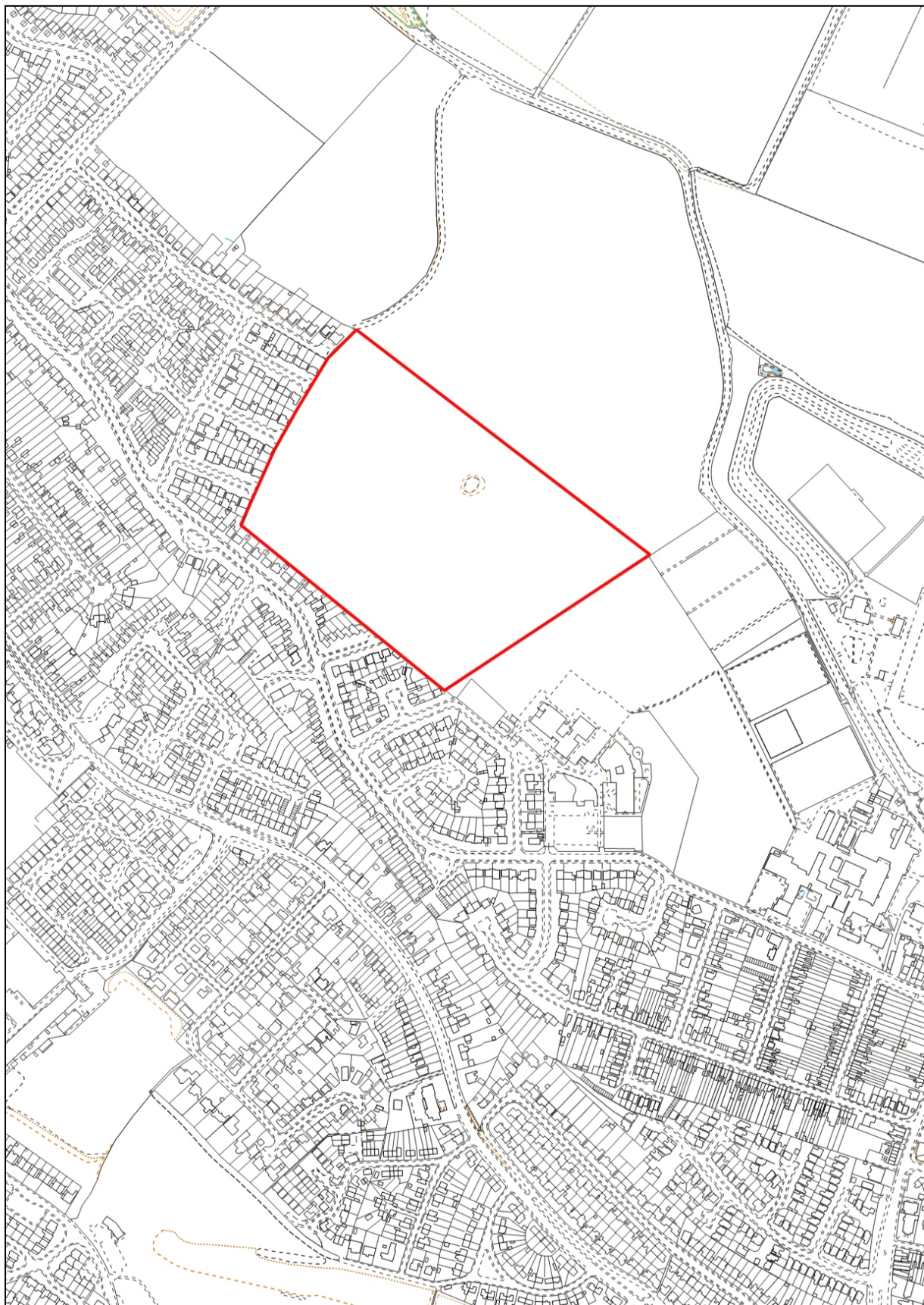
LI-10 LAND R/O ZORTECH AVENUE

| | | | | | | | | |
|---|---------------------------|---|--|--------------------------------------|------------------------------|--------------------------------|-------|--|
| Nearest settlement: Kidderminster | Site ref: LI/10 | Easting 381173 | Northing 273780 | Site area (hectares): 1.93 | | | | |
| 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 | | 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 | | 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. | | | | | | |



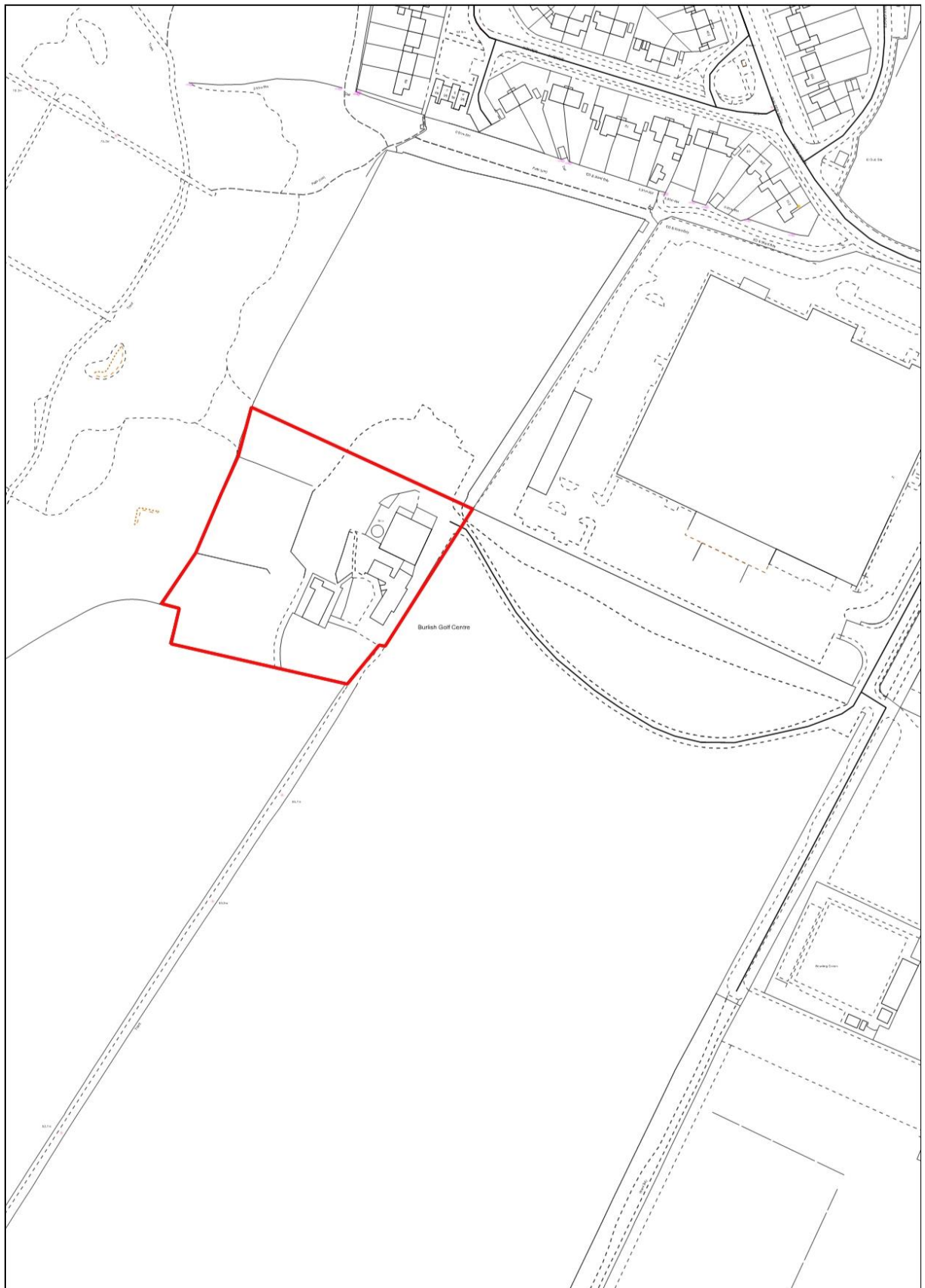
LI-11 LAND W OF FORMER SCHOOL SITE, CONISTON CRESCENT

| | | | | | | | | |
|--|---------------------------|--------------------------|---|--------------------------------------|------------|--------------------------------|---------|------------------------------|
| Nearest settlement: Stourport-on-Severn | Site ref: LI/11 | Easting 380799 | Northing 272788 | Site area (hectares): 9.52 | | | | |
| 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

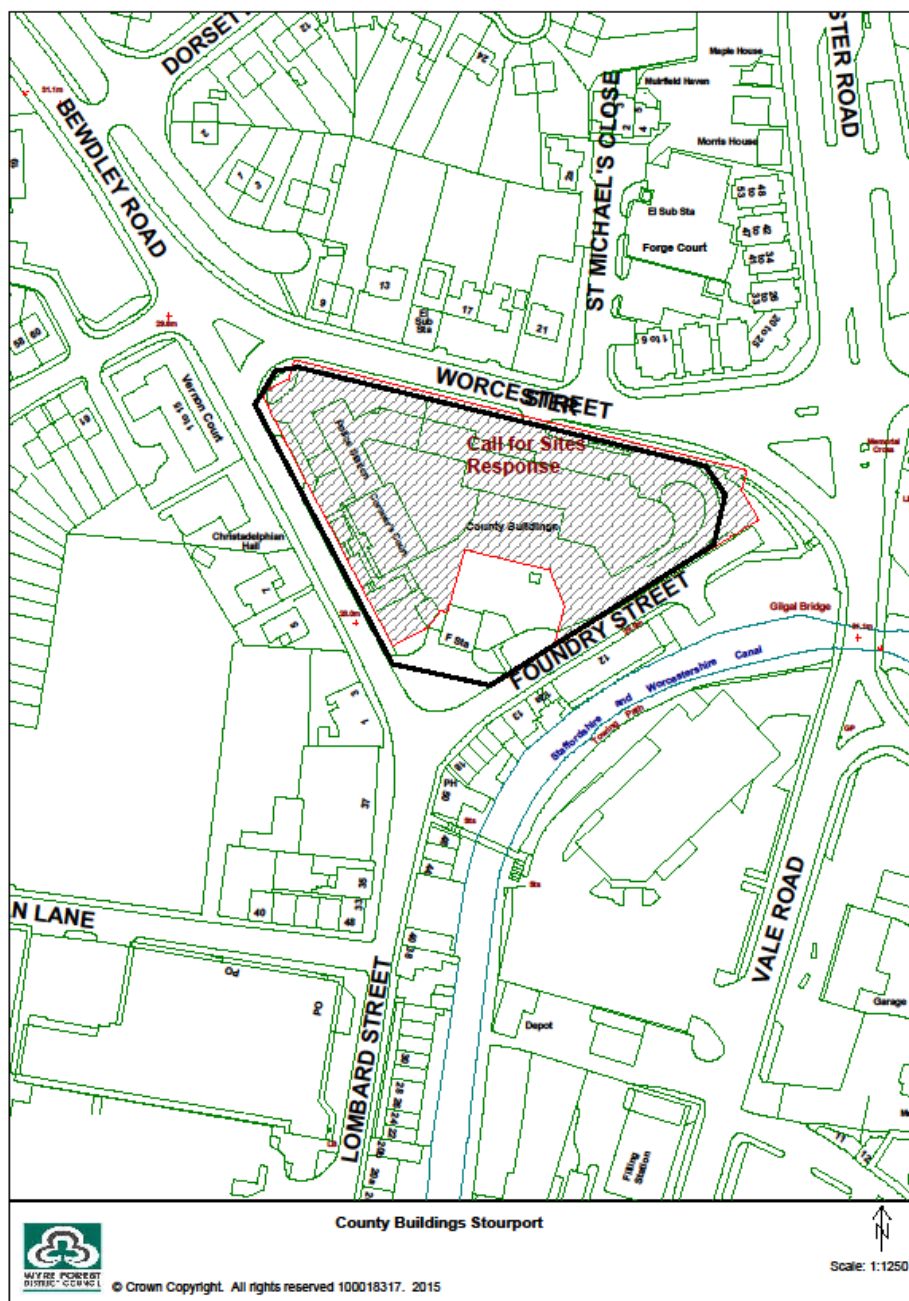
| | | | | | | | |
|--|---------------------------|--|--------|--|------------|--------------------------------|------------------------------|
| Nearest settlement: Kidderminster | Site ref: LI/12 | Easting | 381113 | Site area (hectares): 1.05 | | | |
| | | Northing | 273670 | | | | |
| Site address: Former Burlish Golf Course Clubhouse, Zortech Avenue Ward: Lickhill | | | | Within built area | | | |
| | | | | Adjoining built area | | ✓ | |
| | | | | Other (See site description) | | | |
| Current or previous use: Golf course clubhouse and associated buildings | | | | Greenfield (undeveloped) | | | |
| | | | | Brownfield (prev. developed) | | ✓ | |
| 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 | | Public | | ✓ | |
| Topography: | | Flat | | ✓ | | Gently Sloping | |
| | | | | | | Steeply Sloping | |
| 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 | ✓ | Retail | | Employment | | Leisure |
| | | | | | | | Gypsy/ Travelling Showpeople |
| | | | | | | | Other |
| 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 | | ✓ | | Reasonable | |
| | | Existing access off Zortech Avenue | | | | Poor | |
| Access to local facilities | | Good | | ✓ | | Reasonable | |
| | | Local shop, school and employment within walking distance | | | | Poor | |
| Public transport accessibility | | Good | | ✓ | | Reasonable | |
| | | Regular buses run near site with bus stop within 5 minute walk | | | | Poor | |
| 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 | | | | | |



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 <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Community Uses – police and health centre | | | | | | Greenfield (undeveloped) | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| 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 | | ✓ | |
| 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: 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

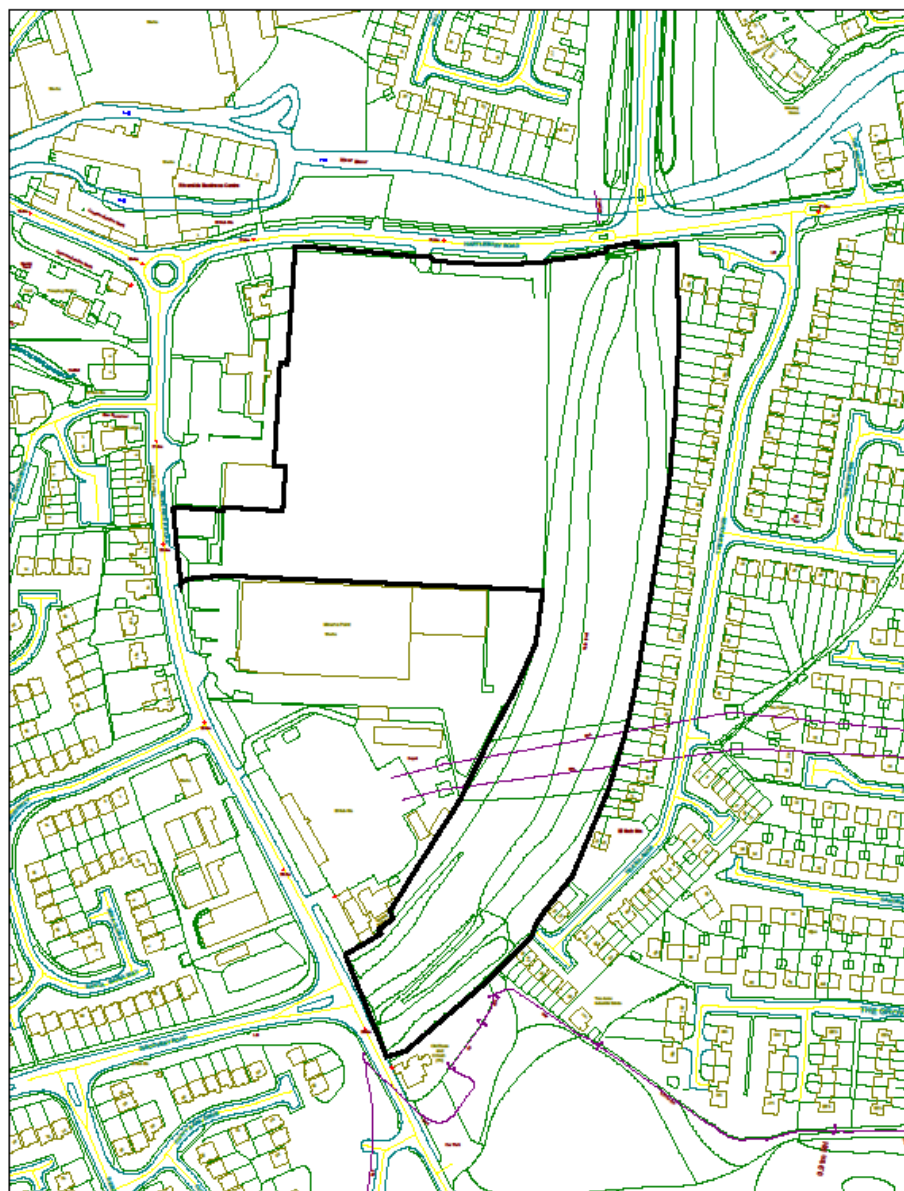


MI-3 PARSONS CHAIN

| | | | | | | | | | | |
|--|---------|--------------------------|---|-----------------|------------|-------------------------------------|---------|--------------------------------|------------------------------|-------|
| 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 Hilditch 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



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Parsons Chain, Stourport



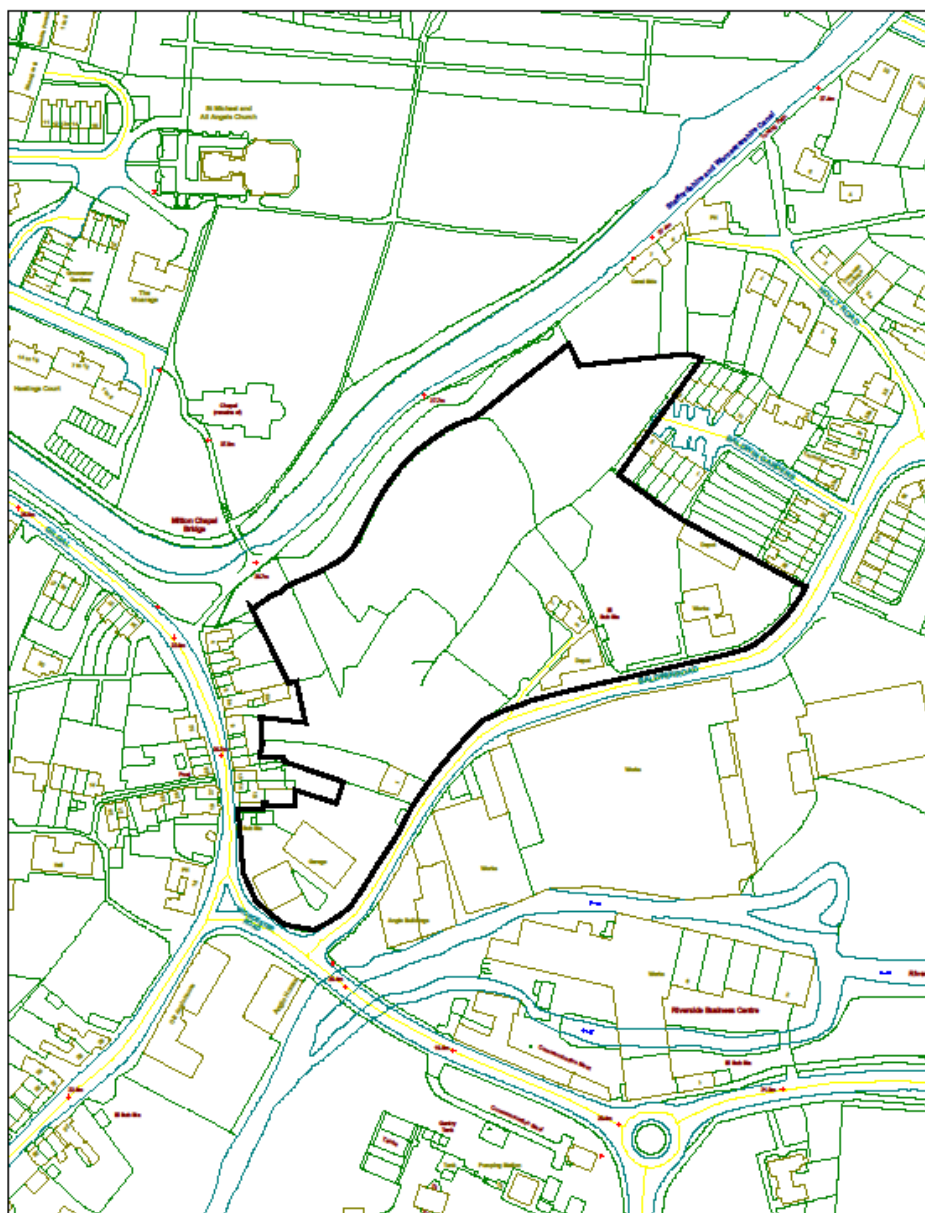
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MI-5 BALDWIN ROAD

| | | | | | | | |
|---|--|---|---------------------------------|--|----------------------------------|---|--------------------------------|
| 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 <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Petrol filling station, workshop, residential, open space which is currently inaccessible. | | | | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| 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 <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: 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 | | <input checked="" type="checkbox"/> 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 | | <input 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 <input type="checkbox"/> | Other <input type="checkbox"/> |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: Potential to improve streetscene | | | | | | | |
| Vehicular access | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |

| | | | | |
|--|------|---|------------|------|
| 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



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Baldwin Road, Stourport on Severn

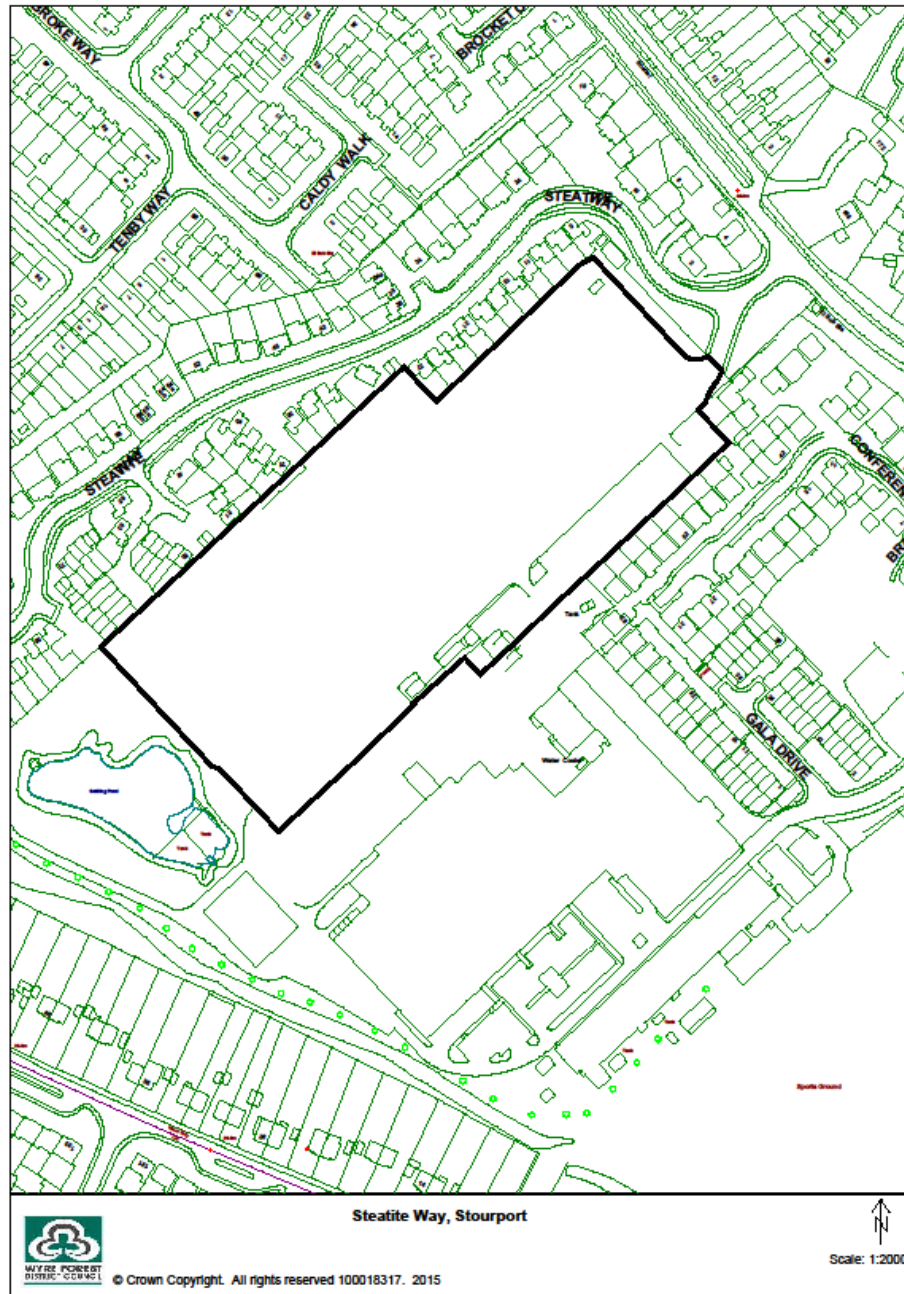


Scale: 1:1800

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 <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Vacant industrial site | | | | | | Greenfield (undeveloped) | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| Site description: Former industrial site now surrounded by residential development | | | | | | | |
| Ownership: private - Bovale | | Private | | <input checked="" type="checkbox"/> | | Public | |
| | | | | | | Unknown | |
| Topography: | | Flat | | <input checked="" type="checkbox"/> | | 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 | | <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: Vacant site – redevelopment would improve streetscene | | | | | | | |
| Vehicular access | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| Local shop nearby | | | | | | Poor | |
| Public transport accessibility | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| Bus stop nearby | | | | | | Poor | |

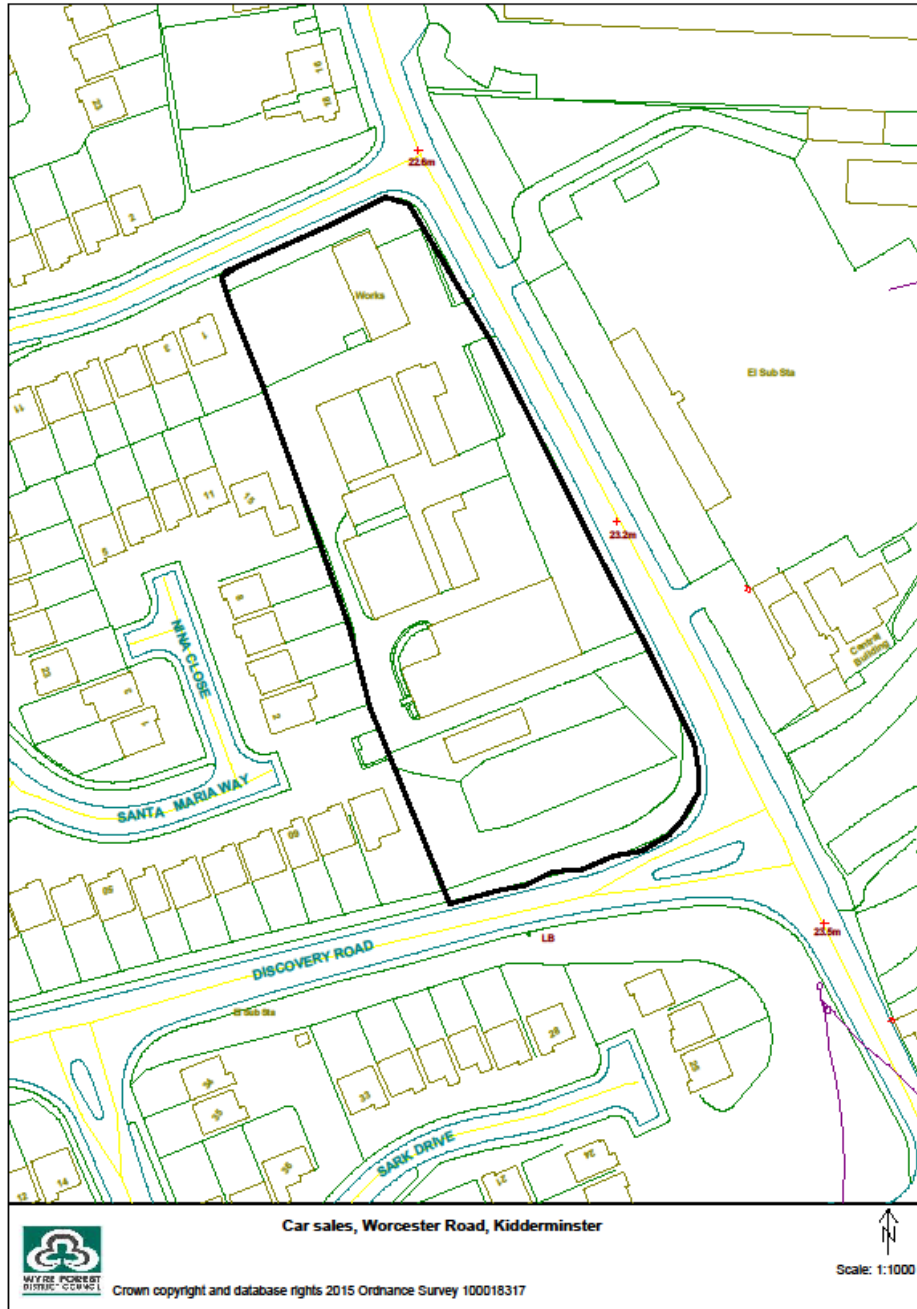
LOCATION PLAN



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 <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Car sales and repair | | | | | | Greenfield (undeveloped) | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| Site description: Series of small industrial buildings, some once part of power station complex now surrounded by residential uses. | | | | | | | |
| Ownership: | | Private | | <input checked="" type="checkbox"/> | | Public | |
| | | | | | | Unknown | |
| Topography: | | Flat | | <input checked="" type="checkbox"/> | | 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 Hilditch 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 | | <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 | |
| | | | | | | Gypsy/ Travelling Showpeople | |
| | | | | | | Other | |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: No adverse impact - potential improvement to street scene | | | | | | | |
| Vehicular access | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities | | Good | | | | Reasonable | |
| Town centre within walking distance | | | | | | <input checked="" type="checkbox"/> Poor | |
| Public transport accessibility | | Good | | | | Reasonable | |
| bus stop within 5 minutes Walk – low frequency | | | | | | <input checked="" type="checkbox"/> Poor | |

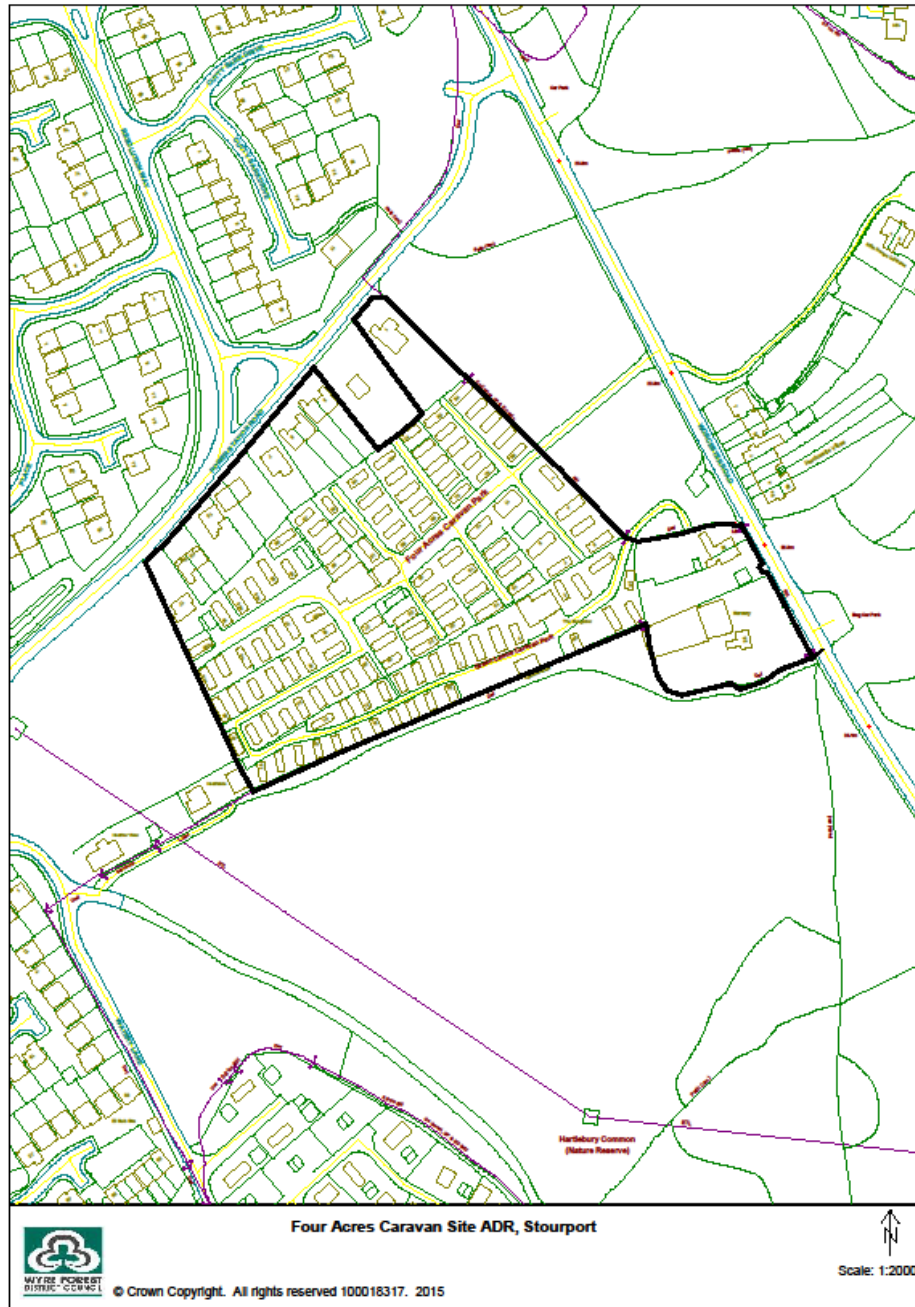
LOCATION PLAN



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 <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Caravan park (118 caravans) with 11 month occupancy | | | | | | Greenfield (undeveloped) | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| Site description: Caravan site plus dwellings along Power Station Road and nursery and dwellings fronting Worcester Road. | | | | | | | |
| 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: 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 | | <input checked="" type="checkbox"/> 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 <input type="checkbox"/> | Other <input type="checkbox"/> |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: Currently caravan site and chalets. Development as permanent housing would not have greater impact. | | | | | | | |
| Vehicular access | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| Access to local facilities Convenience store nearby | | Good <input type="checkbox"/> | | Reasonable <input checked="" type="checkbox"/> | | Poor <input type="checkbox"/> | |
| Public transport accessibility Bus stop within walking distance | | Good <input type="checkbox"/> | | Reasonable <input checked="" type="checkbox"/> | | Poor <input type="checkbox"/> | |

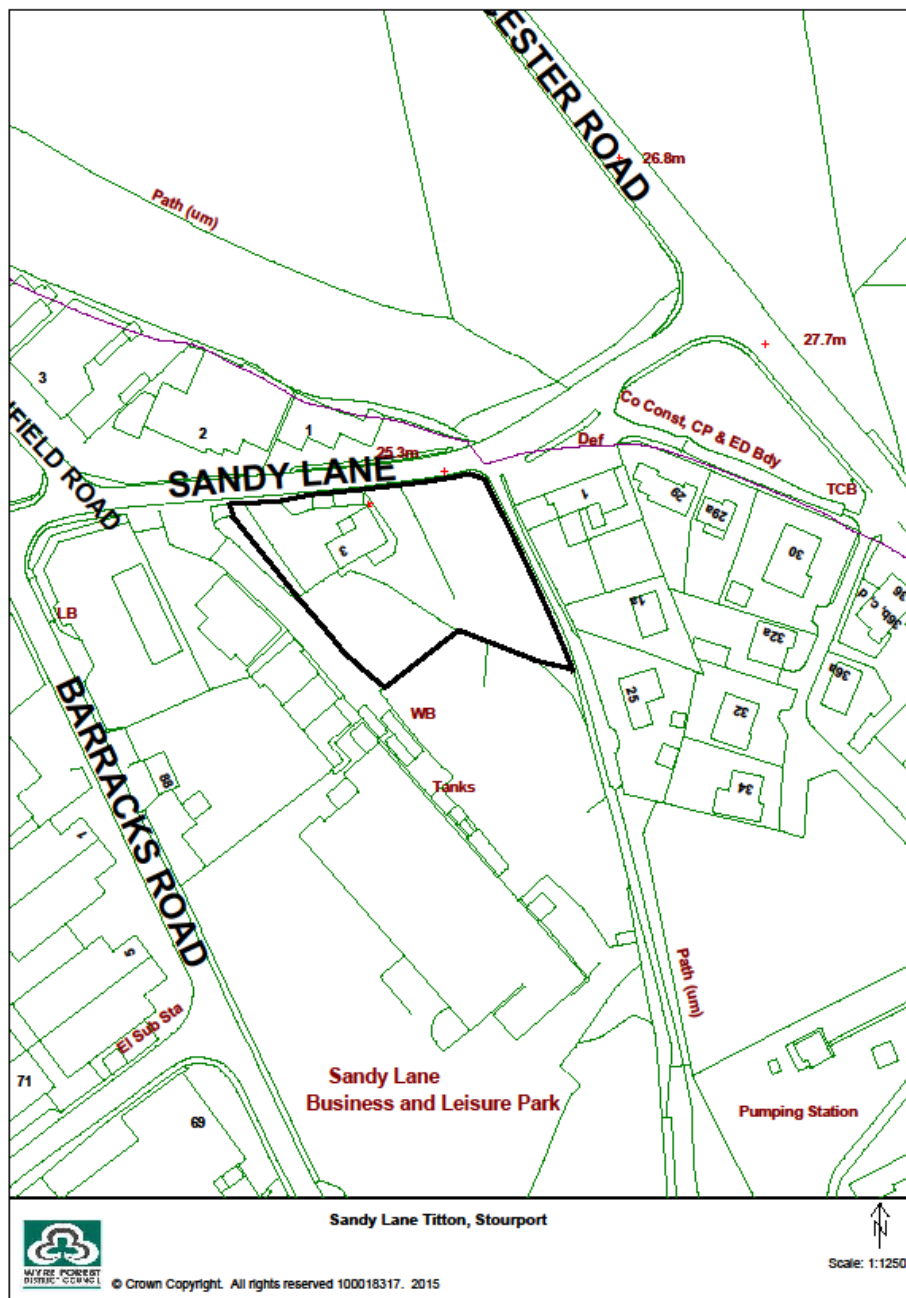
LOCATION PLAN



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 Hildditch Coppice SSSI opposite. Adjacent or very close at one pont to Hartlebury Common / Hildditch 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 | |
| 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 | ✓ |

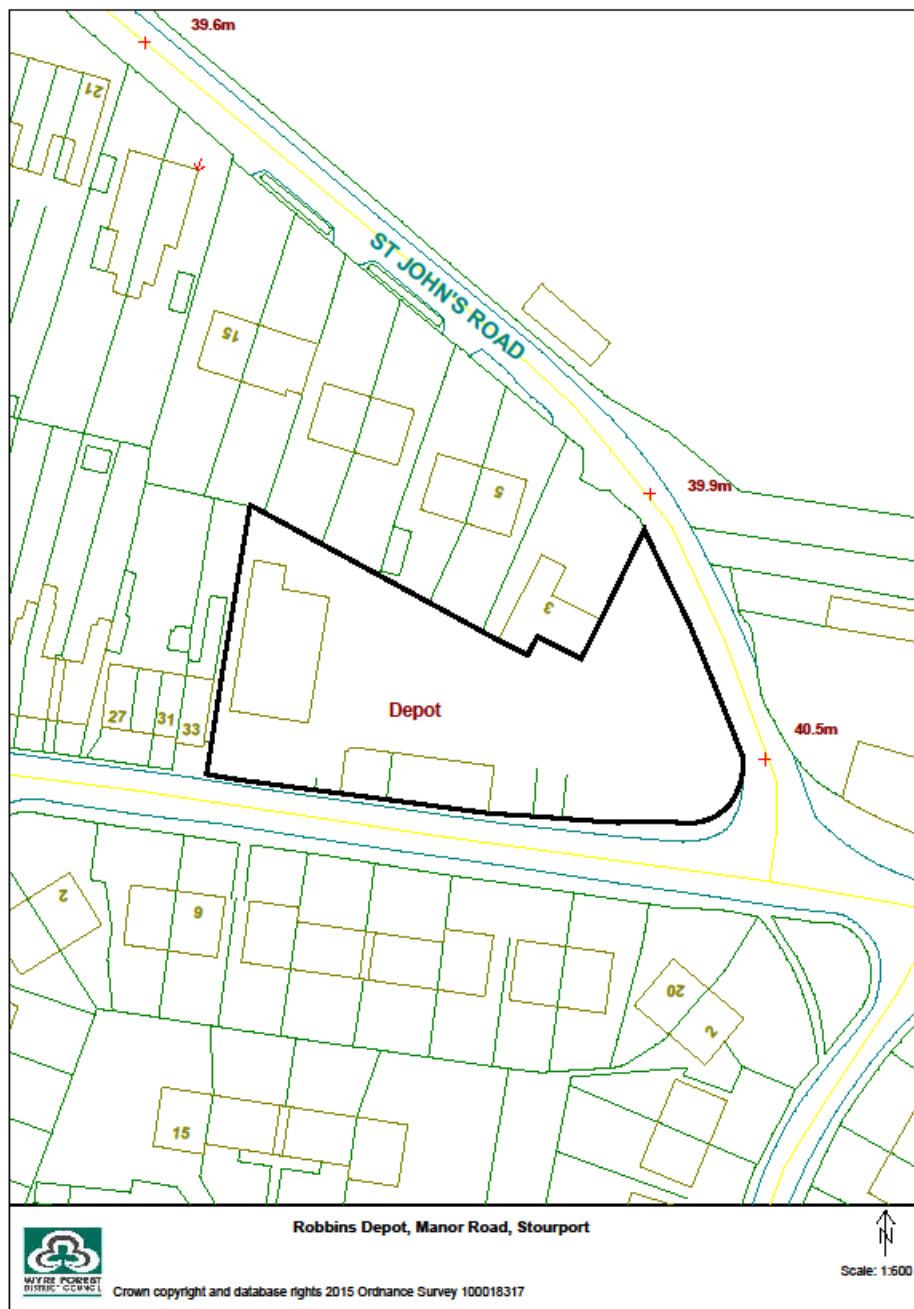
LOCATION PLAN



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 | | | | | | Within built area <input checked="" type="checkbox"/> | |
| Ward: Mitton | | | | | | 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 | |
| | | 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"/> | |
| Local Authority owned land | | | | Refused / Withdrawn/ Pending applications (2006 to date) | | <input type="checkbox"/> | |
| Officer suggested - rural sites | | | | Officer suggested – potential urban extension | | <input type="checkbox"/> | |
| 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



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 <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 | | - | | 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 Hilditch 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 <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: | | <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: adverse impact on open views along Wilden Top Road | | | | | | | |
| Vehicular access | | Good <input type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| Access to local facilities | | Good <input type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| Public transport accessibility | | Good <input type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |

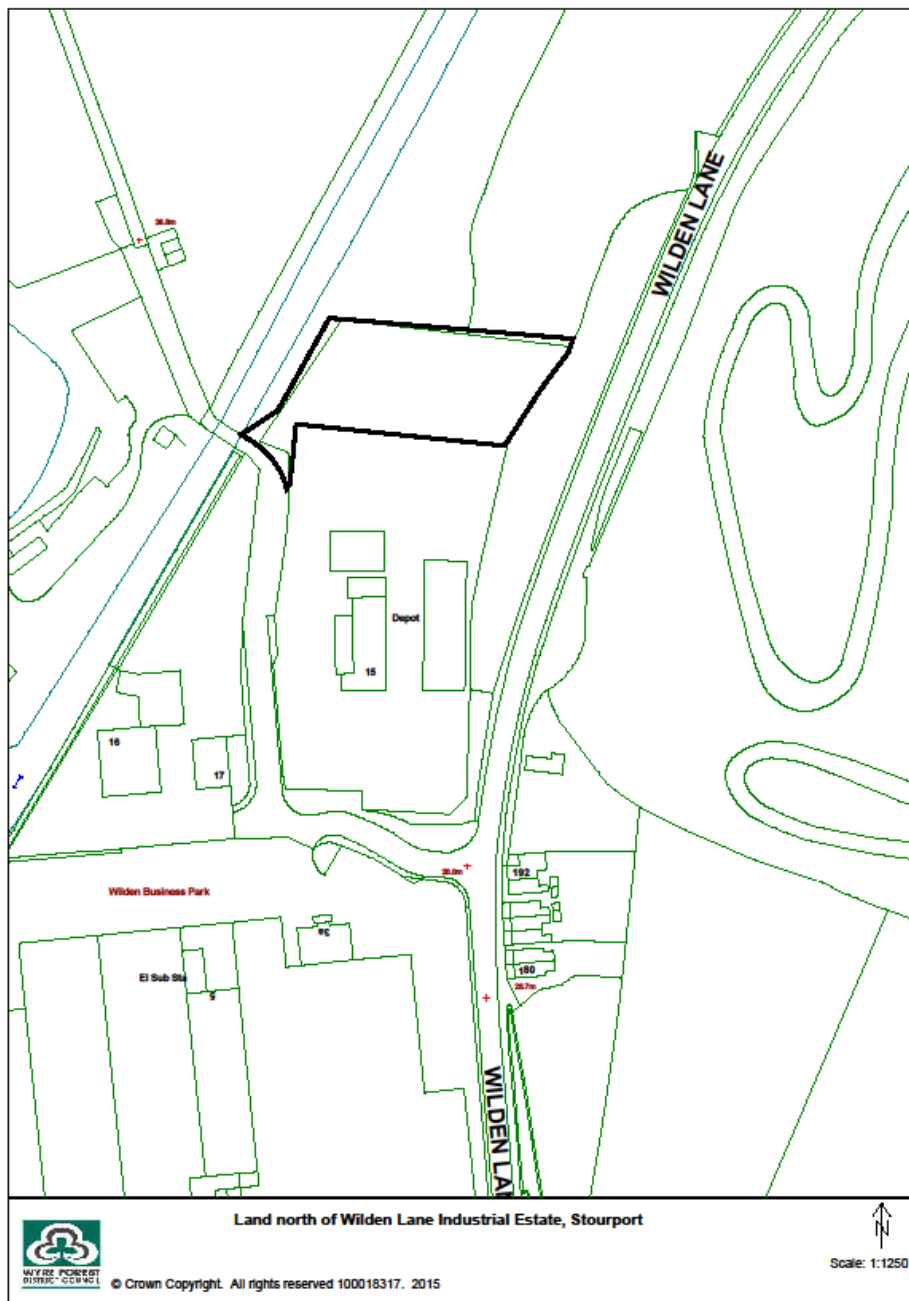
LOCATION PLAN



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 Ward: Mitton | | | | | | Within built area | |
| | | | | | | Adjoining built area ✓ | |
| | | | | | | Other (See site description) | |
| Current or previous use: Industrial | | | | | | Greenfield (undeveloped) | |
| | | | | | | Brownfield (prev. developed) ✓ | |
| Site description: Industrial site | | | | | | | |
| Ownership: | | Private | | ✓ | | Public | |
| | | | | | | Unknown | |
| Topography: | | Flat | | ✓ | | 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 | | ✓ | | 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: In use as open storage | | | | | | | |
| Vehicular access | | Good | | ✓ | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities Within walking distance | | Good | | | | Reasonable | |
| | | | | | | ✓ | |
| Public transport accessibility Bus stops nearby | | Good | | | | Reasonable | |
| | | | | | | ✓ | |
| | | | | | | Poor | |

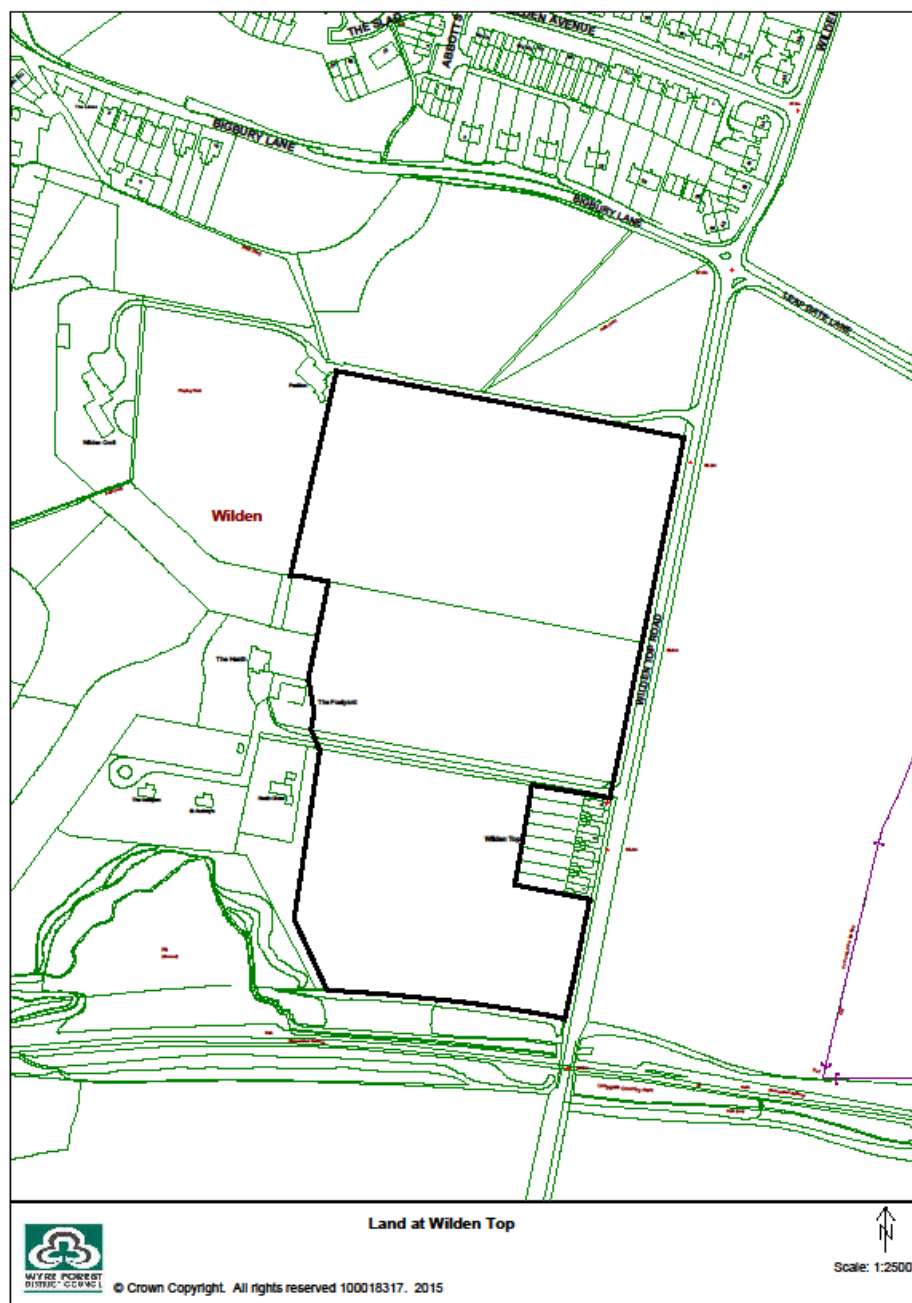
LOCATION PLAN



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 | |
| 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 Hilditch 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 | | Good | | Reasonable | | ✓ | |
| Reasonable off Wilden Top Road | | | | | | Poor | |
| Access to local facilities | | Good | | Reasonable | | ✓ | |
| Shops within a reasonable walk | | | | | | Poor | |
| Public transport accessibility | | Good | | Reasonable | | ✓ | |
| Bus serves adjacent estate | | | | | | Poor | |

LOCATION PLAN



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 | |
| 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 | | Good | | Reasonable | | ✓ | |
| Shops within reasonable walk | | | | | | Poor | |
| Public transport accessibility | | Good | | Reasonable | | ✓ | |
| Bus stop on adj estate | | | | | | Poor | |

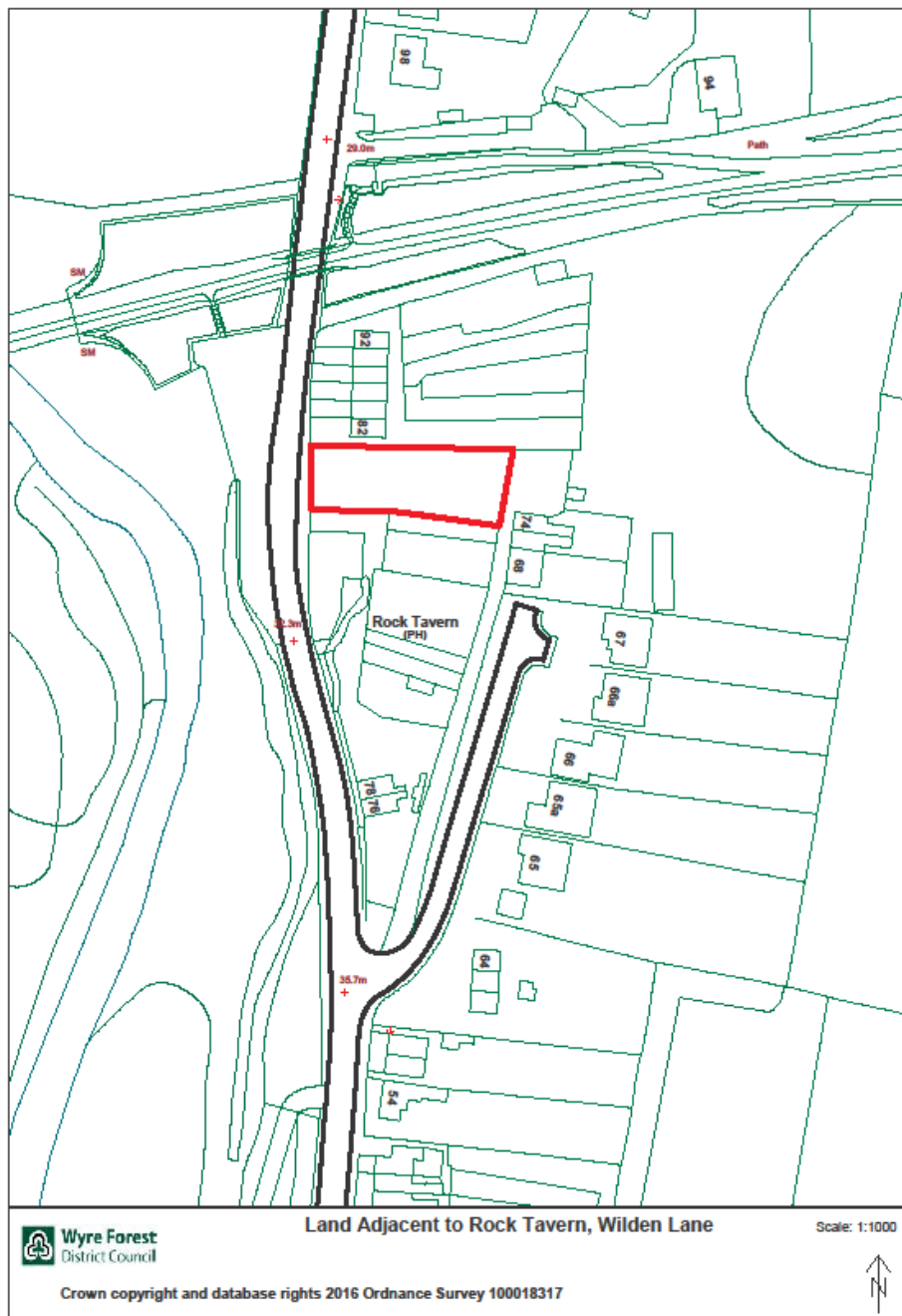
LOCATION PLAN



MI-24 LAND ADJACENT ROCK TAVERN

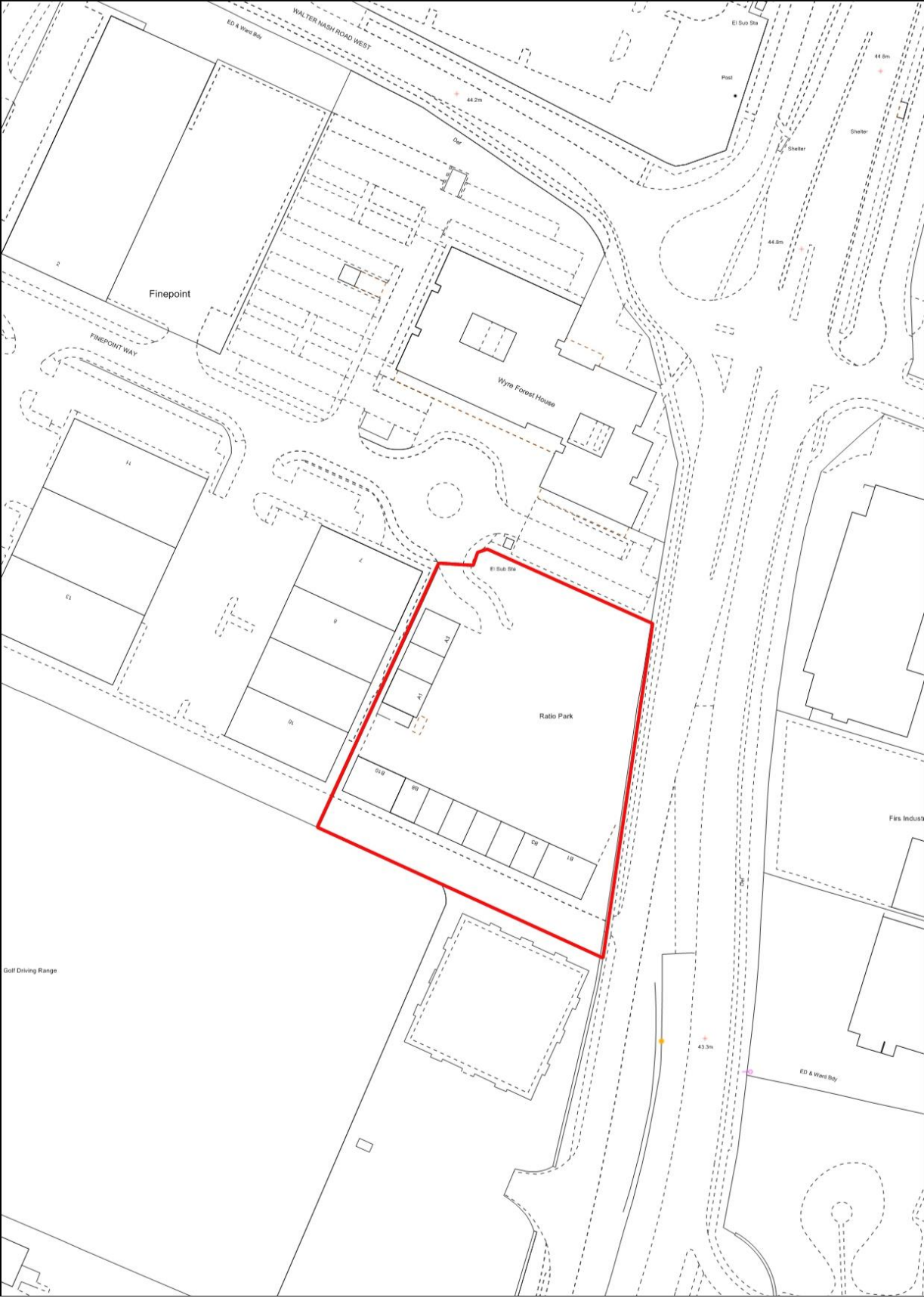
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|--|--|---|--|--|--|---|--|
| Nearest settlement: Stourport-on-Severn (Wilden) | | Site ref: MI/24 | | Easting 382364 | | Site area (hectares): 0.062Ha | |
| | | | | Northing 271942 | | | |
| Site address: Land adjacent Rock Tavern, Wilden Lane Ward: 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 Hildditch 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 | | Poor | |
| | | | | | | | |
| Access to local facilities adjacent pub, near school and village hall | | Good <input checked="" type="checkbox"/> | | Reasonable | | Poor | |
| | | | | | | | |
| Public transport accessibility bus stop adjacent | | Good <input checked="" type="checkbox"/> | | Reasonable | | Poor | |
| | | | | | | | |

LOCATION PLAN



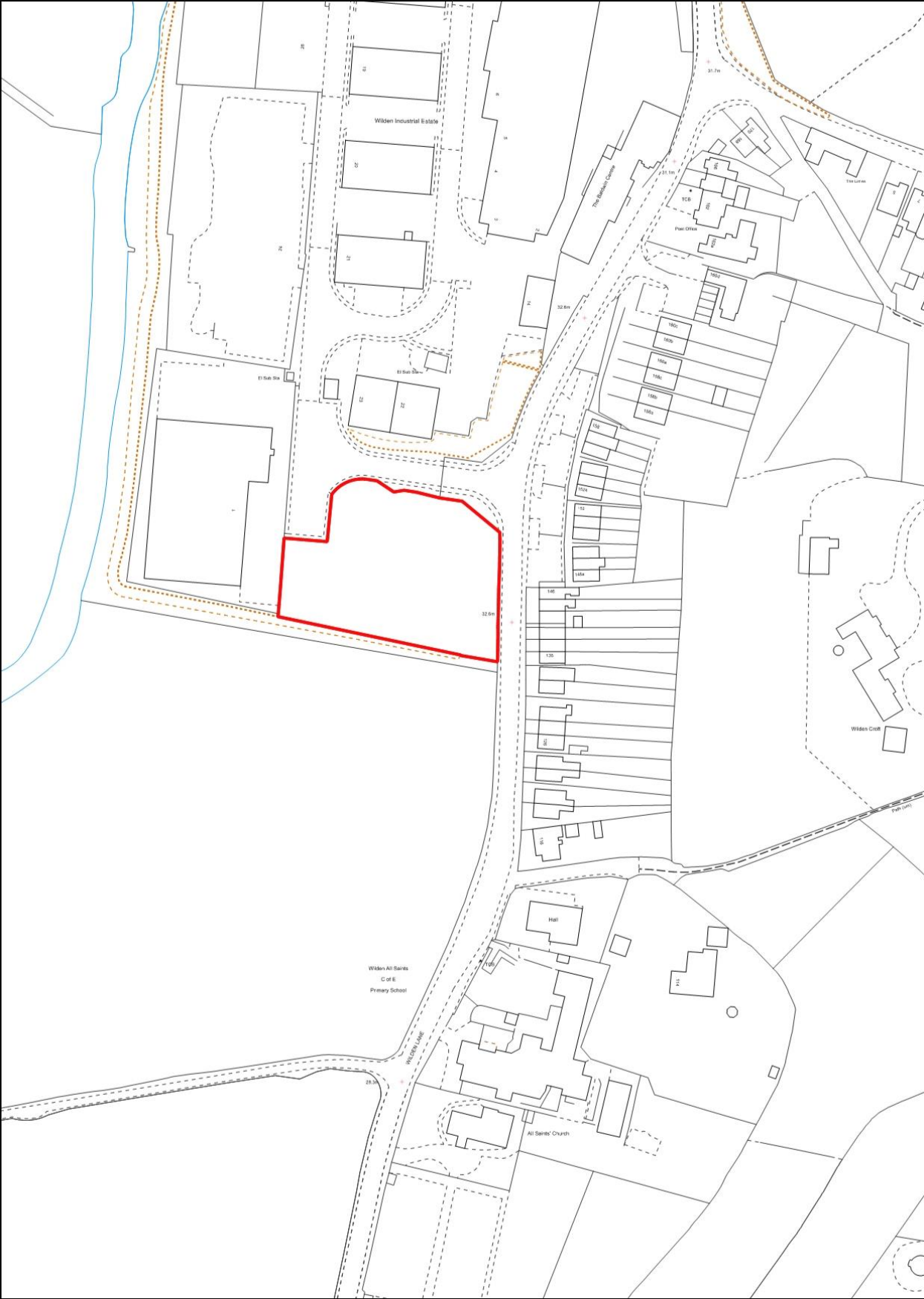
MI-26 RATIO PARK

| | | | | | |
|---|---------------------------|--|---|---|--|
| 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 | Unknown |
| Topography: | | Flat | <input checked="" type="checkbox"/> | Gently Sloping | Steeply Sloping |
| 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 | Retail | Employment | <input checked="" type="checkbox"/> Leisure | Gypsy/ Travelling Showpeople 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 | Poor |
| | | Accessed off Walter Nash Road near junction with A451 | | | |
| 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 |
| | | 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 | | | |



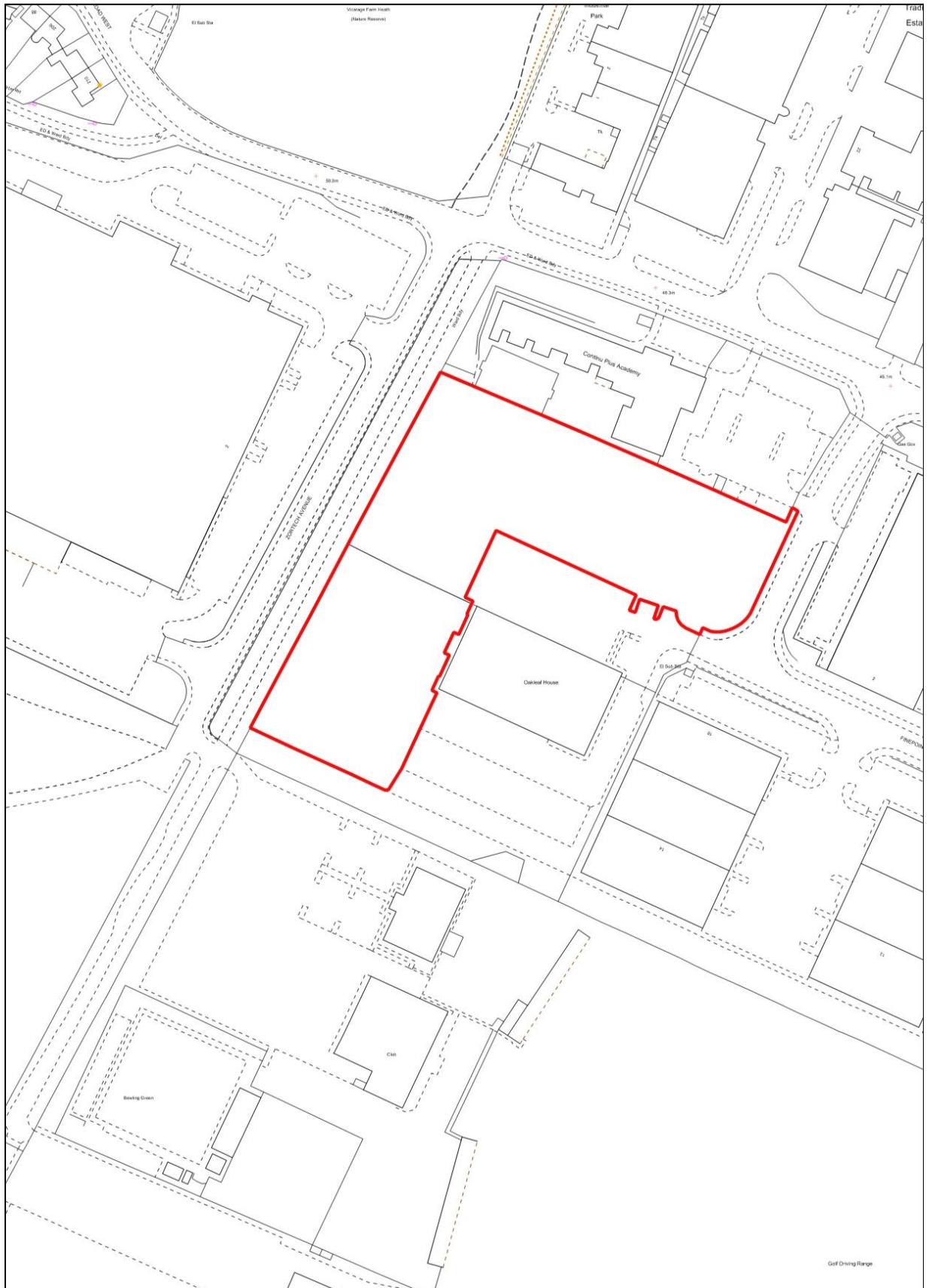
MI-33 WIDDEN LANE INDUSTRIAL ESTATE

| | | | | | | | |
|---|----------------------------------|--|-------------------------------------|--|----------------------------------|---|--------------------------------|
| 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 <input checked="" type="checkbox"/> | |
| | | | | | | Other (See site description) | |
| Current or previous use vacant plot | | | | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> | |
| | | | | | | Brownfield (prev. developed) | |
| Site description vacant plot at entrance to industrial estate accessed off Wilden Lane with housing opposite | | | | | | | |
| 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: 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 <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Leisure <input type="checkbox"/> | Gypsy/ Travelling Showpeople <input type="checkbox"/> | Other <input type="checkbox"/> |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: | | | | | | | |
| Vehicular access | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| | | Accessed directly from Wilden Lane | | | | | |
| Access to local facilities | | Good <input type="checkbox"/> | | Reasonable <input checked="" type="checkbox"/> | | Poor <input type="checkbox"/> | |
| | | School, church and village hall nearby; no convenience store nearby | | | | | |
| Public transport accessibility | | Good <input type="checkbox"/> | | Reasonable <input checked="" type="checkbox"/> | | Poor <input type="checkbox"/> | |
| | | 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 | | | | | |



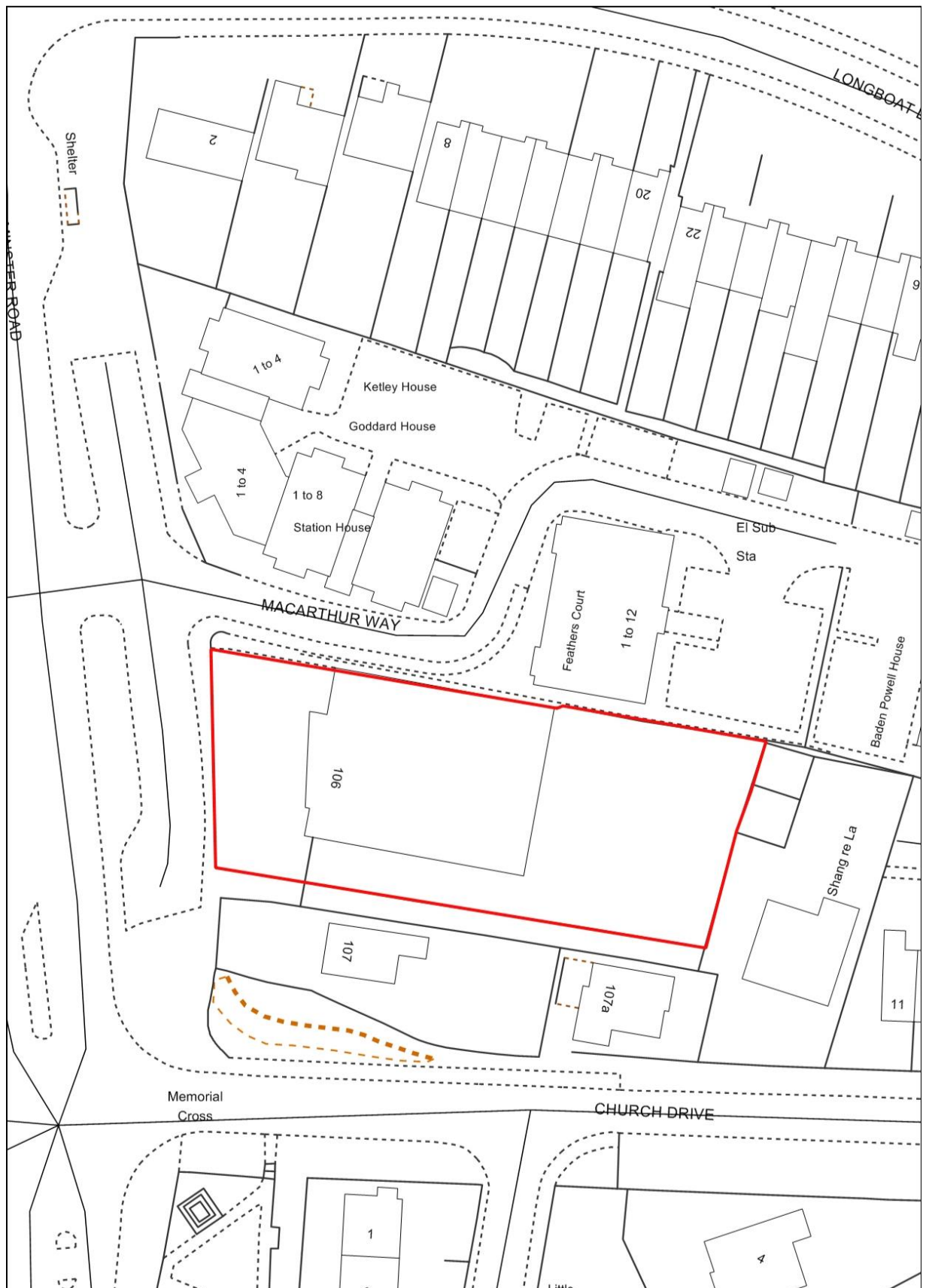
MI-34 OAKLEAF, FINEPOINT

| | | | | | |
|--|--|--|---------------------------|--------------------------------------|----------------------------------|
| Nearest settlement: Kidderminster | Site ref: MI/34 | Easting 381446 | Northing 272408 | Site Area (hectares): 1.04 | |
| Site address: Oakleaf, Finepoint Ward: Mitton | | | | Within built area | ✓ |
| | | | | Adjoining built area | |
| | | | | Other (See site description) | |
| Current or previous use: Industrial unit and parking | | | | Greenfield (undeveloped) | ✓ |
| | | | | 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 | ✓ | Public | | Unknown |
| Topography: | Flat | ✓ | 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 ✓ |
| 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 vacant plot on employment site | | | | | |
| Vehicular access | Good | ✓ | Reasonable | | Poor |
| Estate road accessed from Walter Nash Road W near A451 junction | | | | | |
| Access to local facilities | Good | | Reasonable | ✓ | Poor |
| Local shop within reasonable walk | | | | | |
| Public transport accessibility | Good | ✓ | 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 | | | | | |



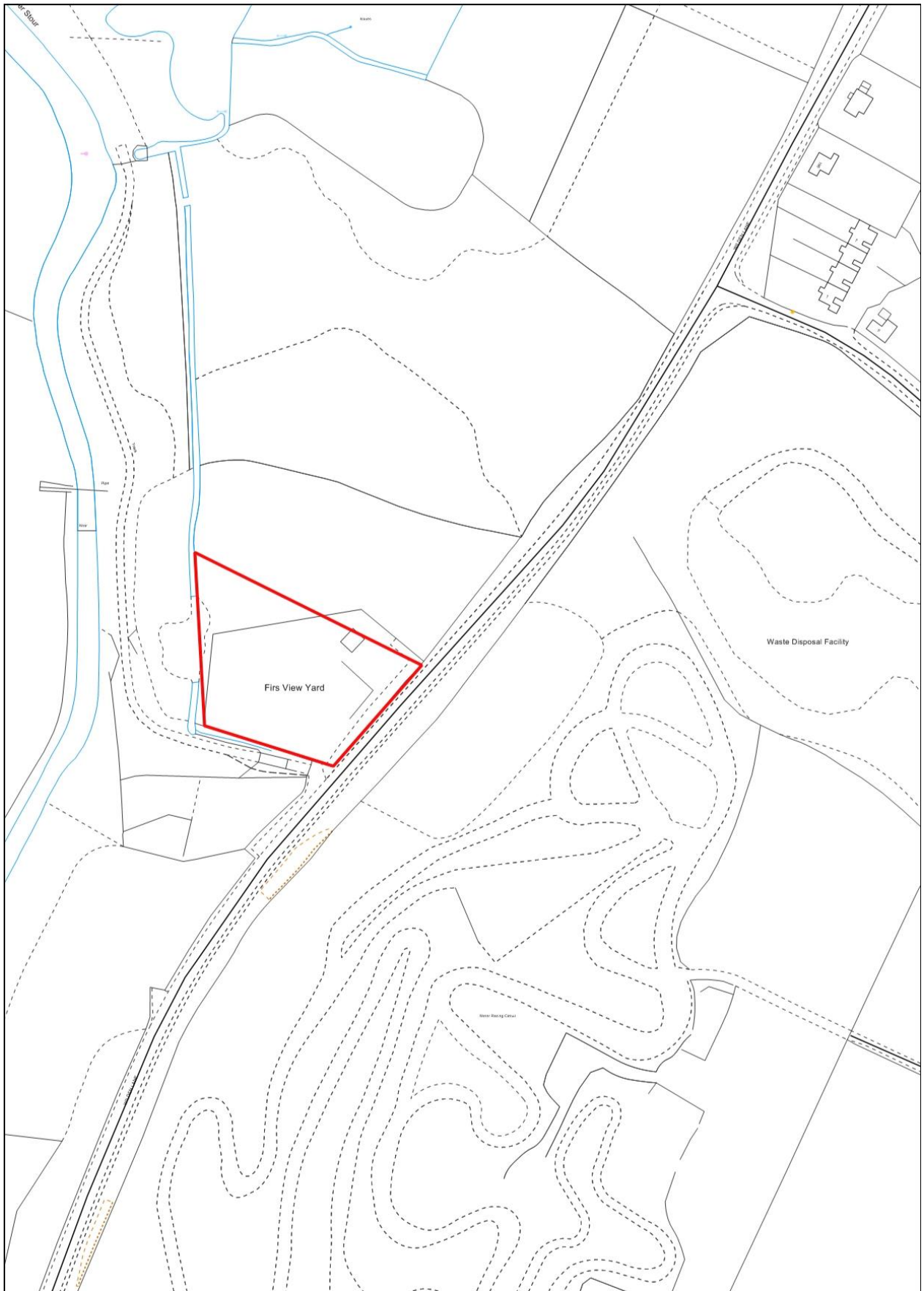
MI-35 ATOZ WEDDING SERVICES

| | | | | | | | |
|---|---------------------------|--|--|-------------------------------------|------------|--------------------------------|------------------------------|
| 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 | | ✓ | |
| | | | | Adjoining built area | | | |
| | | | | Other (See site description) | | | |
| Current or previous use: Retail with offices over – currently vacant | | | | Greenfield (undeveloped) | | | |
| | | | | Brownfield (prev. developed) | | ✓ | |
| Site description: retail premises with offices and large car park on main approach to Stourport town centre | | | | | | | |
| Ownership: | | Private | ✓ | Public | | Unknown | |
| Topography: | | Flat | ✓ | Gently Sloping | | Steeply Sloping | |
| Planning History: included on Brownfield Land Register and site is in area allocated primarily for residential uses | | | | | | | |
| SUSTAINABILITY APPRAISAL INFO | | | | | | | |
| 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 | | | 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 retail premises on large site surrounded by residential development with prominent frontage to A451. Currently considered to detract from streetscene | | | | | | | |
| Vehicular access | | Good | ✓ | Reasonable | | Poor | |
| Access to local facilities | | Good | ✓ | Reasonable | | Poor | |
| | | Edge of town centre | | | | | |
| Public transport accessibility | | Good | ✓ | Reasonable | | Poor | |
| | | High frequency buses pass site | | | | | |
| 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 | | | | | |



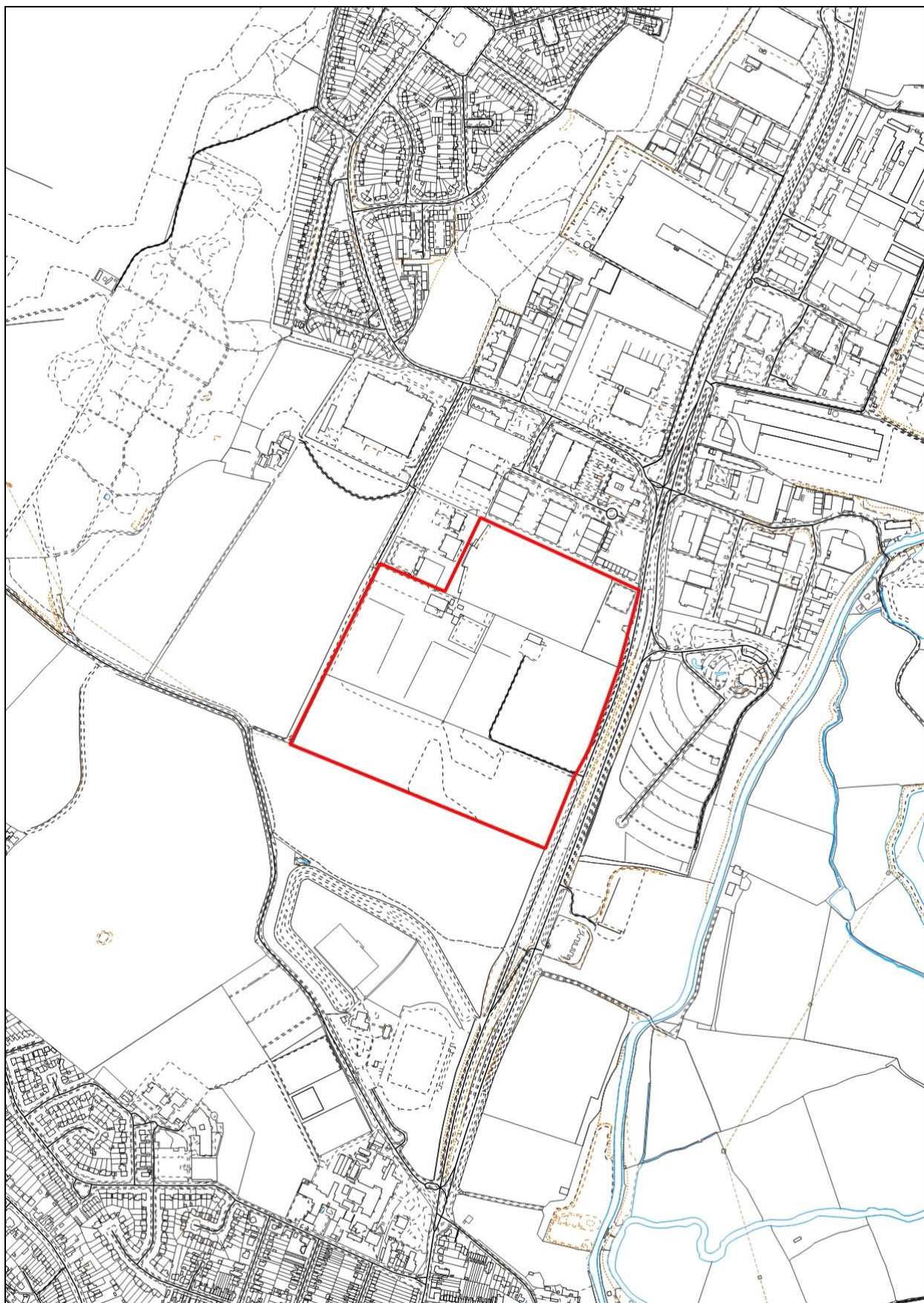
MI-36 FIRS YARD

| | | | | | | | |
|--|---------------------------|--|---|-------------------------------------|------------|--------------------------------|---------|
| 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) | | ✓ | |
| Current or previous use: Storage yard | | | | Greenfield (undeveloped) | | | |
| | | | | Brownfield (prev. developed) | | ✓ | |
| 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 | ✓ | Public | | Unknown | |
| Topography: | | Flat | ✓ | 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 | | ✓ | 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 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 | ✓ | Poor | |
| | | Existing access in use. Reasonable visibility | | | | | |
| Access to local facilities | | Good | | Reasonable | ✓ | Poor | |
| | | Primary school 800m away. Employment | | | | | |
| Public transport accessibility | | Good | | Reasonable | ✓ | 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

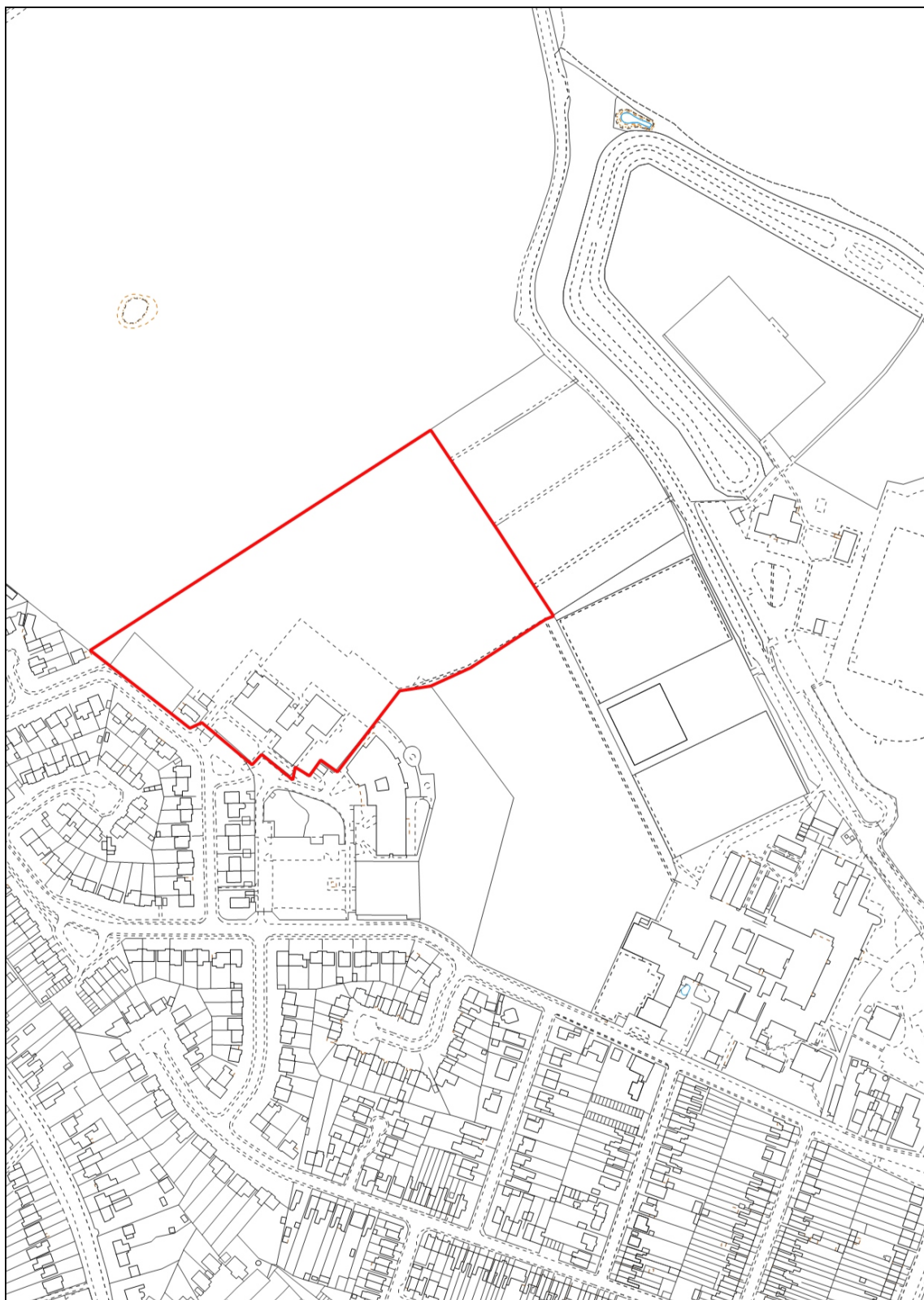
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|--|--|---|--|---|--|---------------------------------------|--|
| Nearest settlement: Kidderminster | | Site ref: MI/37 | | Easting 381499 | | Site area (hectares): 19.77 | |
| | | Northing 273289 | | | | | |
| Site address: Harriers Training Ground Zortech Avenue Ward: Mitton | | | | | | Within built area | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: sports pitches and Centre of Sporting Excellence | | | | | | Greenfield (undeveloped) | |
| | | | | | | 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 | | ✓ | | Public | |
| Topography: | | Flat | | ✓ | | 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 | | ✓ | | 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 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 | | ✓ | | Reasonable | |
| | | | | | | Poor | |
| | | Situated just off A451 – access will be from Zortech Avenue | | | | | |
| Access to local facilities | | Good | | | | Reasonable | |
| | | | | | | ✓ | |
| | | | | | | Poor | |
| Public transport accessibility | | Good | | ✓ | | 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 | | | | | |



MI-38 SCHOOL SITE, CONISTON CRESCENT

| | | | | | | | |
|--|---------------------------|---|--|--------------------------------------|-----------------|--------------------------------|---------|
| Nearest settlement: Stourport | Site ref: MI/38 | Easting 380969 | Northing 272619 | Site area (hectares): 3.65 | | | |
| Site address: School site Coniston Crescent, Stourport Ward: Wyre Mitton | | | | Within built area | | | |
| | | | | Adjoining built area | | ✓ | |
| | | | | Other (See site description) | | | |
| Current or previous use: Redundant school building and associated playing field | | | | Greenfield (undeveloped) | | ✓ | |
| | | | | 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 | ✓ | Unknown | |
| Topography: | Flat | ✓ | 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 | | ✓ | 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: 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 | ✓ | Reasonable | | Poor |
| | | | Local roads suffer from congestion with school traffic | | | | |
| Access to local facilities | | | Good | ✓ | Reasonable | | Poor |
| | | | Local shops within walking distance and adjacent primary and secondary schools | | | | |

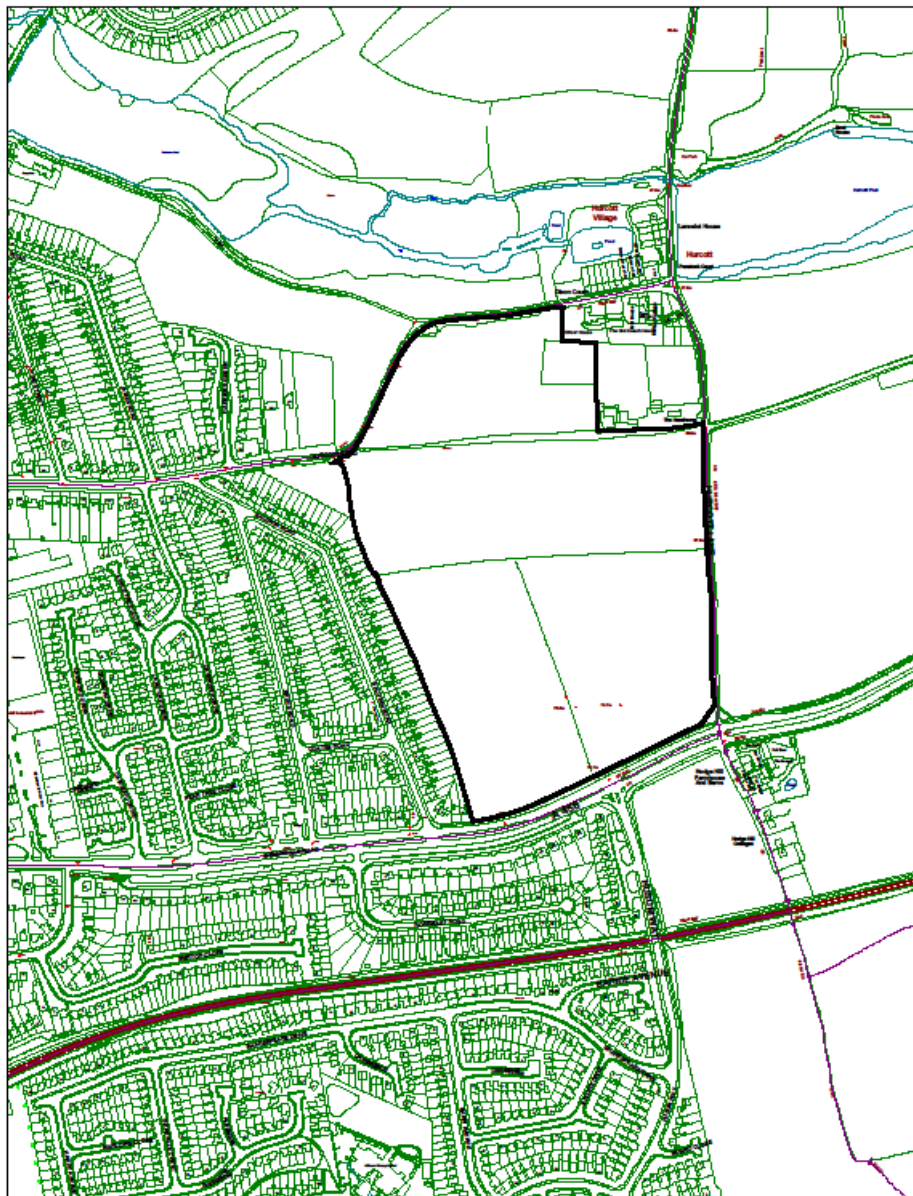
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|--|---|---|------------|--|------|--|
| Public transport accessibility | Good | ✓ | Reasonable | | Poor | |
| | Windermere Way on regular bus route | | | | | |
| Suitability | Site is in sustainable location with easy access to employment and services | | | | | |
| 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 Ward: Offmore & Comberton and Broadwaters | | | | Within built area | | | |
| | | | | Adjoining built area | | ✓ | |
| | | | | Other (See site description) | | | |
| Current or previous use: grazing land | | | | Greenfield (undeveloped) | | ✓ | |
| | | | | 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 | ✓ | Public | | Unknown | |
| Topography: | | Flat | ✓ | Gently Sloping | | Steeply Sloping | ✓ |
| 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 | | ✓ | 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 towards Cookley from centre of site. Potential loss of wildlife habitat. | | | | | | | |
| Vehicular access | | Good | | ✓ | Reasonable | | Poor |
| | | access off A456 | | | | | |
| Access to local facilities | | Good | | | Reasonable | | ✓ |
| | | local shops on Hurcott Road and at Offmore | | | | | |
| Public transport accessibility | | Good | | ✓ | Reasonable | | Poor |
| | | Bus stop nearby on Birmingham Road | | | | | |

LOCATION PLAN



Land to rear of Baldwin Road, Kidderminster



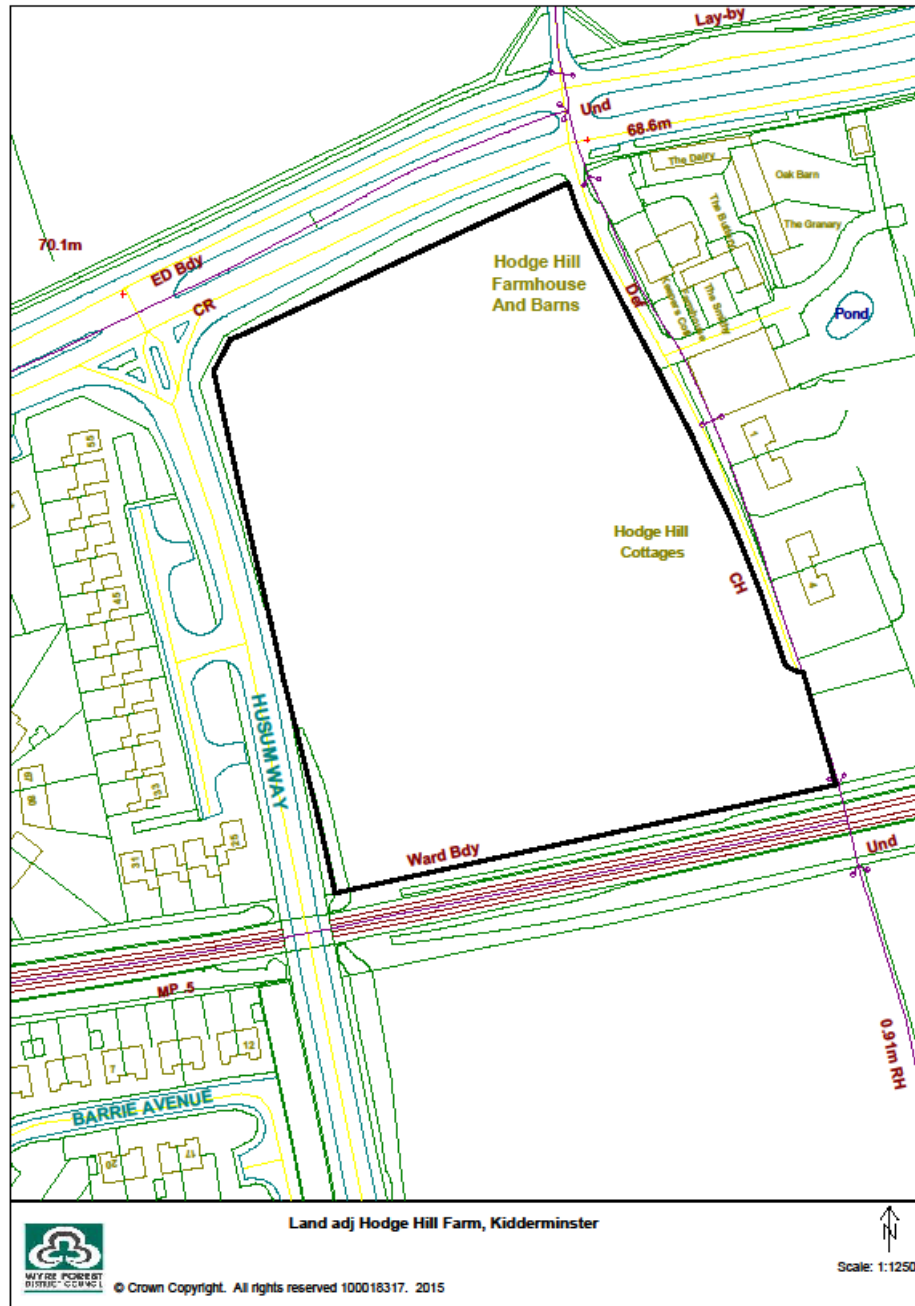
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Scale: 1:5000

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 | | | | | | Within built area | |
| Ward: Offmore and Comberton | | | | | | 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 | | <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 <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 | | | | | |

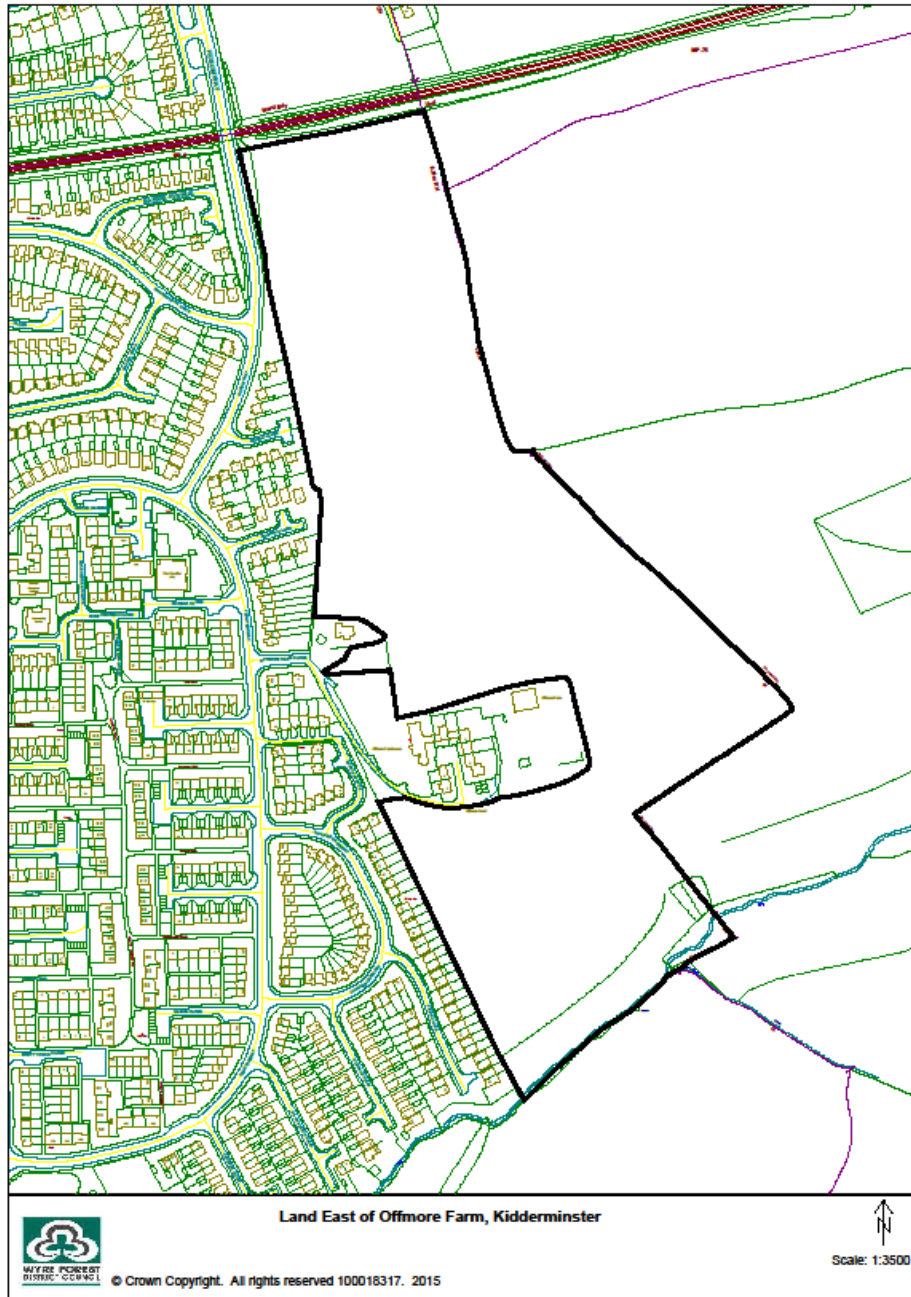
LOCATION PLAN



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 | |
| | | | | | | | |

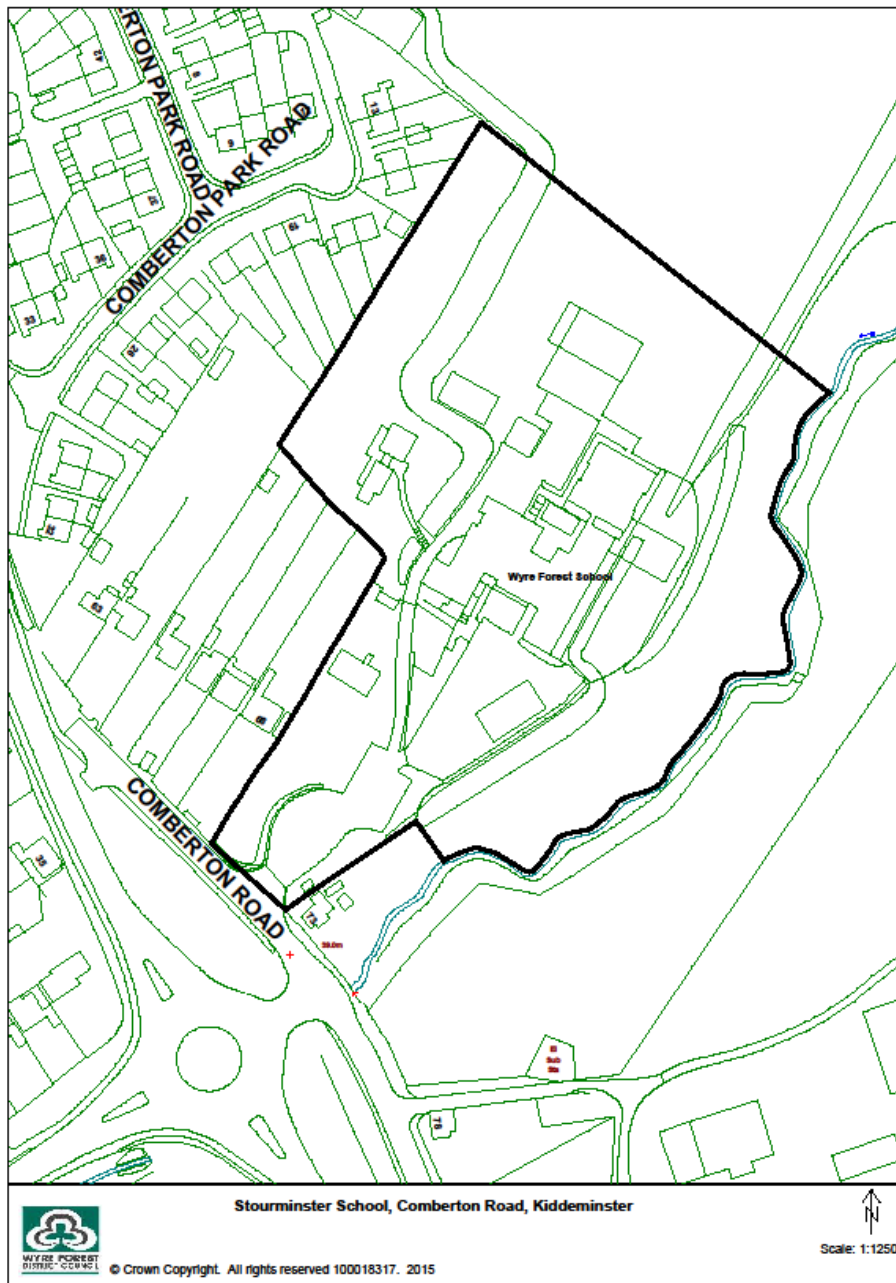
LOCATION PLAN



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 | ✓ | Poor |
| Public transport accessibility Bus stops nearby | | | | Good | ✓ | Reasonable | | Poor |

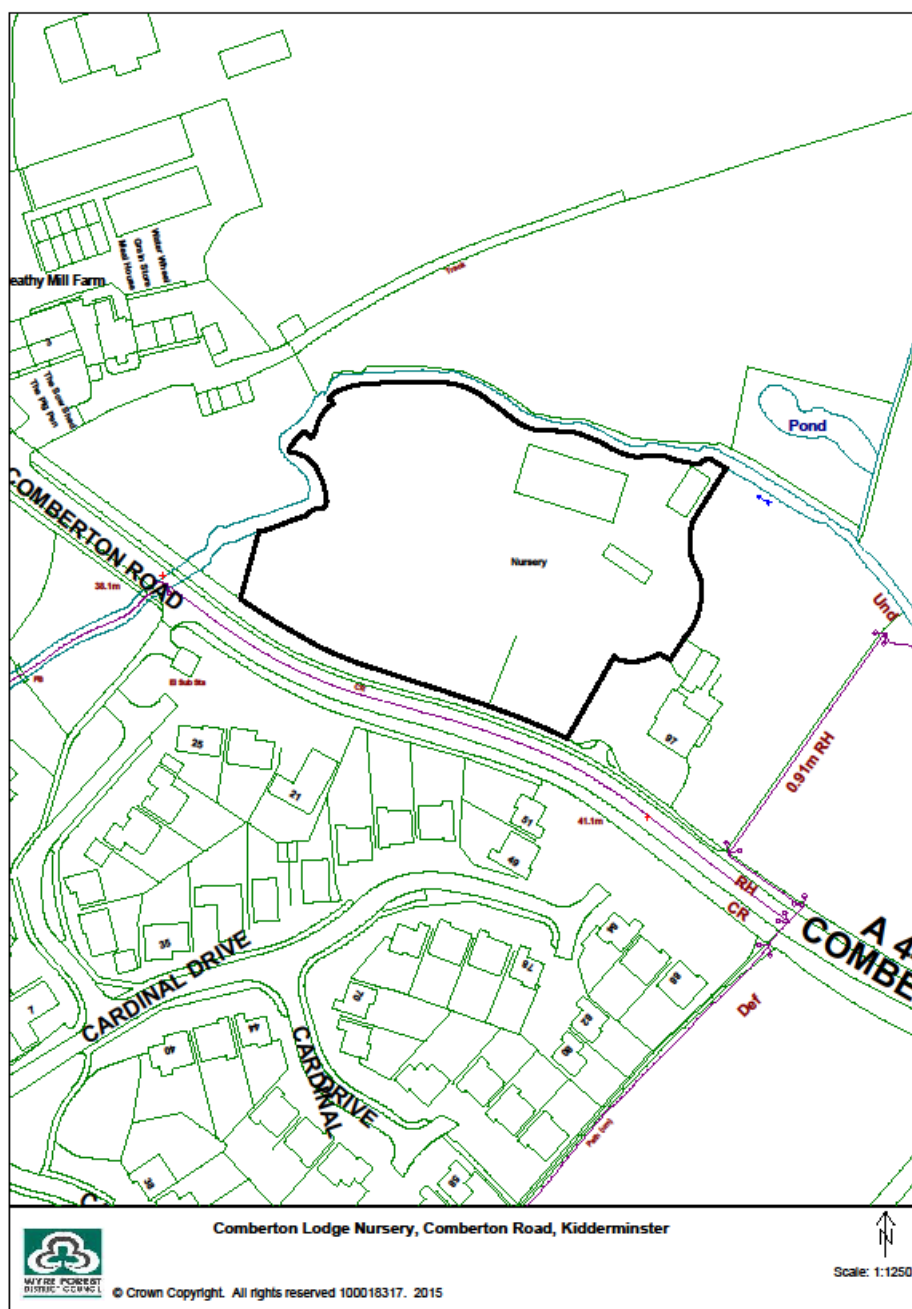
LOCATION PLAN



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 Ward: Offmore & Comberton | | | | | | Within built area | |
| | | | | | | Adjoining built area ✓ | |
| | | | | | | Other (See site description) | |
| Current or previous use: plant nursery | | | | | | Greenfield (undeveloped) ✓ | |
| | | | | | | Brownfield (prev. developed) ✓ | |
| Site description: Plant nursery adjacent residential development with Hoo Brook forming rear boundary with farmland beyond | | | | | | | |
| Ownership: | | Private | | ✓ | | Public | |
| 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. | | | |
| 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 | | ✓ | | 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 mature trees and hedgerows Potential adverse impact with loss of trees | | | | | | | |
| Vehicular access | | Good | | ✓ | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities | | Good | | | | Reasonable | |
| | | | | | | ✓ | |
| Public transport accessibility | | Good | | | | Reasonable | |
| On bus route to Bromsgrove – bus stop within walking distance | | | | | | ✓ | |
| | | | | | | Poor | |

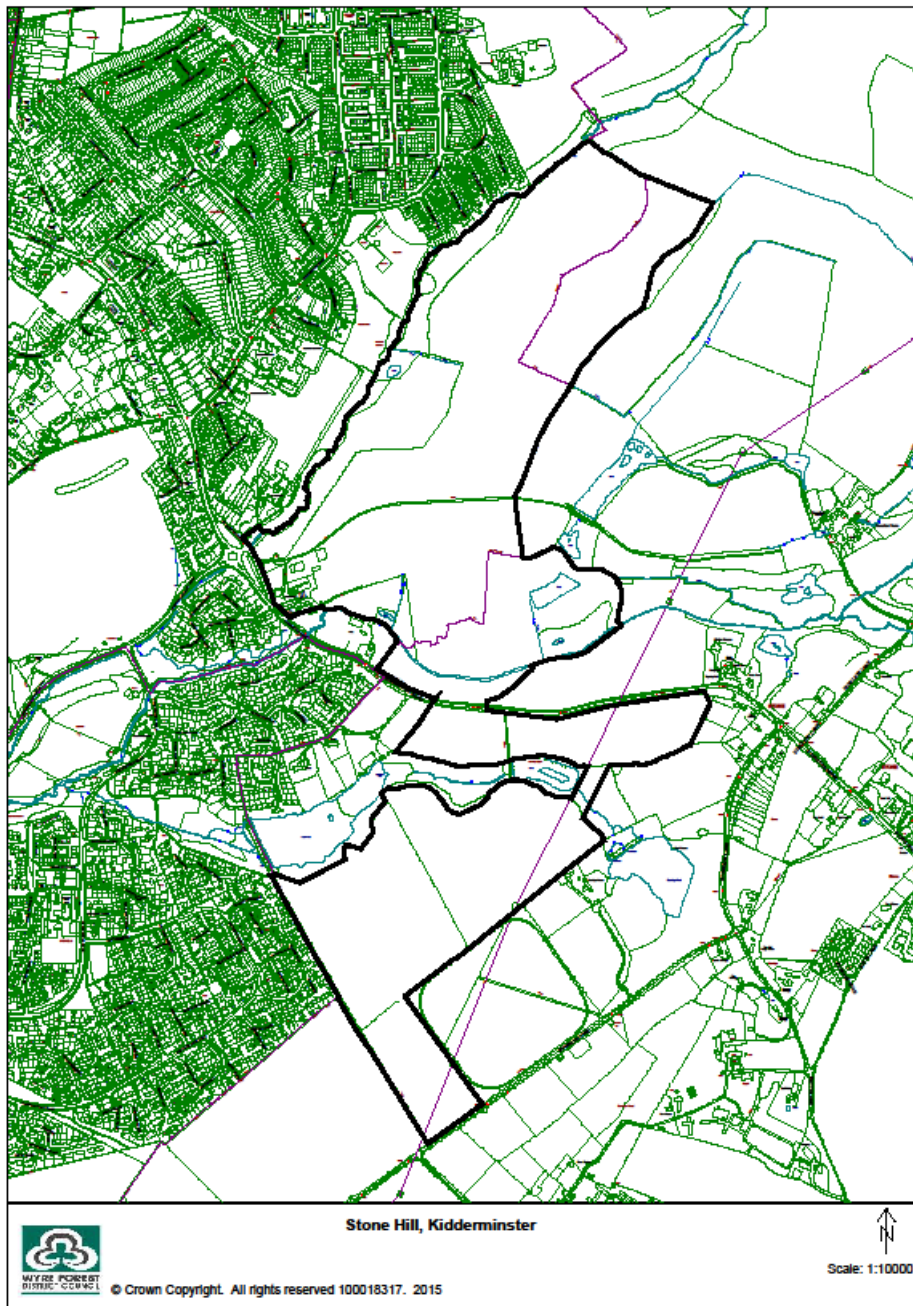
LOCATION PLAN



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 | | | | | | Within built area | |
| Ward: Offmore & Comberton/ Wyre Forest Rural | | | | | | 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 | |
| Public transport accessibility | | Good | | | | Reasonable | |
| | | | | | | ✓ | |
| | | | | | | Poor | |
| | | | | | | Buses run along A448 | |

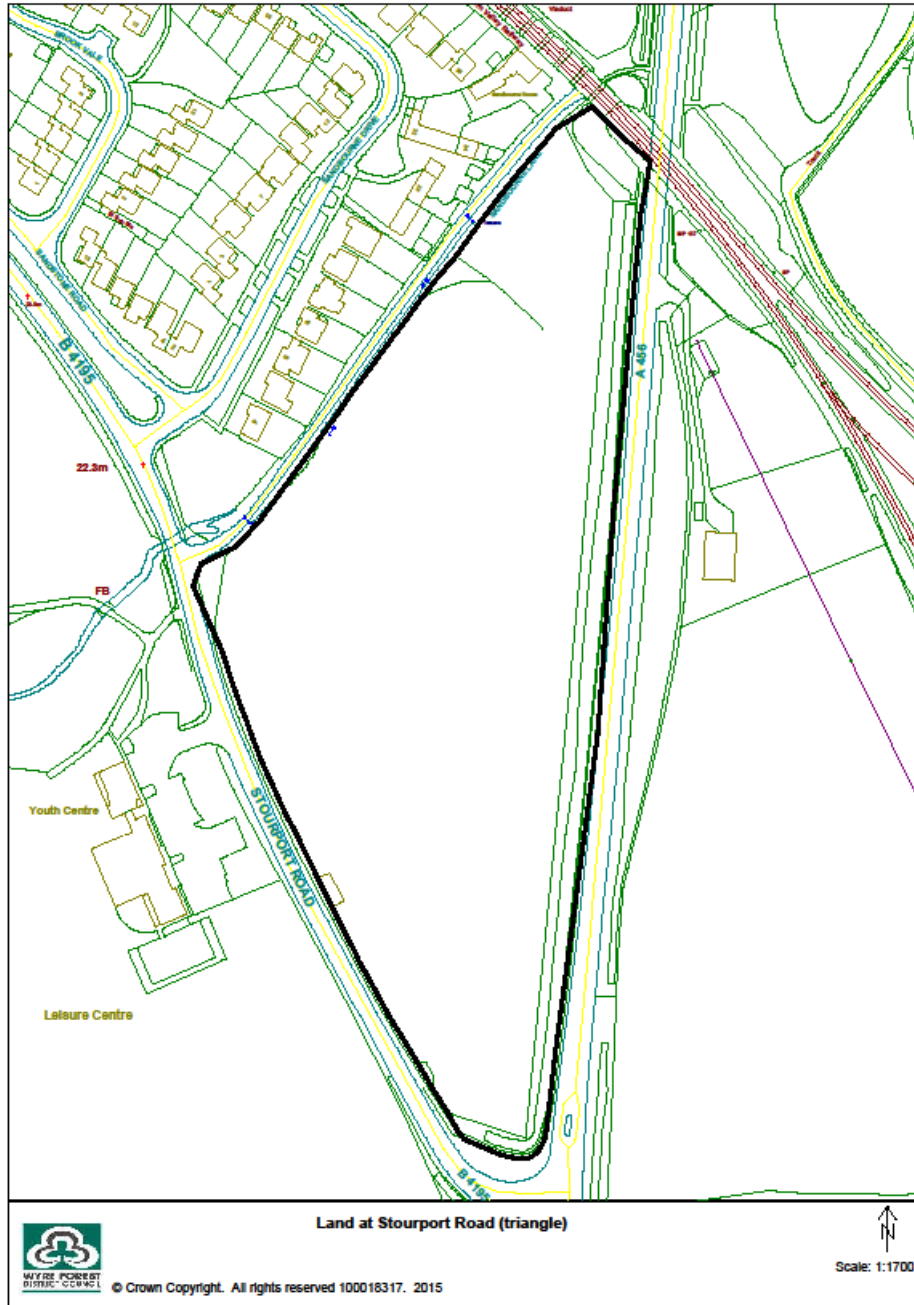
LOCATION PLAN



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 ✓ | |
| | | | | | | Other (See site description) | |
| Current or previous use: Agricultural land | | | | | | Greenfield (undeveloped) ✓ | |
| | | | | | | Brownfield (prev. developed) | |
| Site description: farmland with housing, school and bypass adjacent with open countryside beyond | | | | | | | |
| Ownership: | | Private | | ✓ | | Public | |
| | | | | | | Unknown | |
| Topography: | | Flat | | Gently Sloping | | ✓ | |
| | | | | | | Steeply Sloping | |
| 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 | | ✓ | | 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 views into Bewdley, Potential loss of green wedge | | | | | | | |
| Vehicular access | | Good | | ✓ | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities | | Good | | | | Reasonable | |
| | | | | | | ✓ | |
| Public transport accessibility | | Good | | ✓ | | Reasonable | |
| bus stop adjacent | | | | | | Poor | |

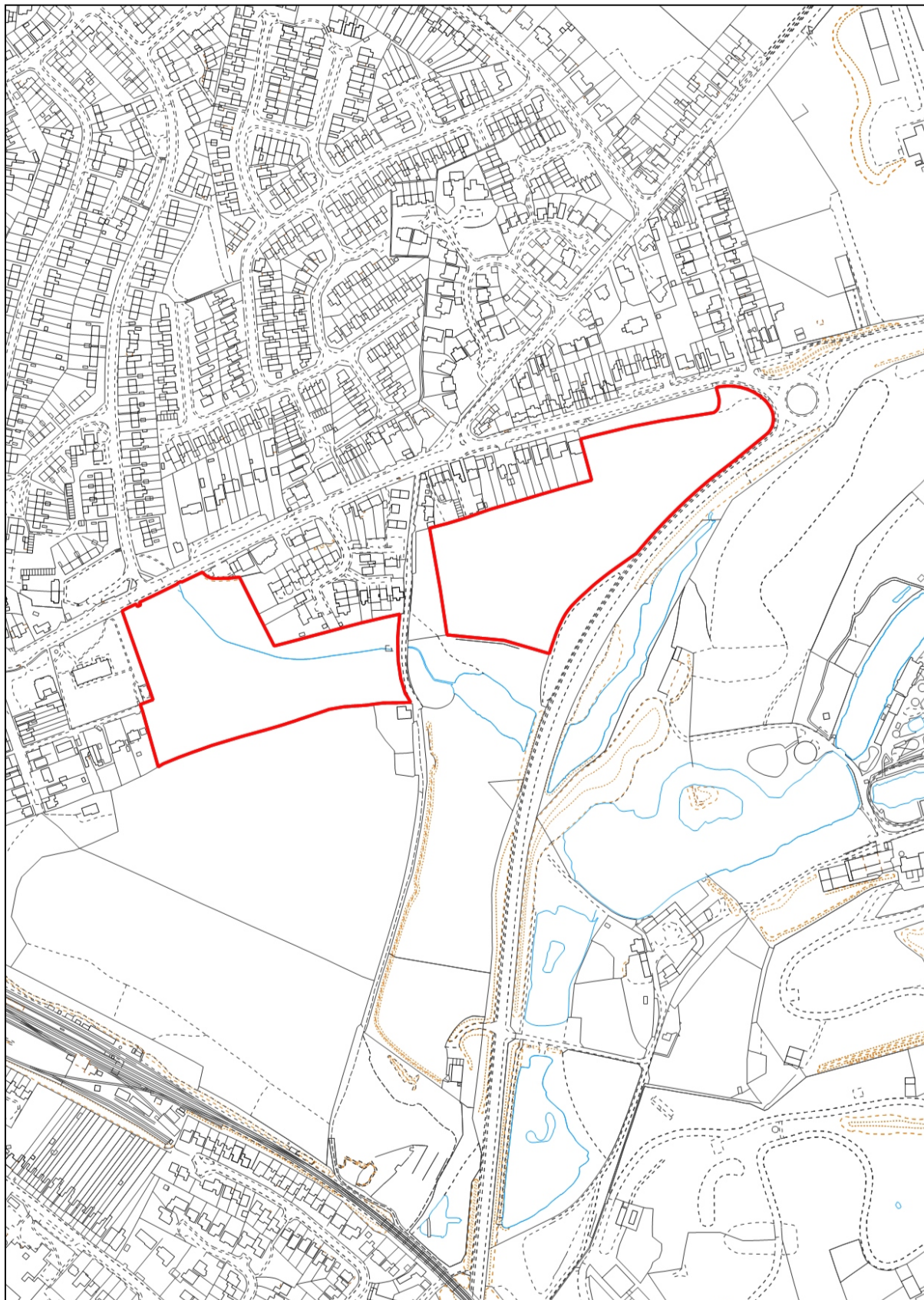
LOCATION PLAN



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 | | Employment | | Leisure |
| | | | | | | <input checked="" type="checkbox"/> | Gypsy/ Travelling Showpeople |
| | | | | | | | Other |
| 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 | |

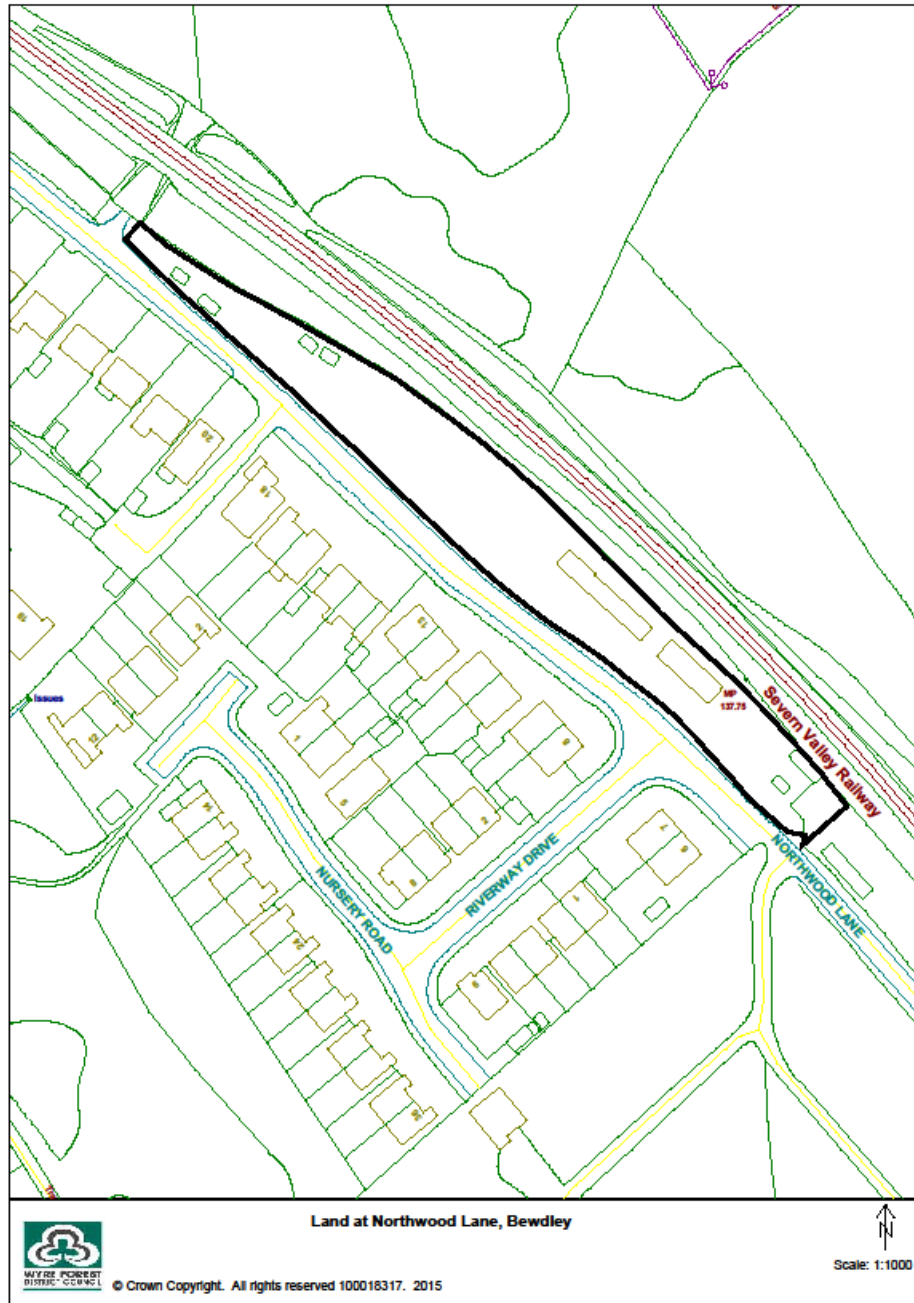
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|---|--|
| | Frequent bus service runs past site |
| Suitability | Eastern parcel is considered suitable for housing development with western parcel as open space with footpath/cycle path along opened up watercourse |
| Availability | Site owned by 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 ✓ | |
| | | | | | | Other (See site description) | |
| Current or previous use: Smallholding | | | | | | Greenfield (undeveloped) ✓ | |
| | | | | | | Brownfield (prev. developed) | |
| Site description: Smallholding up steep bank between lane and SVR with housing opposite | | | | | | | |
| Ownership: | | Private | | ✓ | | Public | |
| | | | | | | Unknown | |
| Topography: | | Flat | | ✓ | | 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 | | ✓ | | 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 lane. Potential loss of hedgerows and mature trees. | | | | | | | |
| Vehicular access Currently from northern end of site | | Good | | Reasonable | | Poor | |
| | | | | | | ✓ | |
| Access to local facilities town centre within walking distance | | Good | | Reasonable | | ✓ | |
| | | | | | | Poor | |
| Public transport accessibility | | Good | | Reasonable | | ✓ | |
| | | | | | | Poor | |

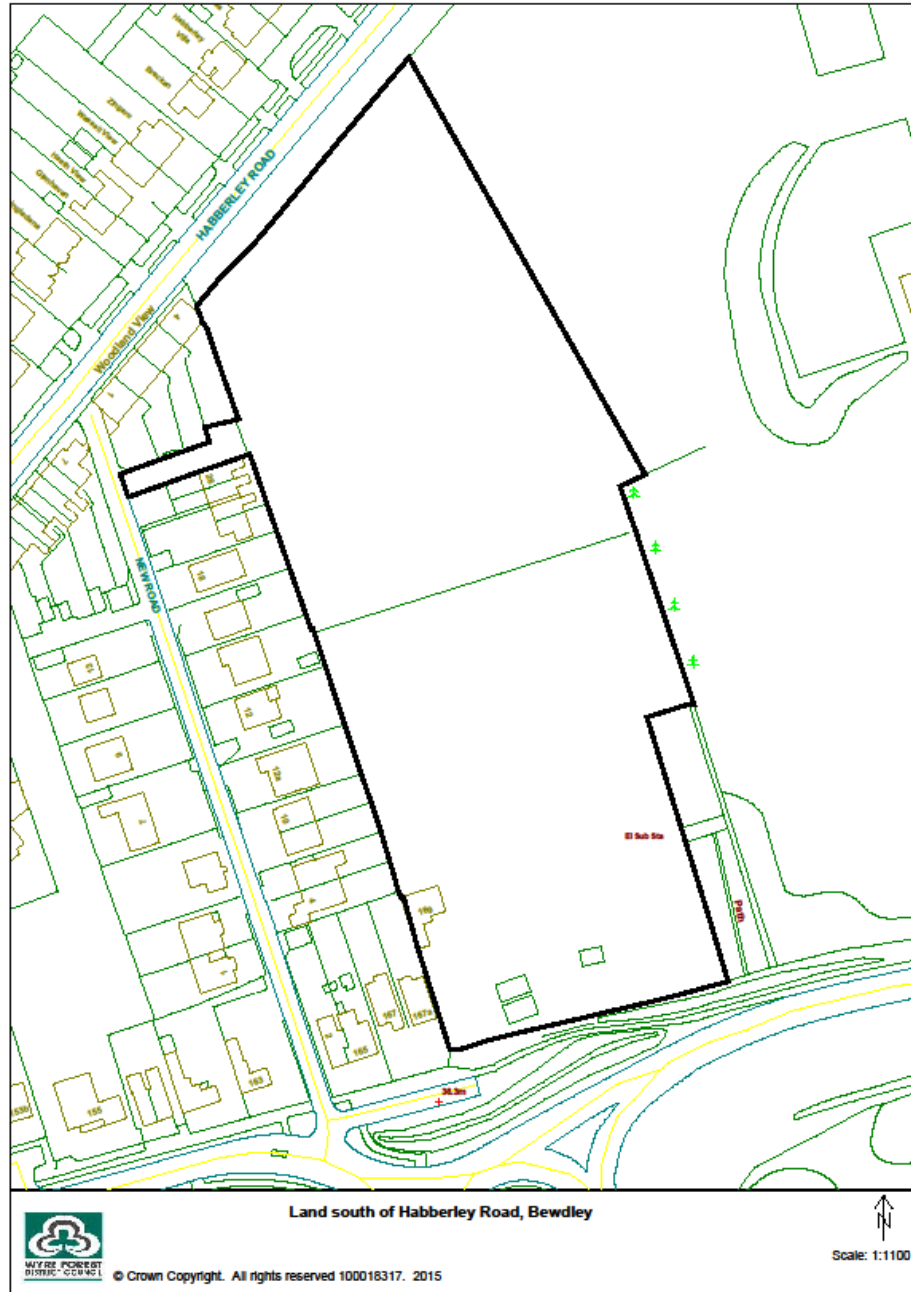
LOCATION PLAN



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 | | | | | | Within built area | |
| Ward: Wribbenhall and Arley | | | | | | 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 | |
| | | 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 undesignated 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 | | Good | | Reasonable | | ✓ | |
| Would require new access | | | | | | Poor | |
| Access to local facilities | | Good | | Reasonable | | ✓ | |
| | | | | | | Poor | |
| Public transport accessibility | | Good | | ✓ | | Reasonable | |
| bus stop opposite | | | | | | Poor | |

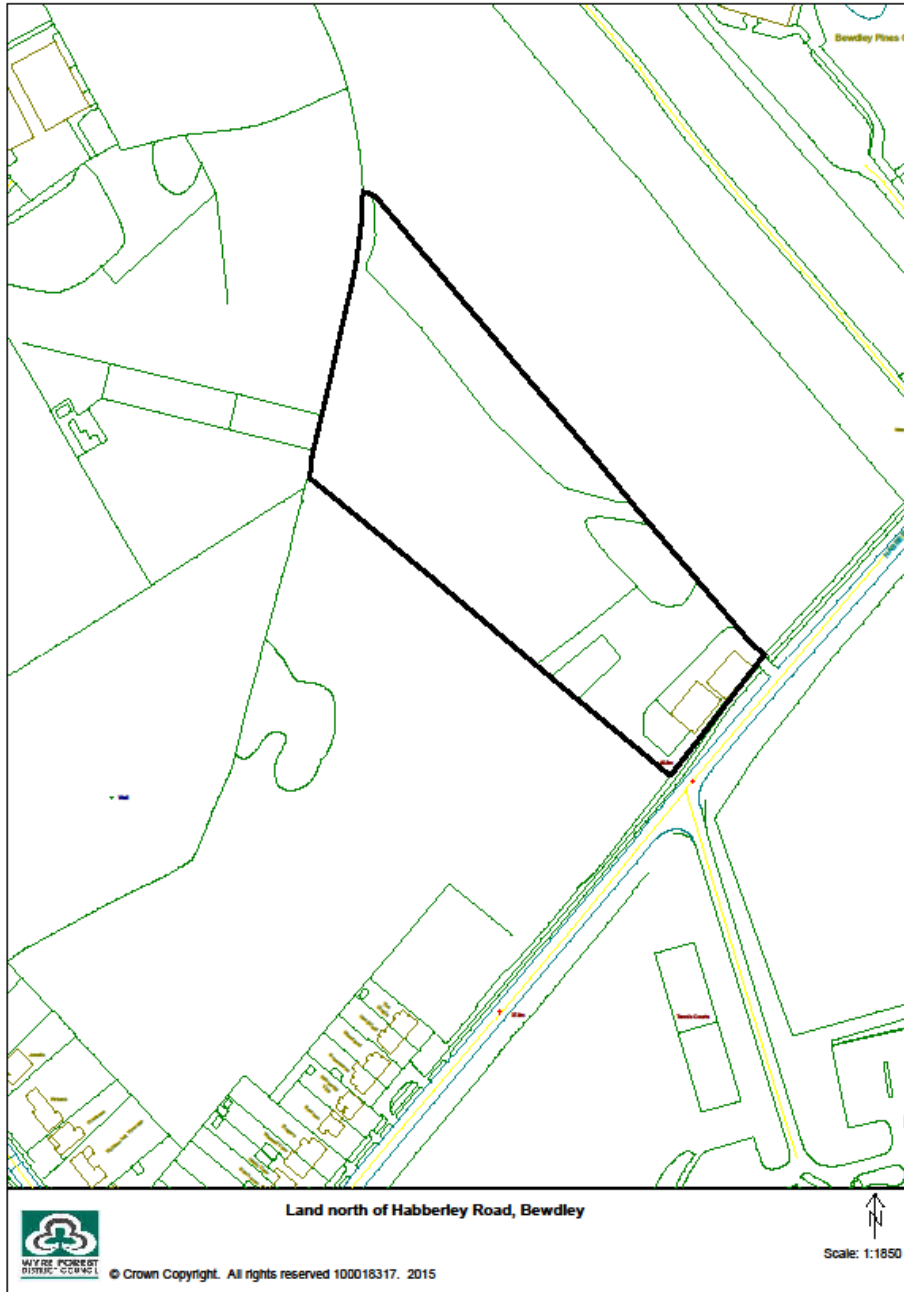
LOCATION PLAN



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 | | | | | | Within built area | |
| Ward: Wribbenhall and Arley | | | | | | 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 | |
| | | | | | | Employment | |
| | | | | | | Leisure | |
| | | | | | | Gypsy/ Travelling Showpeople | |
| | | | | | | Other | |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: Site quite well screened from road, Potential loss of hedgerow | | | | | | | |
| Vehicular access | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities | | Good | | | | Reasonable | |
| | | | | | | <input checked="" type="checkbox"/> | |
| Public transport accessibility | | Good | | <input checked="" type="checkbox"/> | | Reasonable | |
| Bus stop opposite | | | | | | Poor | |

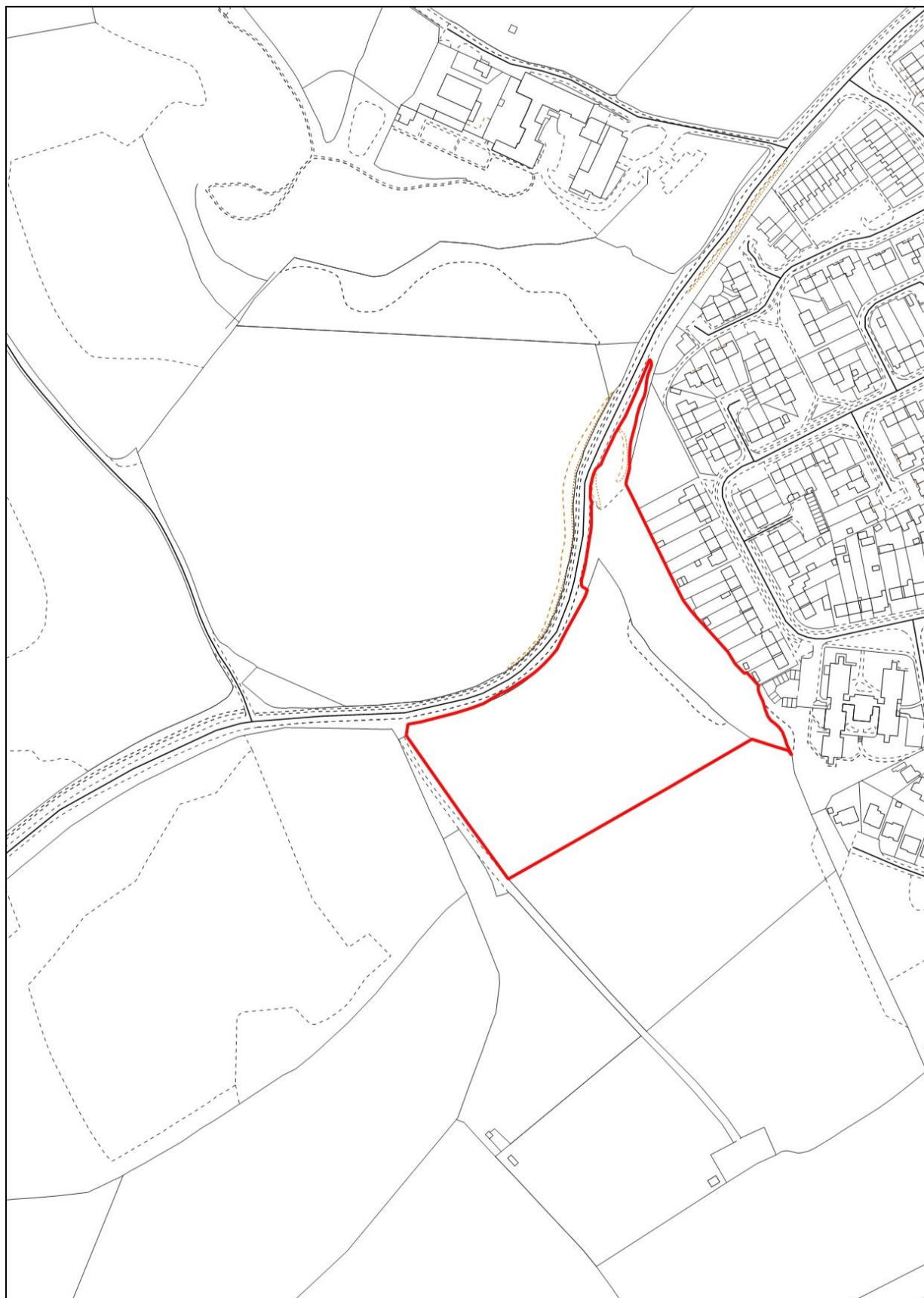
LOCATION PLAN



WA-BE13 LAND OFF HABBERLEY ROAD

| | | | | | |
|---|--|---|---------------------------|--------------------------------------|---------|
| Nearest settlement: Kidderminster | Site ref: WA/BE/13 | Easting 386720 | Northing 276739 | Site area (hectares): 2.09 | |
| 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. Aras 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 | | | | |

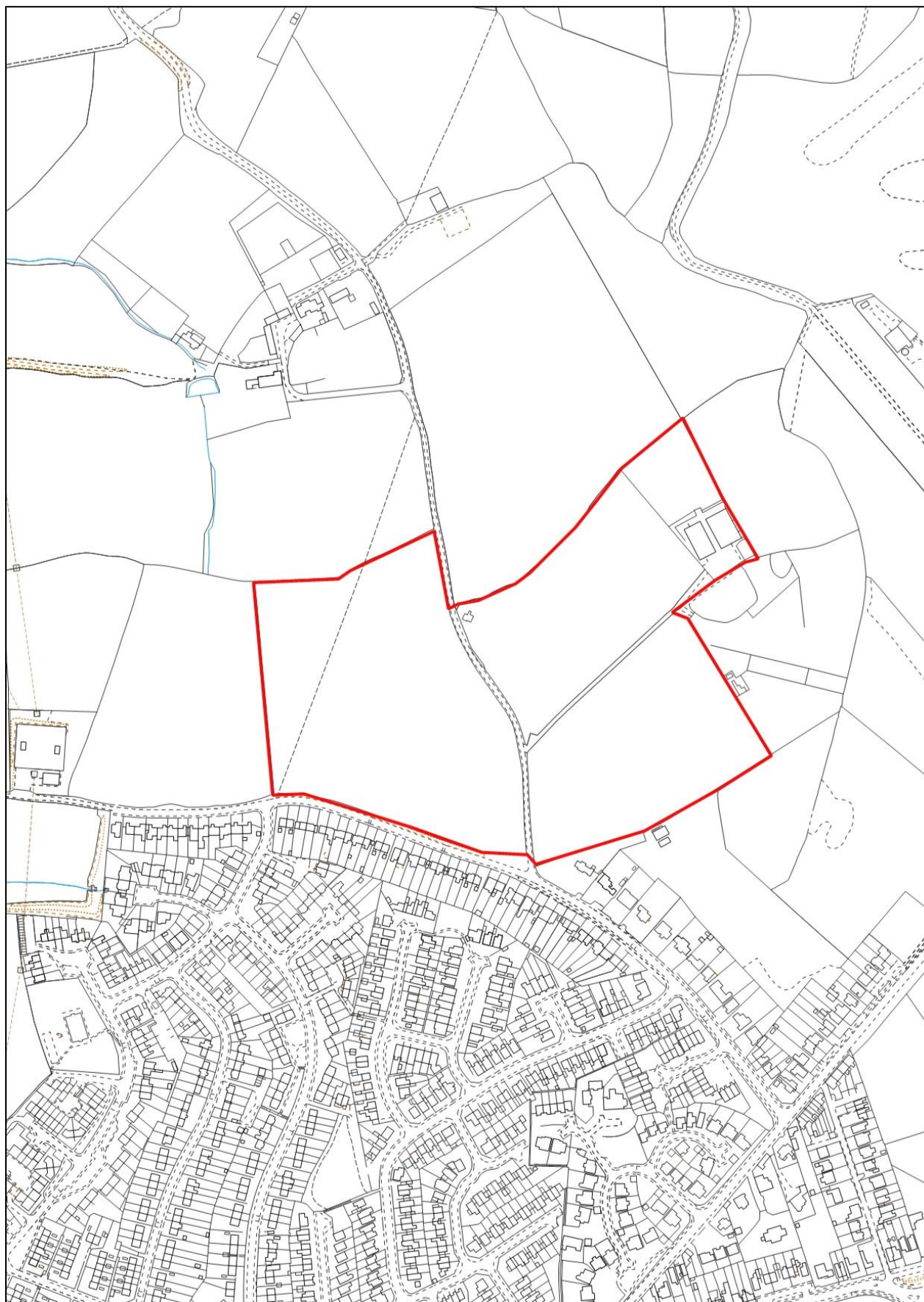
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| Achievability | Development is not considered to be deliverable owing to multiple constraints |
| Potential timescale for development and proposed capacity | N/A |



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 | | Within built area | |
| Ward: Wribbenhall & Arley | | 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 Trimpeley 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 |
| Public transport accessibility | Good | ✓ | Reasonable |
| | | | Poor |
| Suitability | Not considered suitable for development owing to landscape impact | | |
| Availability | Promoted by landowner | | |

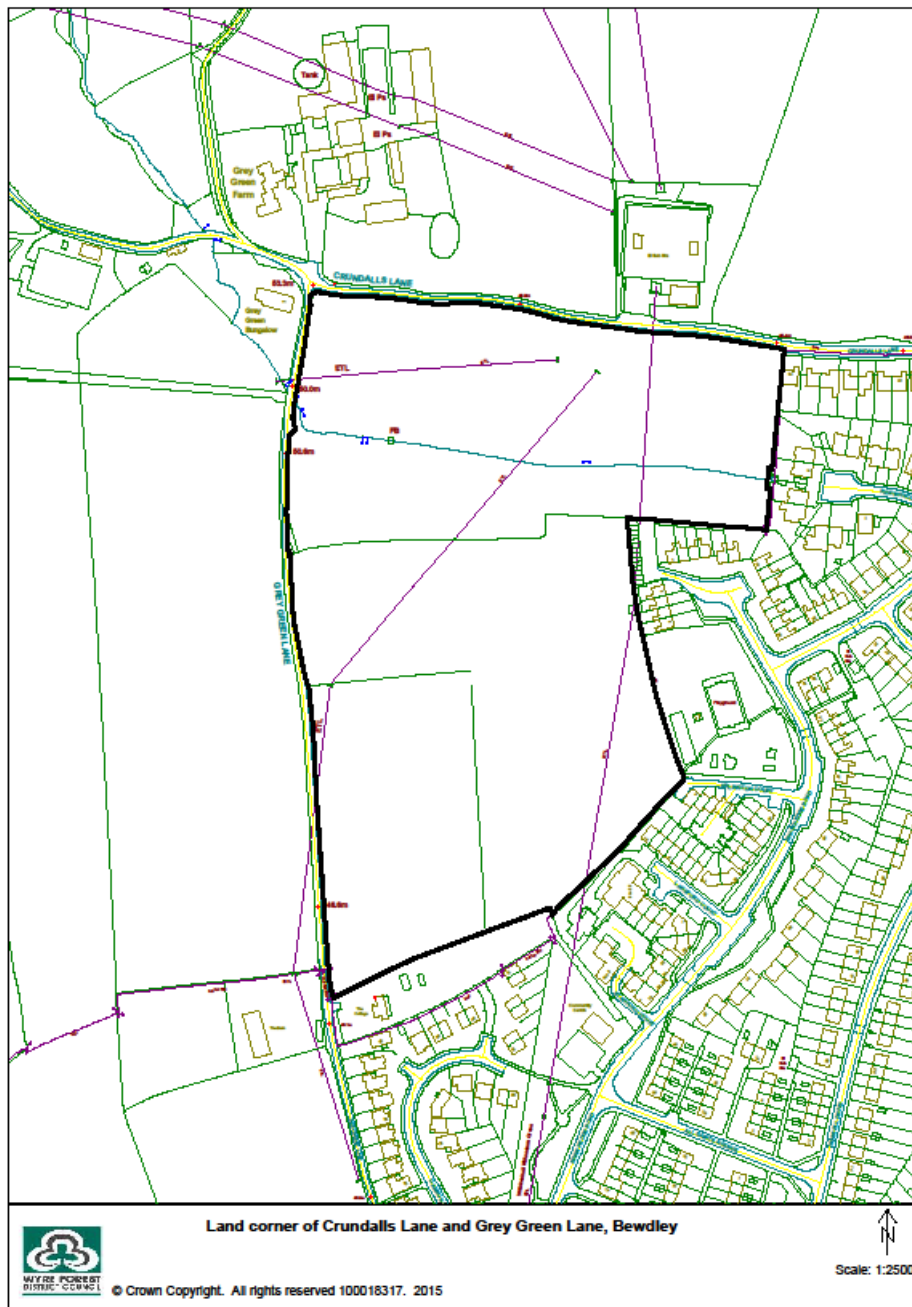
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| Achievability | Development is achievable but would require release from the Green Belt and this is unlikely as no firm boundary could be established |
| Potential timescale for development and proposed capacity | N/A |



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 | | | | | | Within built area | |
| Ward: Wribbenhall and Arley | | | | | | 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 | |
| | | | | | | Steeply 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 | |

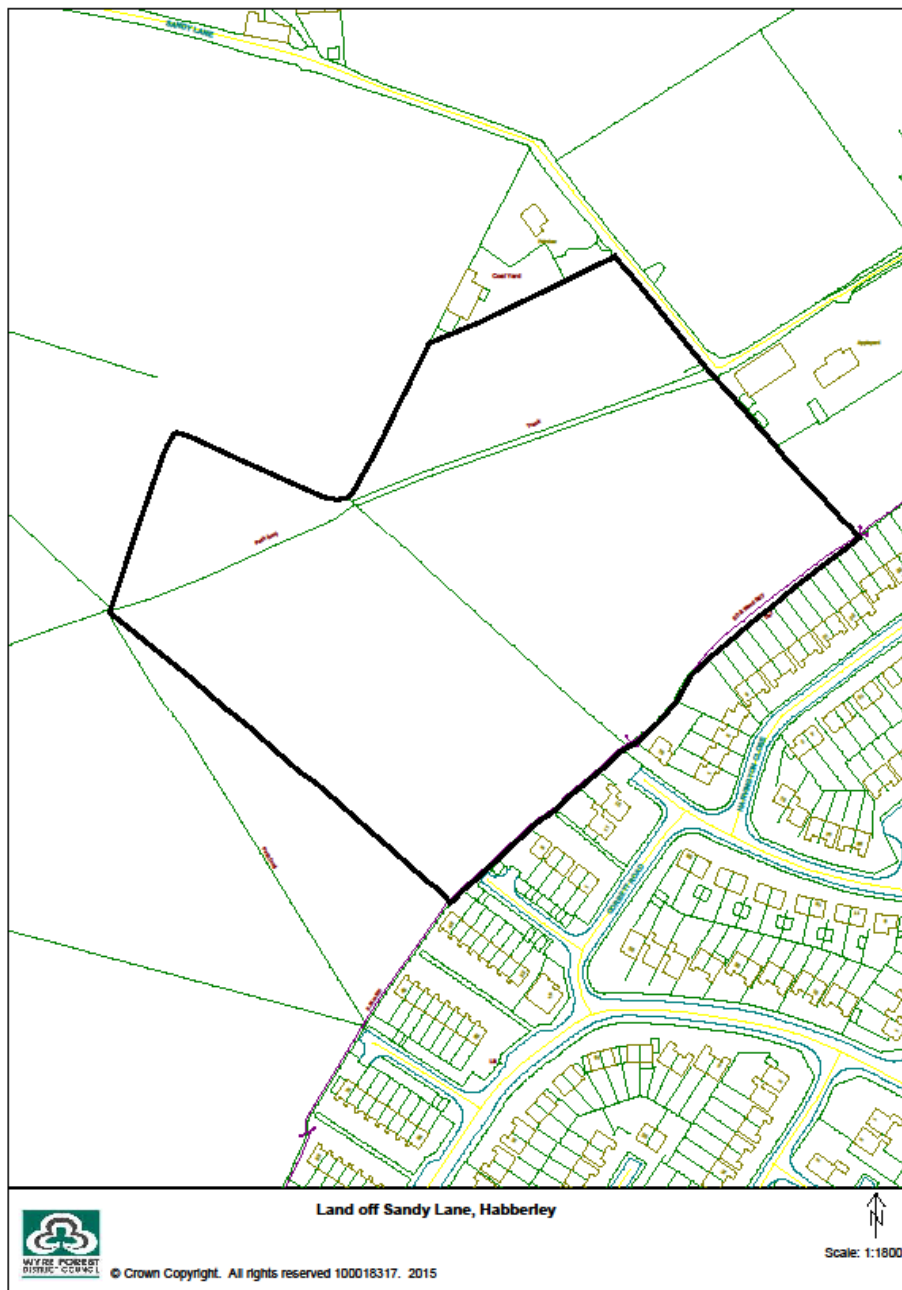
LOCATION PLAN



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 | |
| | | Flat | | | | Gently Sloping | |
| Topography: | | | | ✓ | | 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 | |
| | | | | | | ✓ | |
| Access to local facilities Local shop on Ferndale Estate | | Good | | | | Reasonable | |
| | | | | | | ✓ | |
| Public transport accessibility Bus stops on Coningsby Drive | | Good | | | | Reasonable | |
| | | | | | | ✓ | |

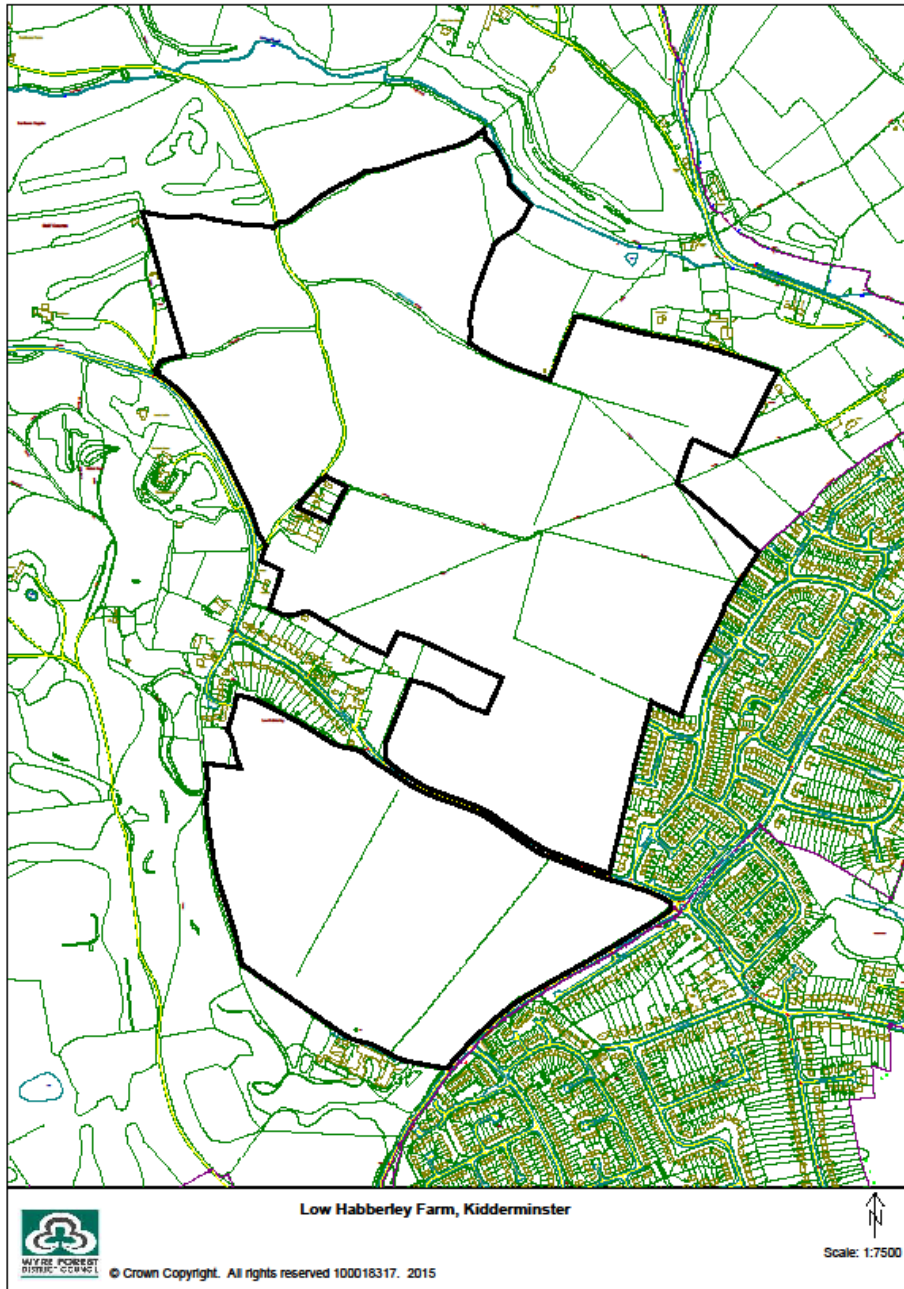
LOCATION PLAN



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 | |
| | | Flat | | | | Gently Sloping | |
| | | | | ✓ | | Steeply 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 | |

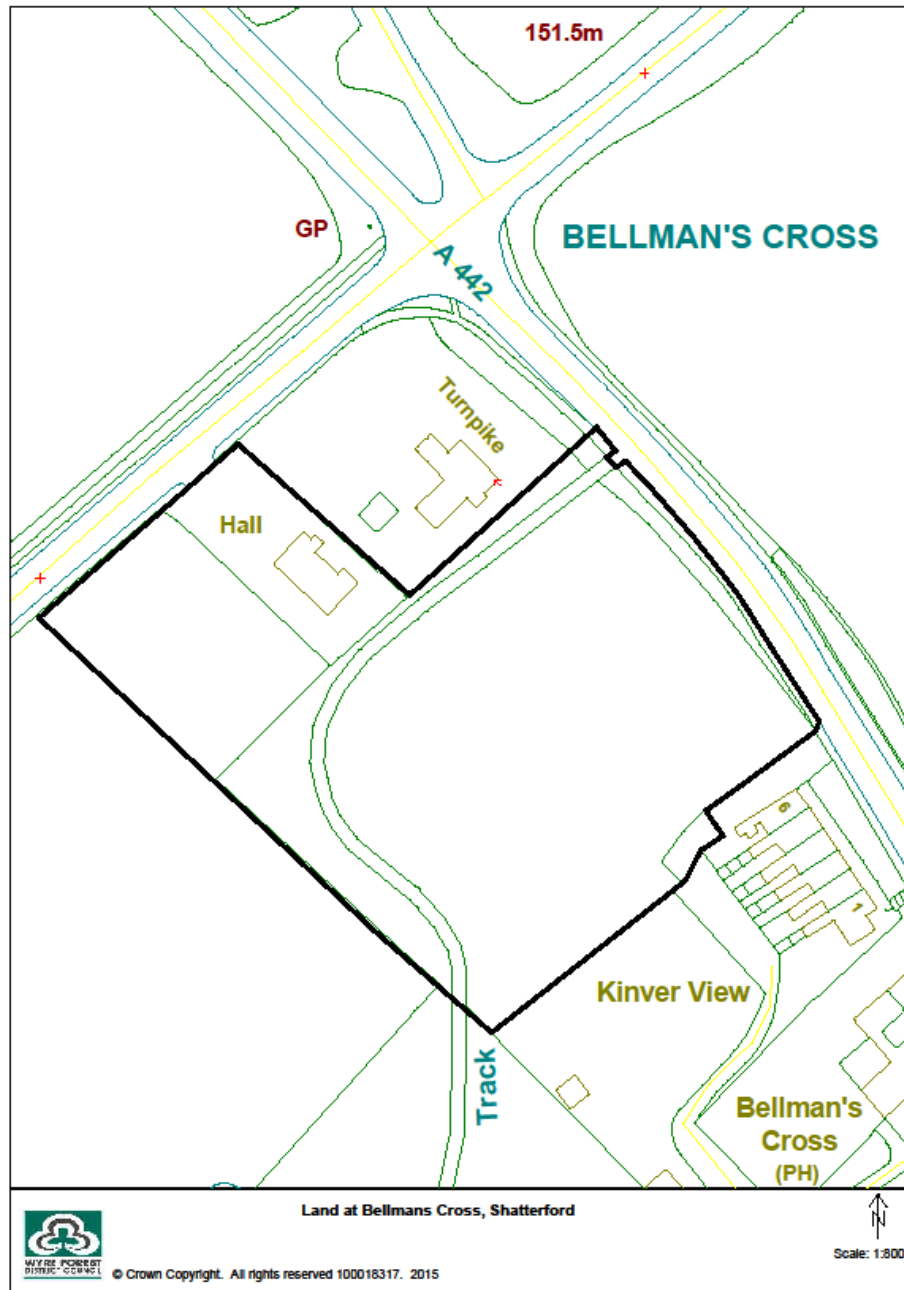
LOCATION PLAN



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 | |

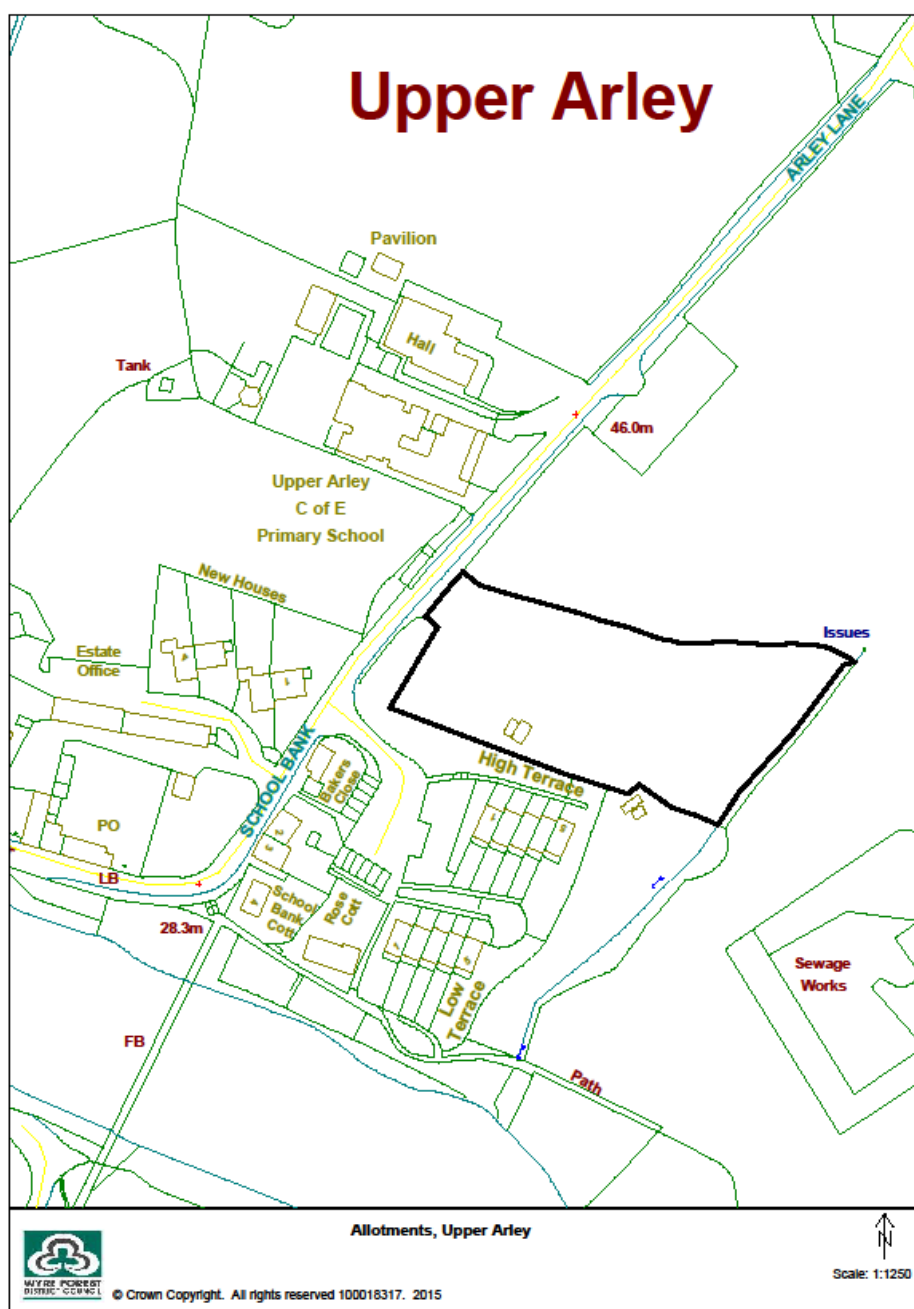
LOCATION PLAN



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 | | | | 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 | |
| | | | | | | | | | |

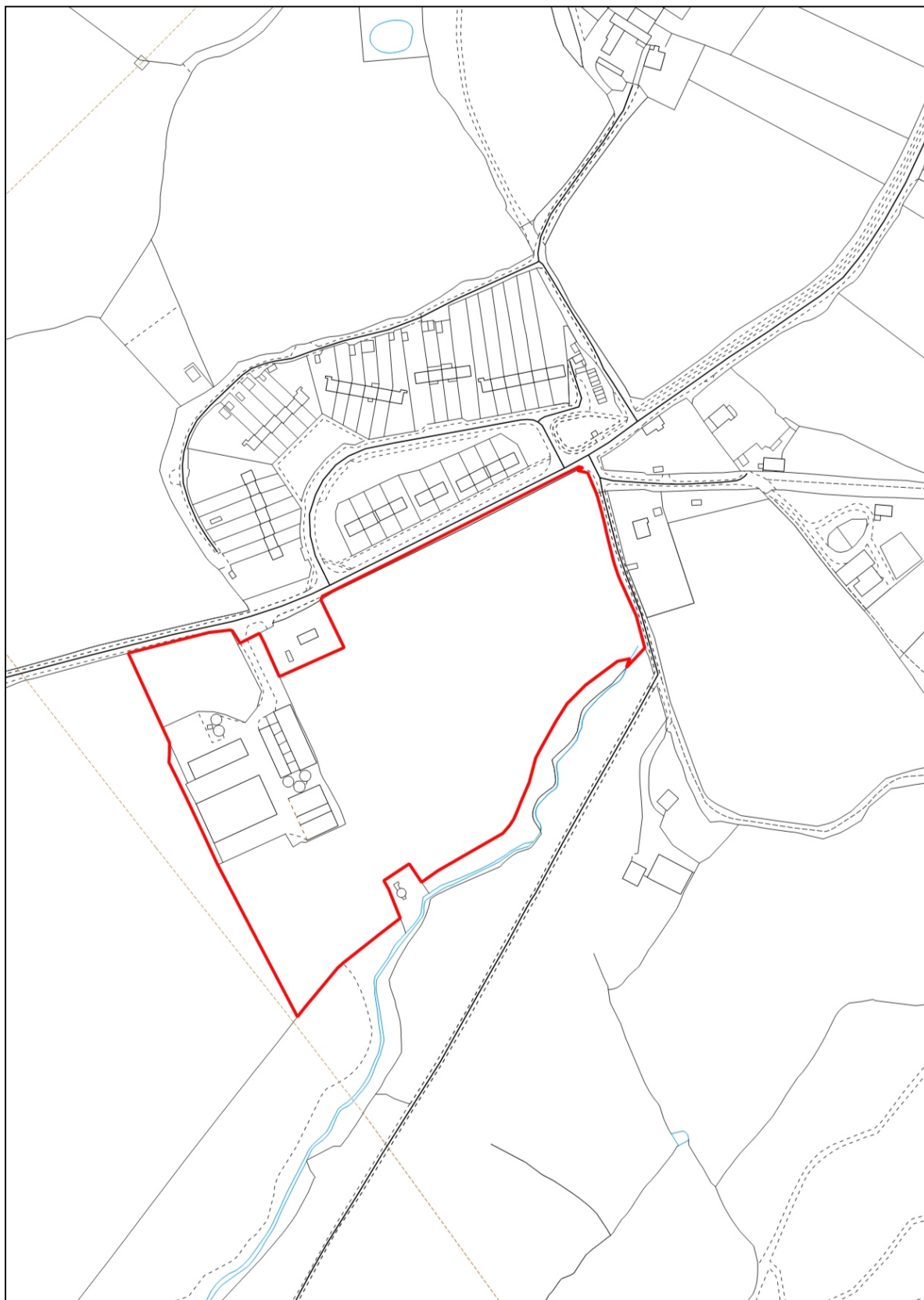
LOCATION PLAN



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) | |
| 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 | |
| | | | | | | Unknown | |
| Topography: | | Flat | | Gently Sloping | | <input checked="" type="checkbox"/> | |
| | | | | | | Steeply Sloping | |
| 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: | | <input checked="" type="checkbox"/> | | Retail | | Employment | |
| | | | | Leisure | | Gypsy/ Travelling Showpeople | |
| | | | | | | Other | |
| 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 checked="" type="checkbox"/> | | Reasonable | |
| | | | | | | Poor | |
| Access to local facilities | | Good | | | | Reasonable | |
| | | | | | | Poor | |
| | | Shatterford village hall within walking distance plus PH/restaurant | | | | | |
| Public transport accessibility | | Good | | | | Reasonable | |
| | | | | x | | Poor | |
| | | 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

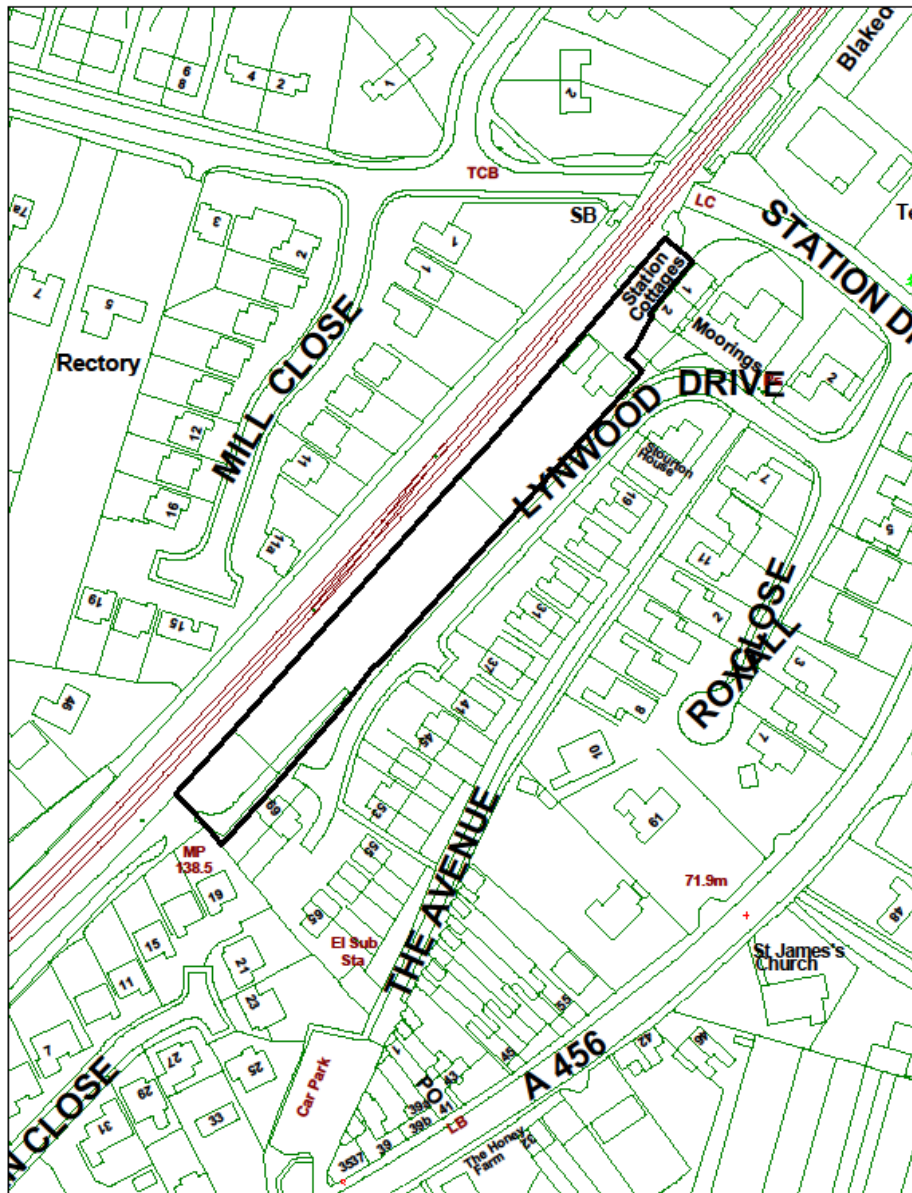
| | | | | | |
|--|---|---|---------------------------|--------------------------------------|--------------------------------|
| Nearest settlement: Arley | Site ref: WA/UA/6 | Easting 377950 | Northing 282276 | Site area (hectares): 0.09 | |
| Site address: Former Red Lion PH car park, Bridgnorth Road 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 <input checked="" type="checkbox"/> | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) | |
| Current or previous use: Previous B1 & B8 uses and parking | | | | | | Greenfield (undeveloped) | |
| | | | | | | Brownfield (prev. developed) <input checked="" type="checkbox"/> | |
| Site description: Vacant office building and car parking adjacent railway with housing surrounding. Site well screened from Lynwood Drive dwellings by trees | | | | | | | |
| Ownership: | | Private | <input checked="" type="checkbox"/> Callow Oils | Public | | Unknown | |
| Topography: | | Flat | <input checked="" type="checkbox"/> | 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) | | | <input checked="" type="checkbox"/> | 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: Eastern boundary contains several trees | | | | | | | |
| Vehicular access | | Good | <input checked="" type="checkbox"/> | Reasonable | | Poor | |
| Access to local facilities | | Good | <input checked="" type="checkbox"/> | Reasonable | | Poor | |
| Public transport accessibility adjacent station | | Good | <input checked="" type="checkbox"/> | Reasonable | | Poor | |

LOCATION PLAN



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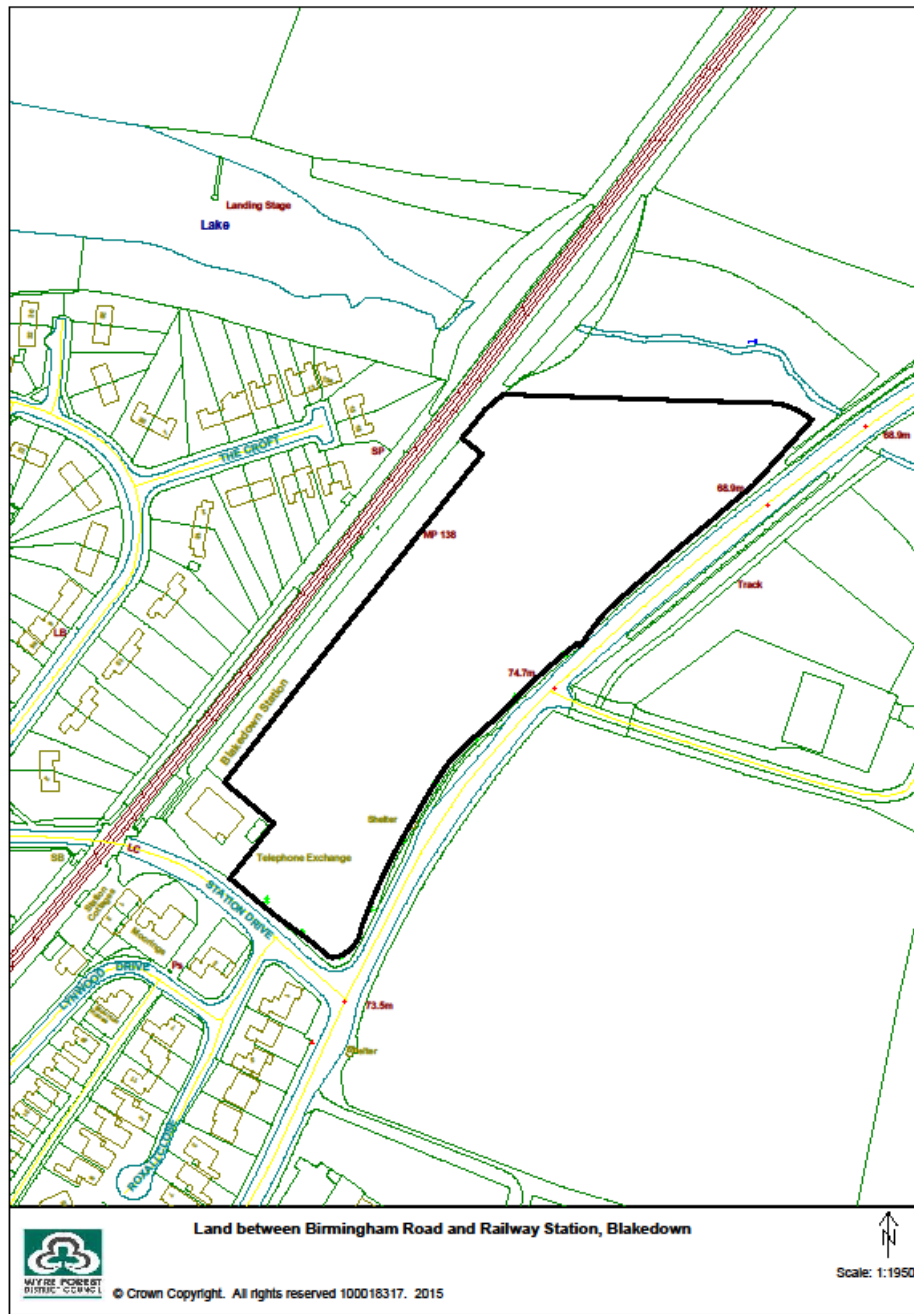
Station Yard, Blakedown

Scale: 1:1250

WFR-CB-3 LAND OFF STATION DRIVE

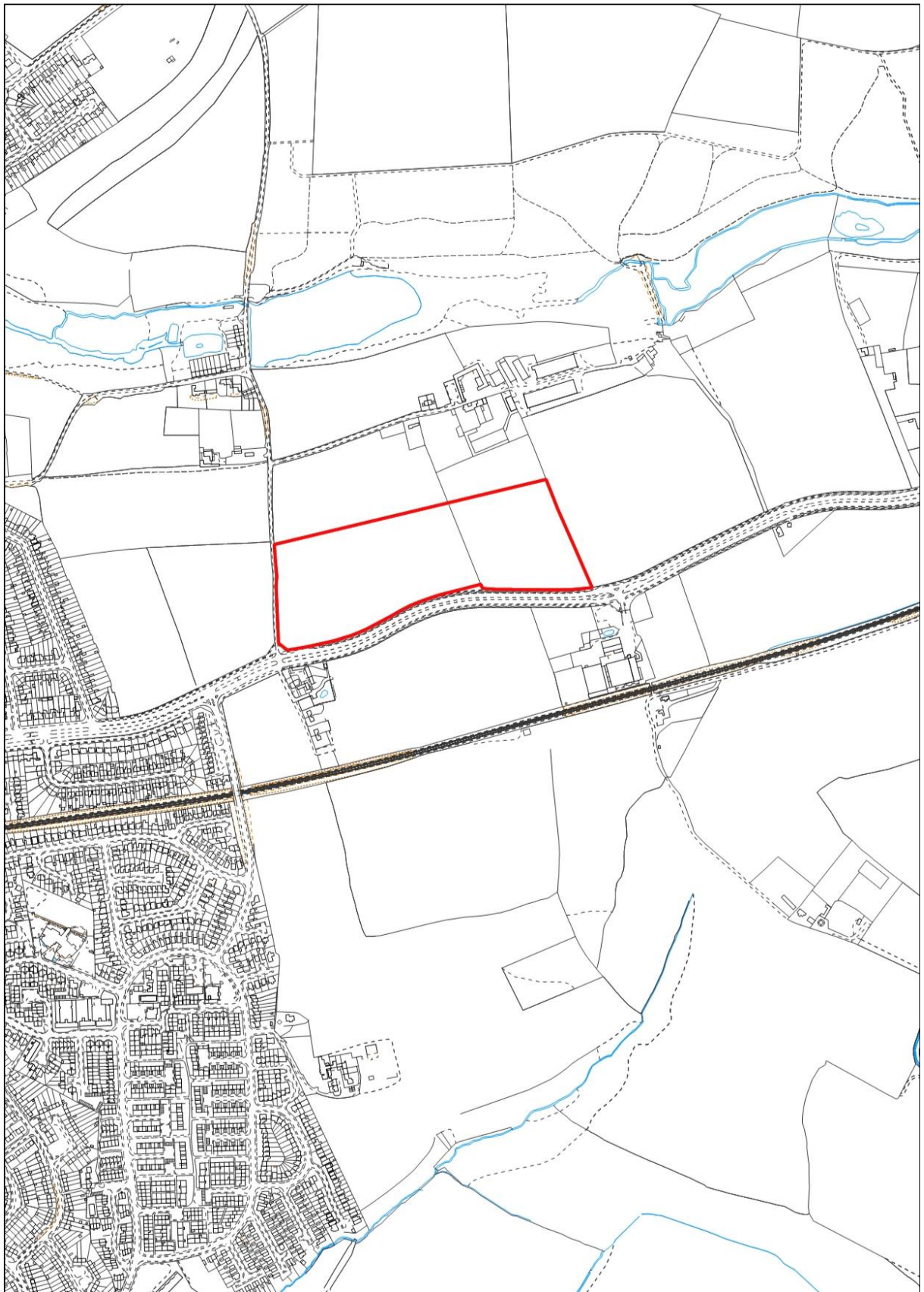
| | | | | | | | |
|---|--|---|--|--|--|---|--|
| Nearest settlement: Blakedown | | Site ref: WFR/CB/3 | | Easting 388201 | | Site area (hectares): 2.25Ha | |
| | | | | Northing 278792 | | | |
| Site address: Land between Birmingham Road and rail station, Blakedown Ward: Wyre Forest Rural | | | | | | Within built area | |
| | | | | | | Adjoining built area <input checked="" type="checkbox"/> | |
| | | | | | | Other (See site description) | |
| Current or previous use: Open field | | | | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> | |
| | | | | | | 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 <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"/> | |
| | | | | | | ✓ 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 <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 land. Potential loss of biodiversity. | | | | | | | |
| Vehicular access | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| Access to local facilities walking distance to local shop | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| Public transport accessibility walking distance to bus stop and rail station | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |

LOCATION PLAN



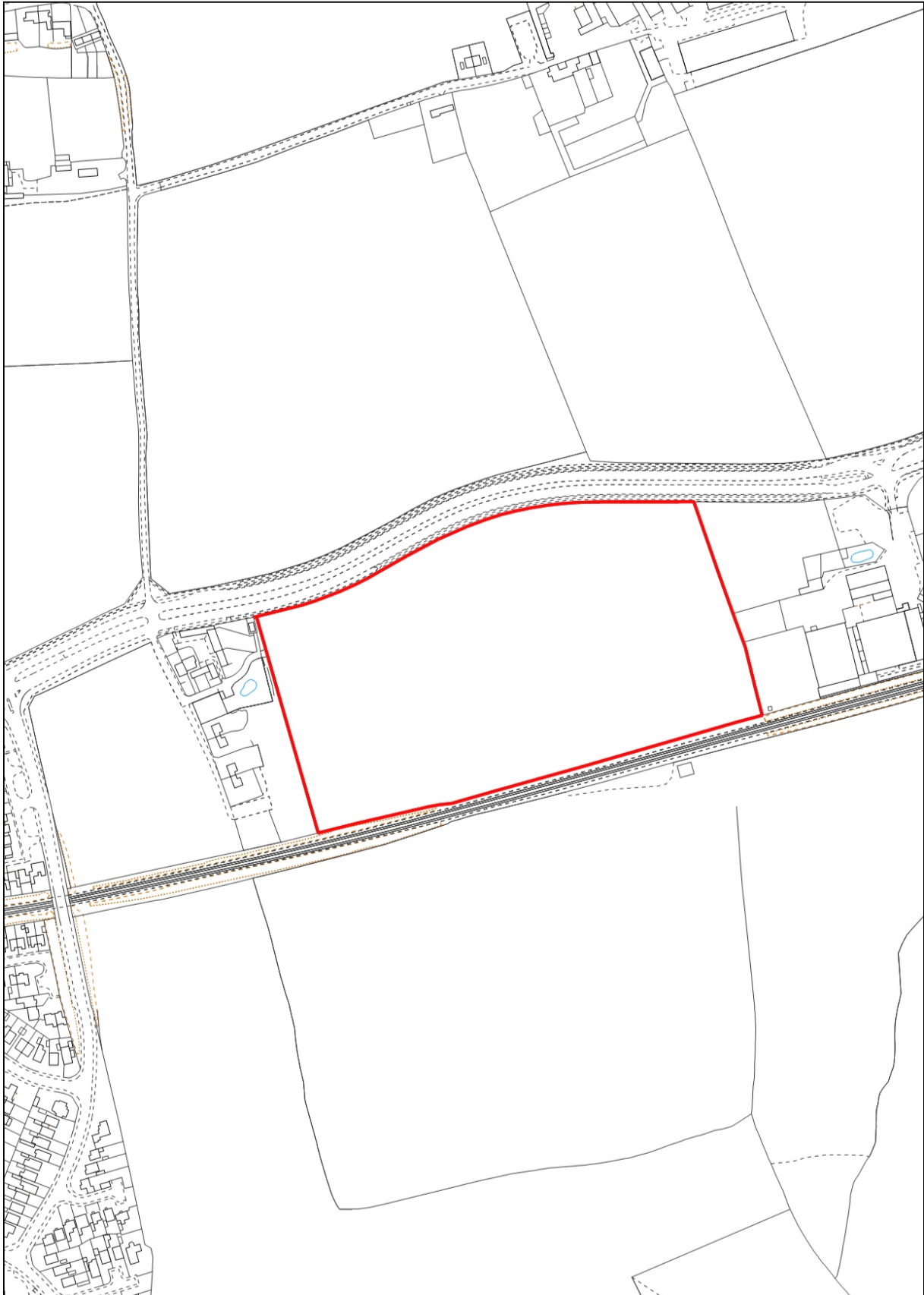
WFR-CB-6 LAND NORTH OF BIRMINGHAM ROAD

| | | | | | | | |
|--|------------------------------|---|---|---|-------------------------------------|--------------------------------|--------------------------|
| Nearest settlement: Kidderminster | Site ref: WFR/CB/6 | Easting 385436 | Northing 277481 | Site area (hectares): 8.76 | | | |
| 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 | <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 | 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 | | <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 |
| | | | | | | 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 | <input type="checkbox"/> | Poor | <input type="checkbox"/> |
| | | Fronts onto A456 | | | | | |
| Access to local facilities | | Good | <input type="checkbox"/> | Reasonable | <input checked="" type="checkbox"/> | Poor | <input type="checkbox"/> |
| | | Local shops and school on Offmore Estate | | | | | |
| Public transport accessibility | | Good | <input checked="" type="checkbox"/> | Reasonable | <input type="checkbox"/> | Poor | <input type="checkbox"/> |
| | | 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 | | | | | |



WFR-CB-7 LAND SOUTH OF BIRMINGHAM ROAD

| | | | | | | | |
|--|------------------------------|---|--|--------------------------------------|-----------------|--------------------------------|------------------------------|
| Nearest settlement: Kidderminster | Site ref: WFR/CB/7 | Easting 385476 | Northing 277287 | Site area (hectares): 7.13 | | | |
| 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 | | | | | |

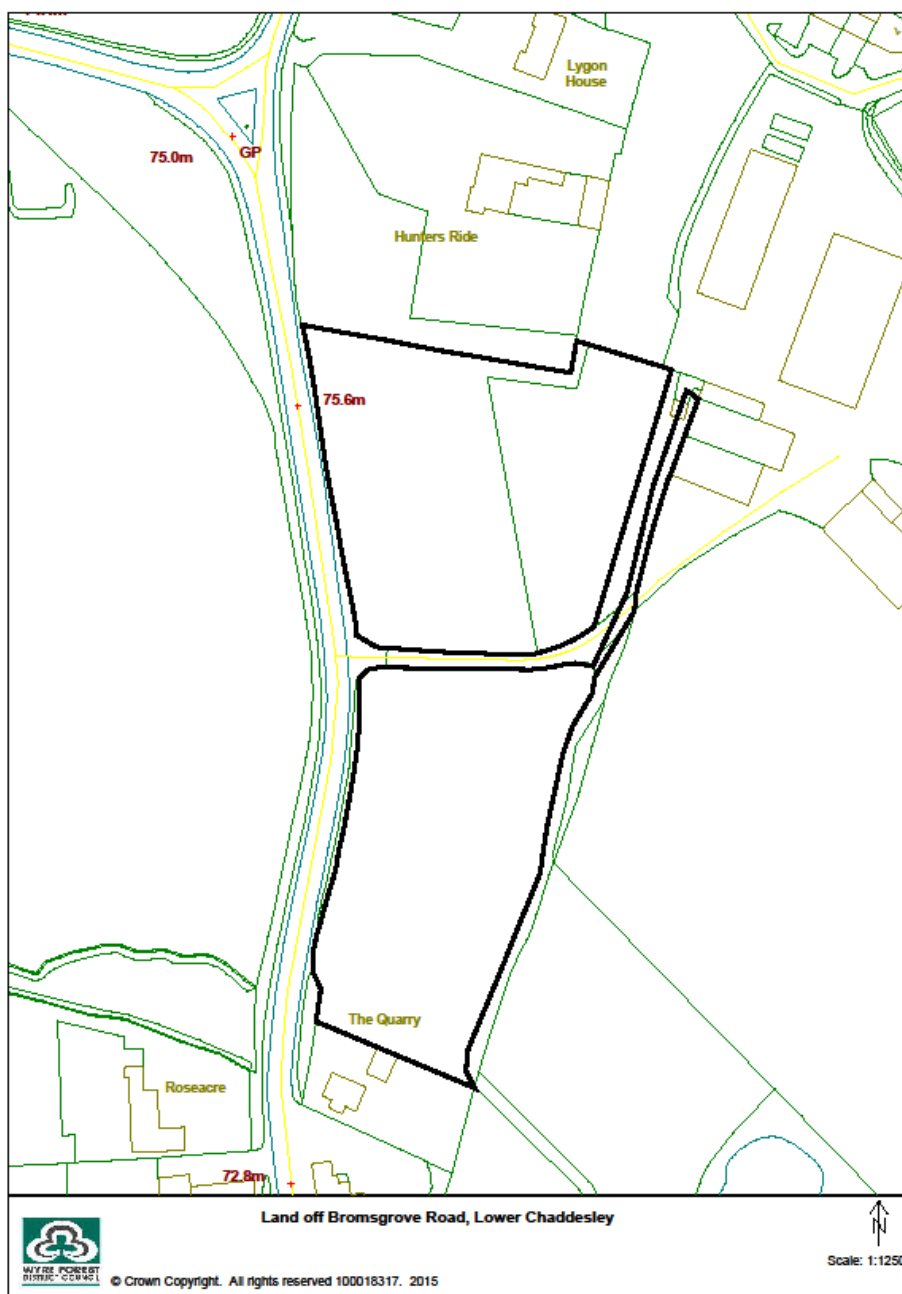


WFR-CC-7 LAND OFF BROMSGROVE ROAD LOWER CHADDESLEY

| | | | | | | | |
|--|--|------------------------------|--|---|--|--------------------------------------|--|
| 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 |
| | | | | | |

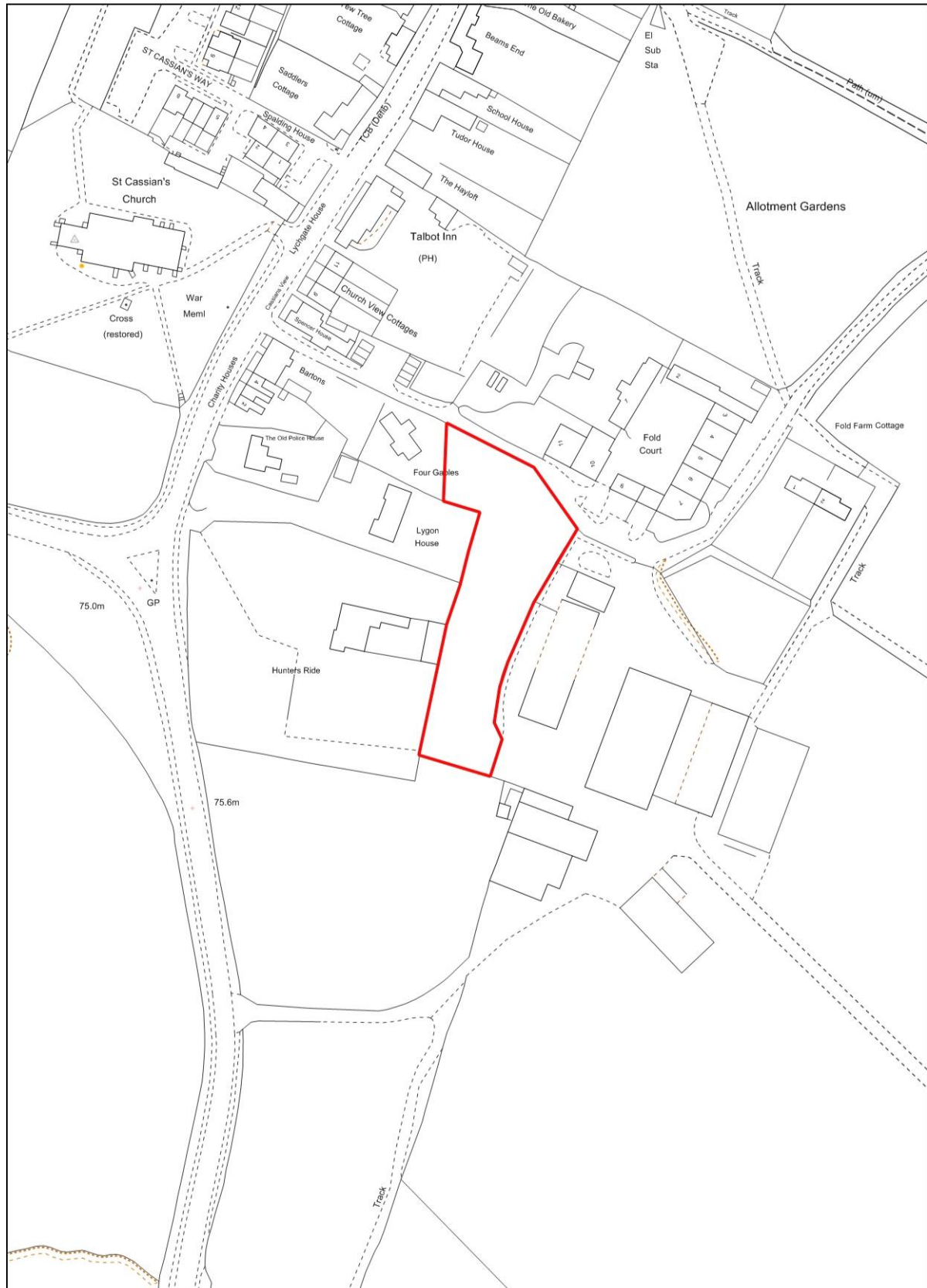
LOCATION PLAN



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 ✓ | |
| | | | | | | Other (See site description) | |
| Current or previous use: Pasture land | | | | | | Greenfield (undeveloped) ✓ | |
| | | | | | | Brownfield (prev. developed) | |
| Site description: Pastureland adjoining Fold Farm with residential conversions adjacent | | | | | | | |
| 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 – 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 form 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 | | ✓ | | 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 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 | | ✓ | |
| | | | | | | Poor | |
| | | Track access off main village street – unadopted | | | | | |
| Access to local facilities | | Good | | ✓ | | Reasonable | |
| | | | | | | Poor | |
| | | Local shops and PHs within short walk | | | | | |
| Public transport accessibility | | Good | | Reasonable | | ✓ | |
| | | | | | | 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 | | | | | |

Post 2021 – up to 6 dwellings

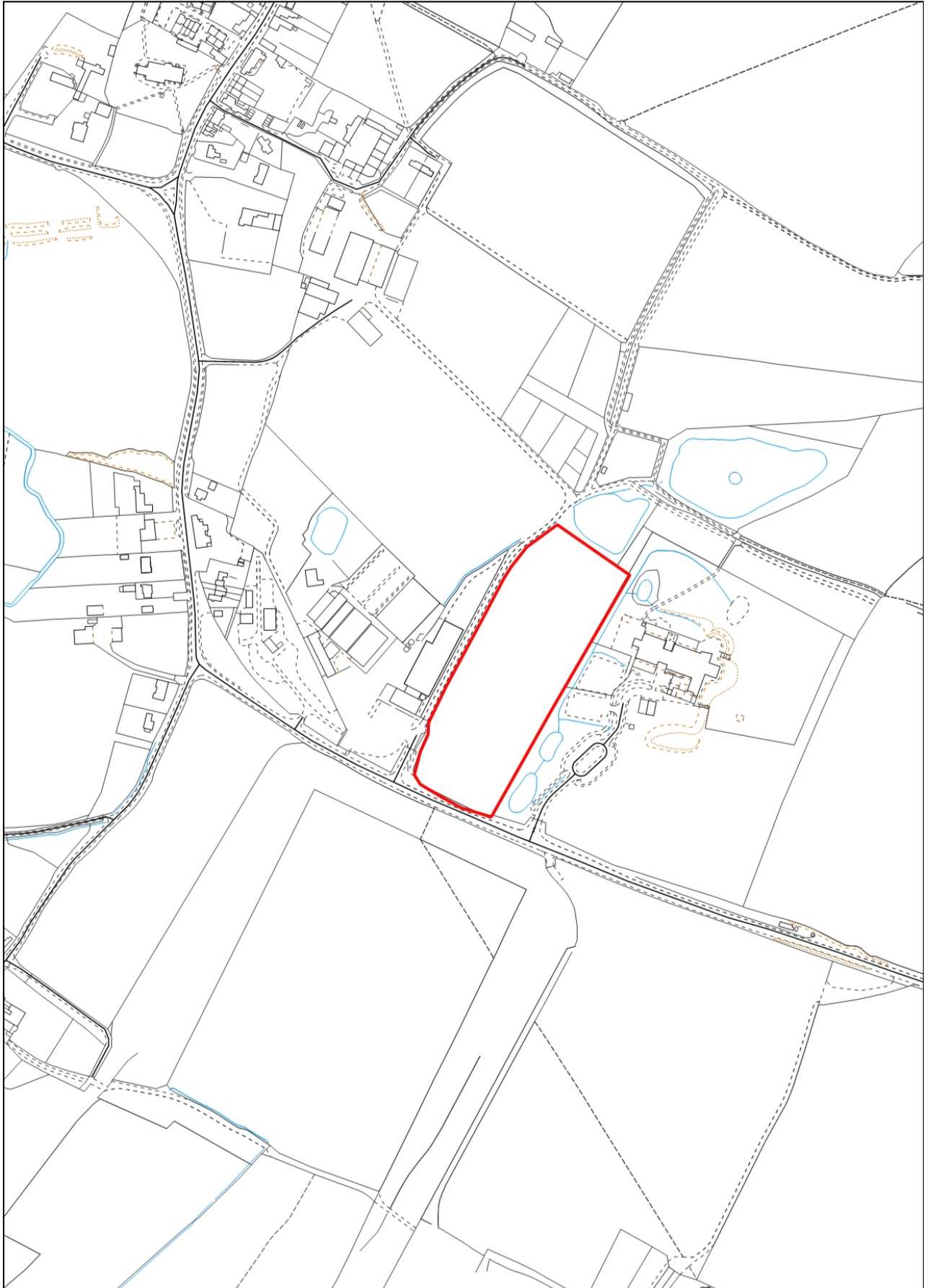


WFR-CC-10 LAND ADJ CHADDESLEY CORBETT SCHOOL

| | | | | | | | |
|--|---------|---|--------|---|---------|--------------------------------------|-------|
| 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 Ward: Wyre Forest Rural | | | | | | Within built area | |
| | | | | | | 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

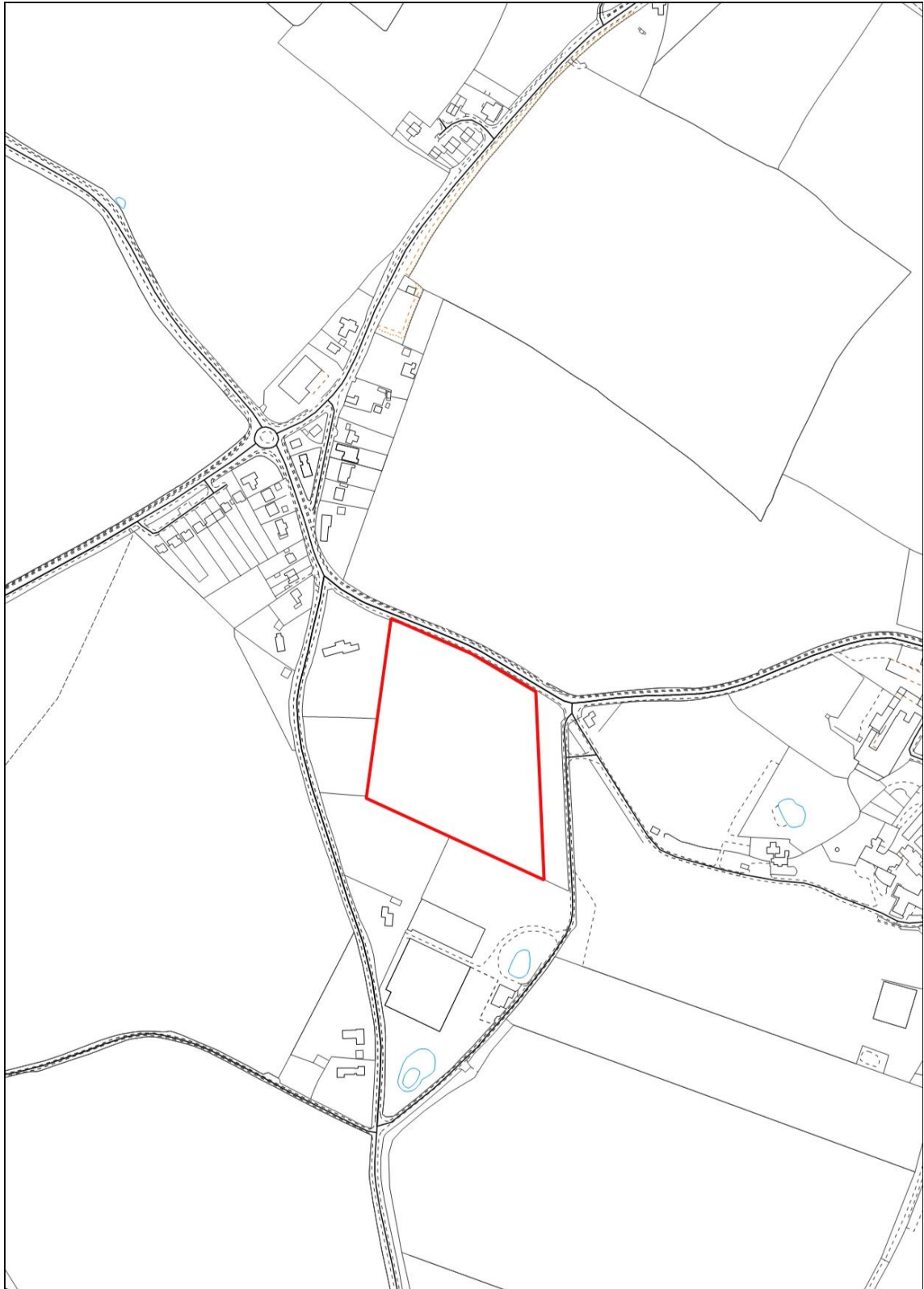
N/A



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 | | | | | |

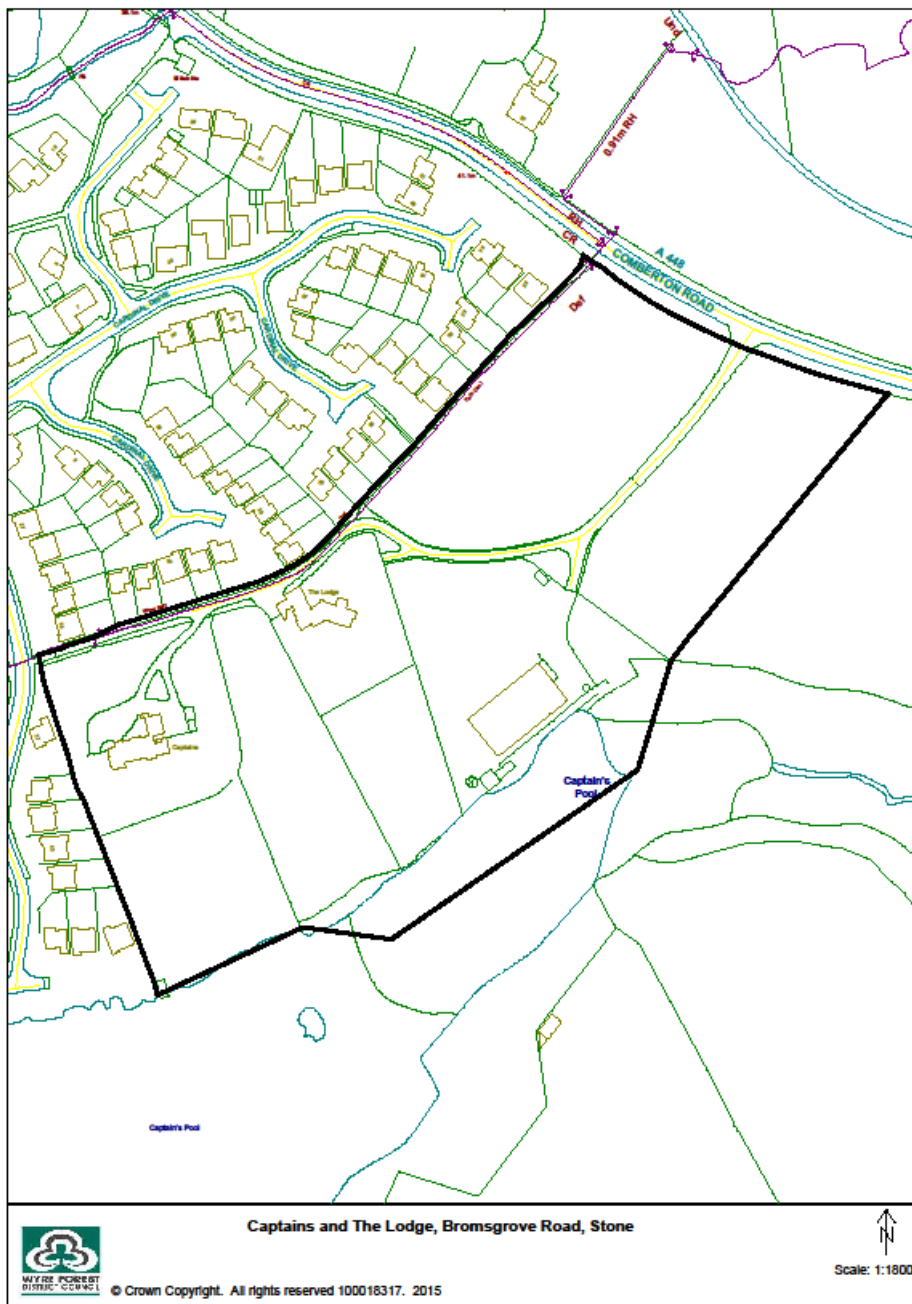
| | |
|--|---|
| Achievability | Development would be achievable subject to the land being taken out of the Green Belt |
| Potential timescale for development and proposed capacity | N/A |



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 ✓ | |
| | | | | | | Other (See site description) | |
| Current or previous use: residential, caravan storage, grassland | | | | | | Greenfield (undeveloped) ✓ | |
| | | | | | | Brownfield (prev. developed) ✓ | |
| 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 | | ✓ | | Public | |
| Topography: | | Flat | | ✓ | | Gently Sloping | |
| | | | | | | Steeply Sloping | |
| 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 | | ✓ | | 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 A448. Potential adverse impact on views from adjoining housing estate. TPOs cover western and southern site boundaries. | | | | | | | |
| Vehicular access | | Good | | ✓ | | Reasonable | |
| | | Access from main road | | | | Poor | |
| Access to local facilities | | Good | | | | Reasonable | |
| | | Local shops on Spennells | | ✓ | | Poor | |
| Public transport accessibility | | Good | | | | Reasonable | |
| | | Bus stops within short walk | | ✓ | | Poor | |

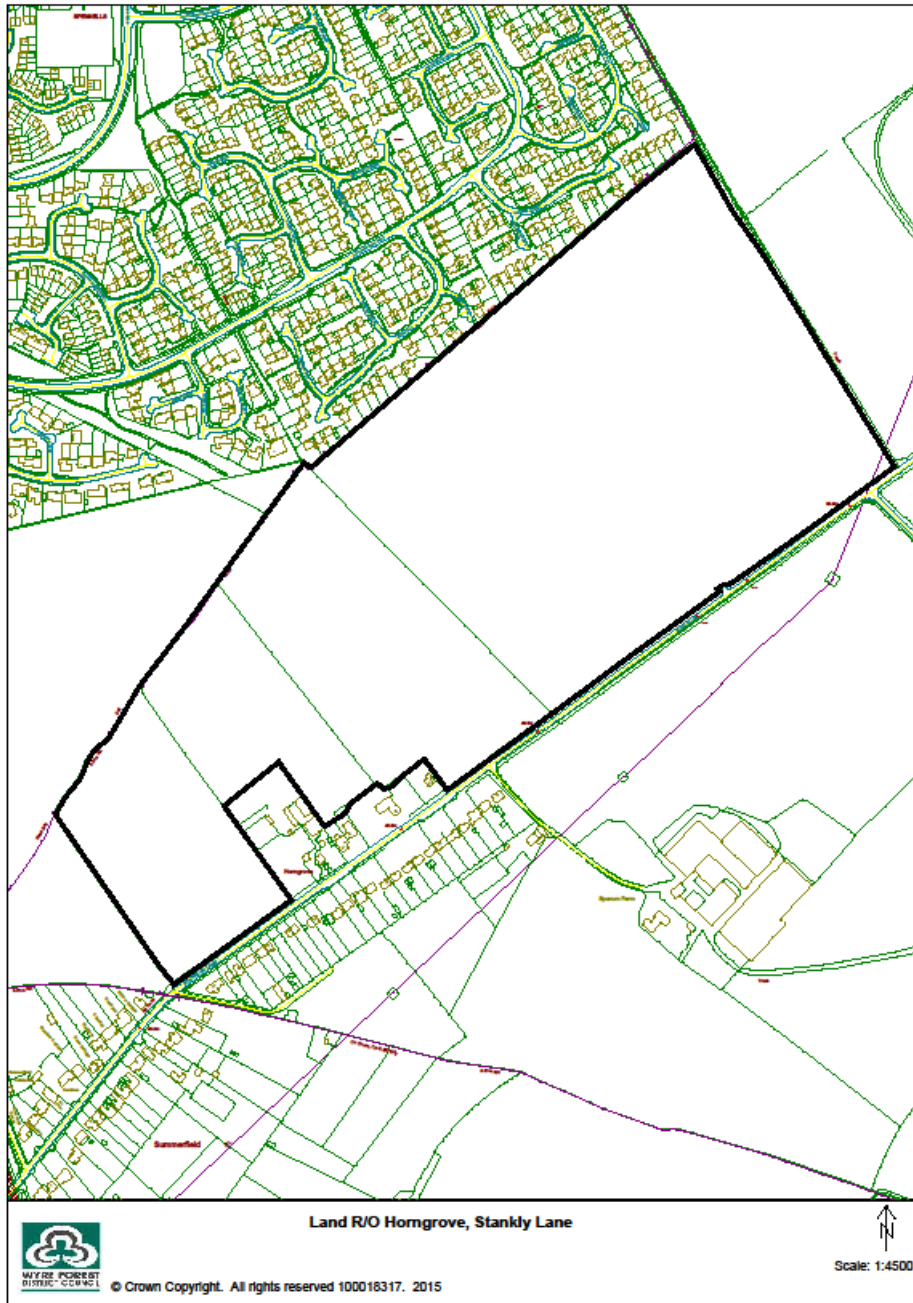
LOCATION PLAN



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 <input checked="" type="checkbox"/> | | | |
| | | | | Other (See site description) | | | |
| Current or previous use: agricultural | | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> | | | |
| | | | | 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 | <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 | - | 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 | <input checked="" type="checkbox"/> | 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 | | | <input checked="" type="checkbox"/> | Other |
| PROPOSED USE: | Housing | <input checked="" type="checkbox"/> | 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 | <input checked="" type="checkbox"/> | Reasonable | | Poor | |
| | | | | | | | |
| Access to local facilities | | Good | | Reasonable | | Poor | <input checked="" type="checkbox"/> |
| | | | | | | | |
| Public transport accessibility | | Good | | Reasonable | <input checked="" type="checkbox"/> | Poor | |
| | | Bus stops on A449 and Captain's Pool Road | | | | | |
| PANEL'S VIEWS | | | | | | | |
| Panel's view on suitability for development | | | | | | | |
| Potential timescale for development | | | | | | | |

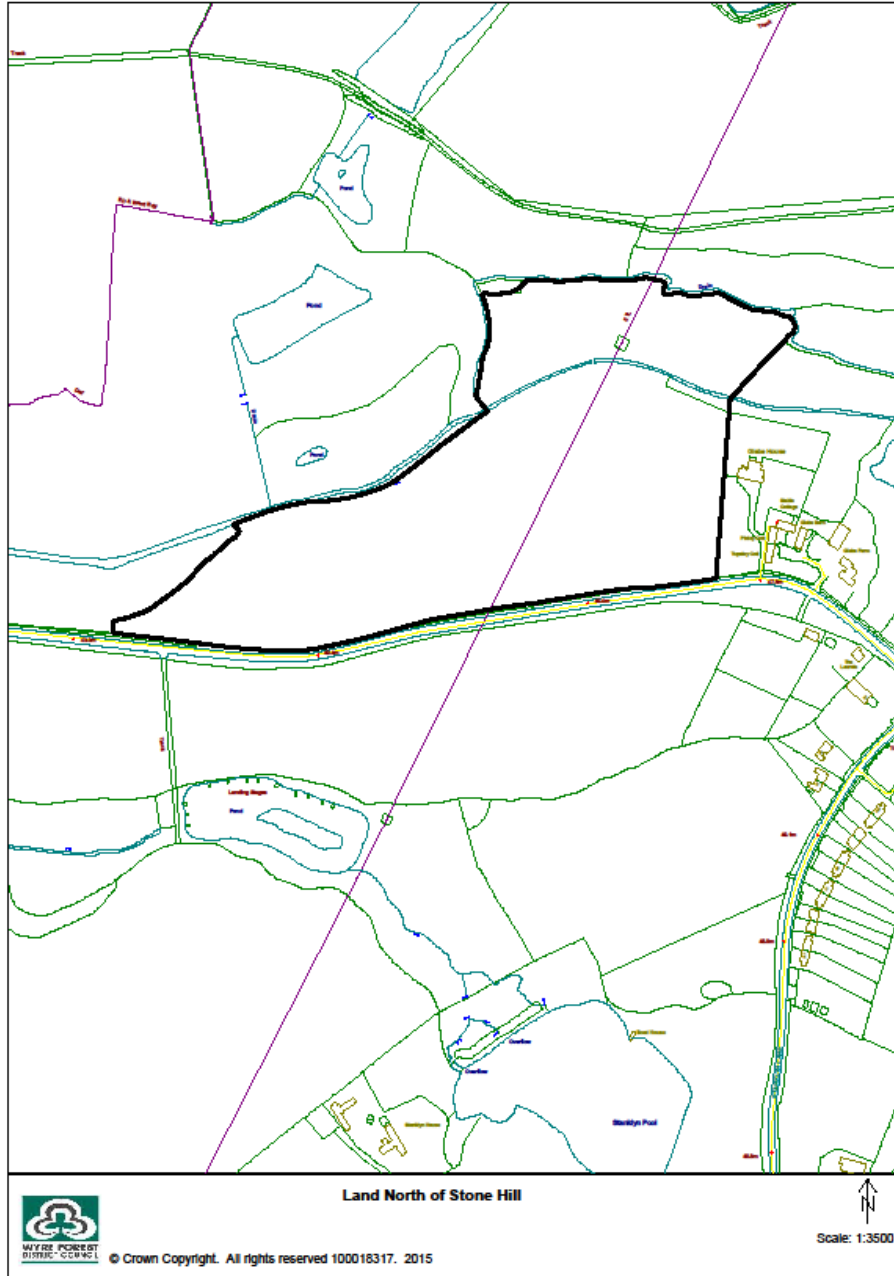
LOCATION PLAN



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) <input checked="" type="checkbox"/> | |
| Current or previous use: Agricultural fields | | | | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> | |
| | | | | | | Brownfield (prev. developed) <input type="checkbox"/> | |
| Site description: Agricultural field | | | | | | | |
| 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: 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 | | <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 <input type="checkbox"/> | |
| | | | | | | Other <input type="checkbox"/> | |
| WFDC OFFICER VIEWS: | | | | | | | |
| Character / visual impact: Currently undeveloped site | | | | | | | |
| Vehicular access | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| Access to local facilities no services within 10 minutes walk. | | Good <input type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input checked="" type="checkbox"/> | |
| Public transport accessibility On bus route | | Good <input type="checkbox"/> | | Reasonable <input checked="" type="checkbox"/> | | Poor <input type="checkbox"/> | |

LOCATION PLAN



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 Spennells 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 | |
| Bus stops within walking distance | | | | ✓ | | Poor | |

LOCATION PLAN

Land West of Stanklyn Lane, Stone

WYRE FOREST DISTRICT COUNCIL

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Scale: 1:2500



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Land West of Stanklyn Lane, Stone

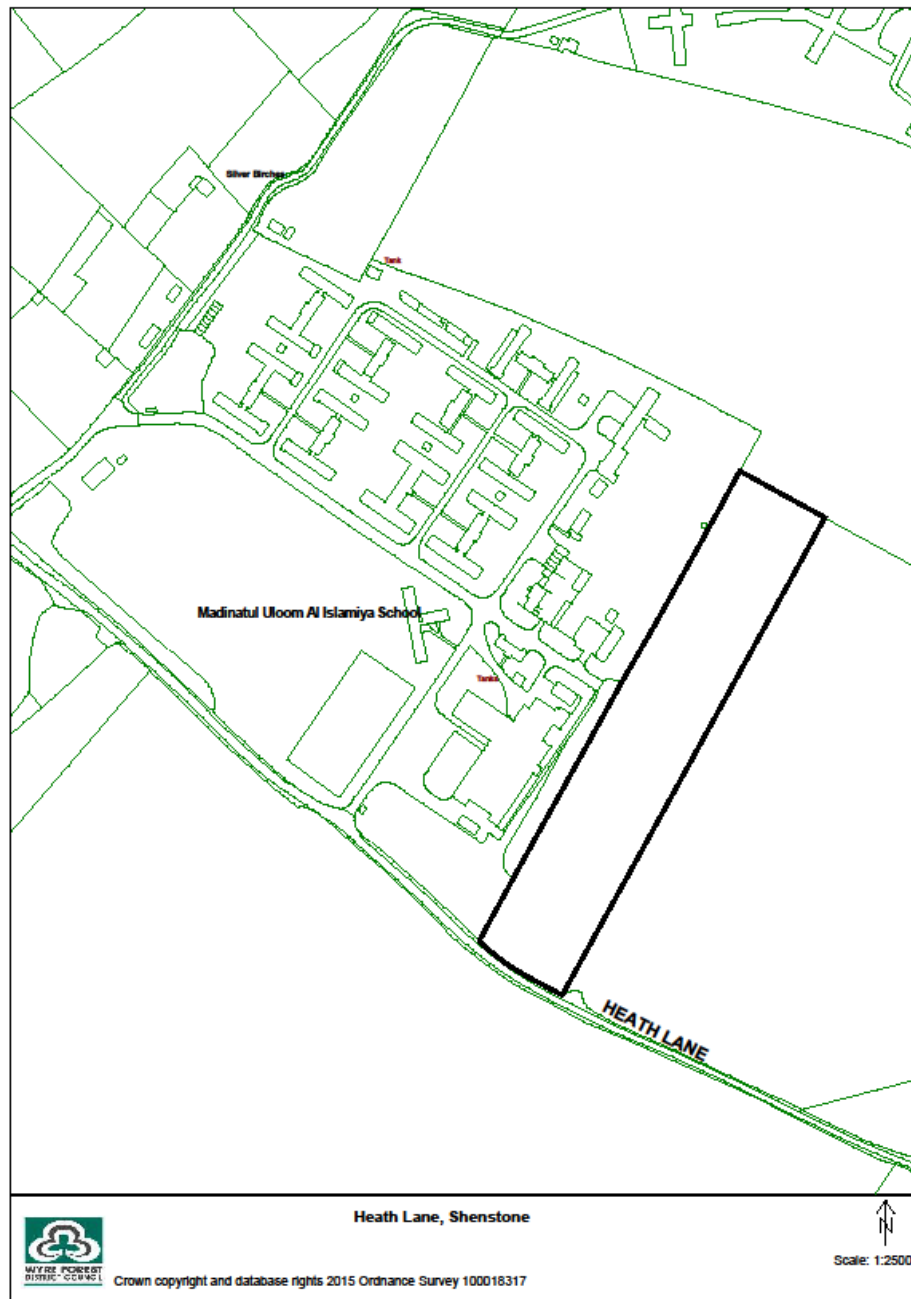


Scale: 1:2500

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 | | | | | | Within built area | |
| Ward: Wyre Forest Rural | | | | | | 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"/> | |
| | | | | | | | |

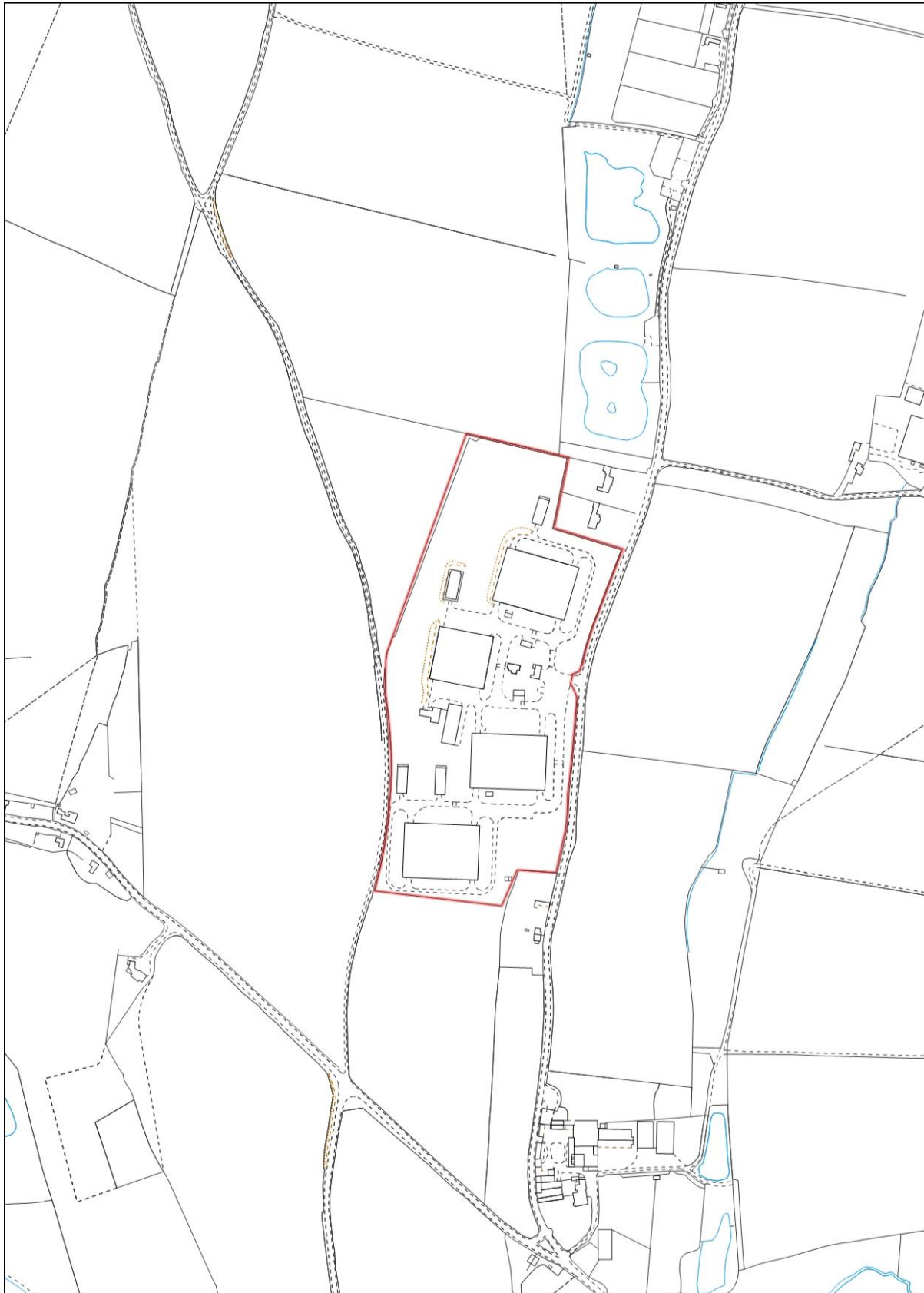
LOCATION PLAN



WFR-ST-9 CURSLEY DISTRIBUTION PARK

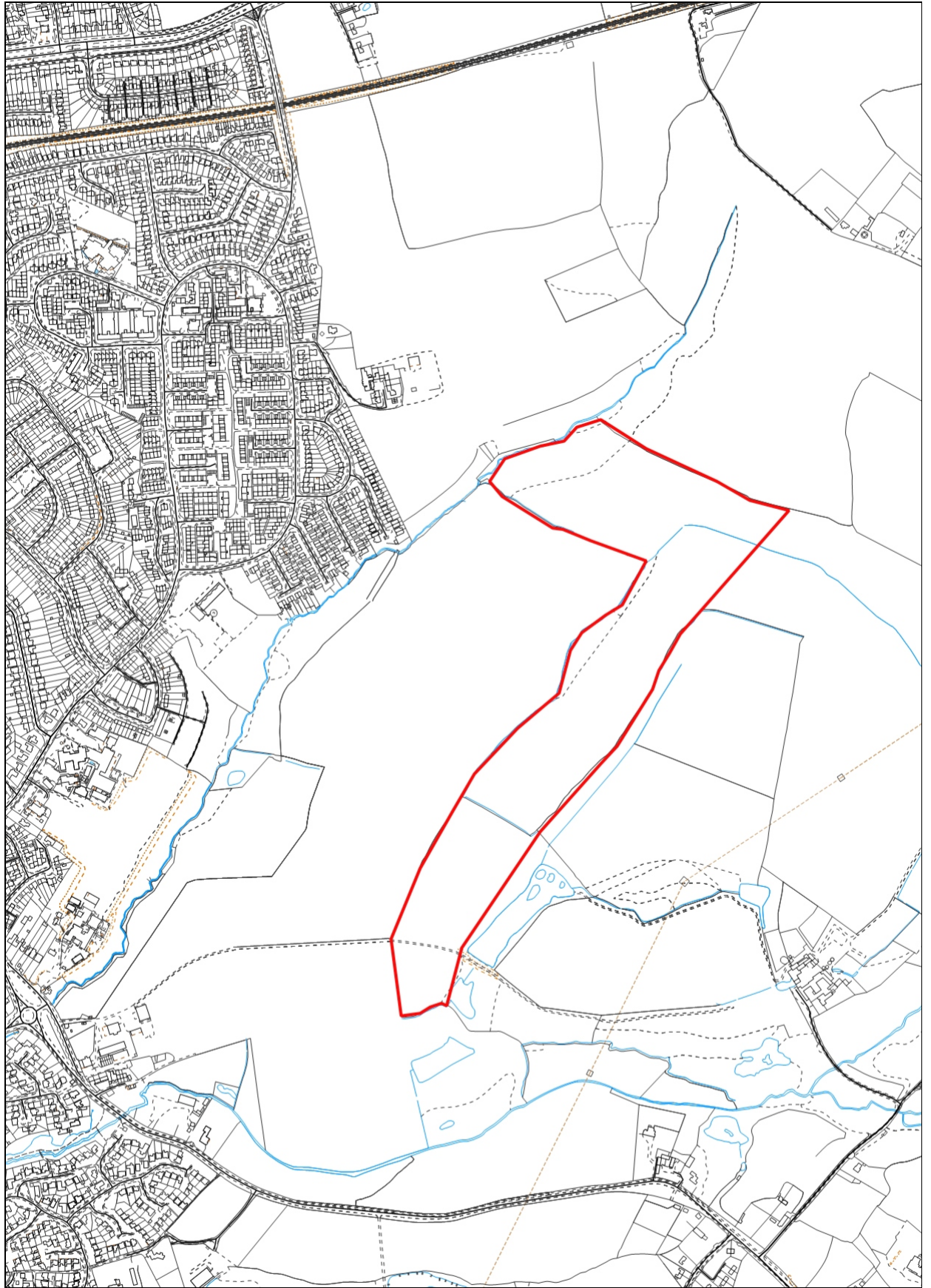
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|--|--|--|--|--|--|---|--|
| Nearest settlement: Shenstone | | Site ref: WFR/ST/9 | | Easting 386736 | | Site area (hectares): 9.98 | |
| | | | | Northing 272156 | | | |
| Site address: Cursley Distribution Park, Curslow Lane, Shenstone Ward: Wyre Forest Rural | | | | | | Within built area | |
| | | | | | | Adjoining built area | |
| | | | | | | Other (See site description) <input checked="" type="checkbox"/> | |
| 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 | | <input checked="" type="checkbox"/> | | Public | |
| | | Unknown | | | | | |
| Topography: | | Flat | | <input checked="" type="checkbox"/> | | 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 | | <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"/> | | Retail | | Employment | |
| | | | | <input checked="" type="checkbox"/> | | 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 | | <input checked="" type="checkbox"/> | |
| | | Poor | | | | | |
| | | Junction with A442 Droitwich-Kidderminster road nearby | | | | | |
| Access to local facilities | | Good | | Reasonable | | <input checked="" type="checkbox"/> | |
| | | 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

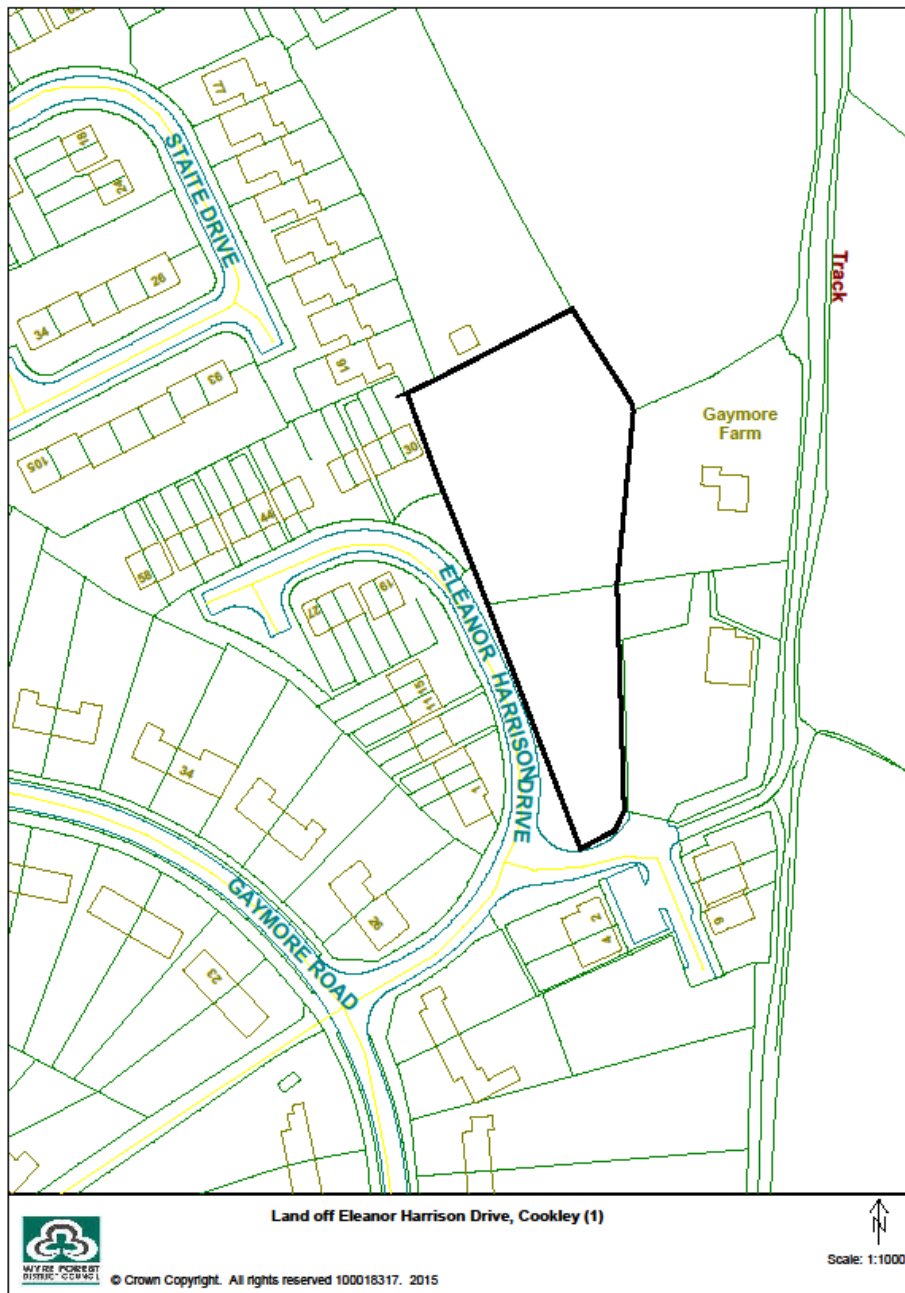
| | | | | | | | | | |
|--|--|--|--|---|--|-------------------------------------|--|--------------------------------|--|
| Nearest settlement: Kidderminster | | Site ref: WFR/ST/10 | | Easting 385676 | | Northing 276064 | | 19.24Ha | |
| Site address: Extension to land at Stone Hill North Ward: Wyre Forest 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 | |

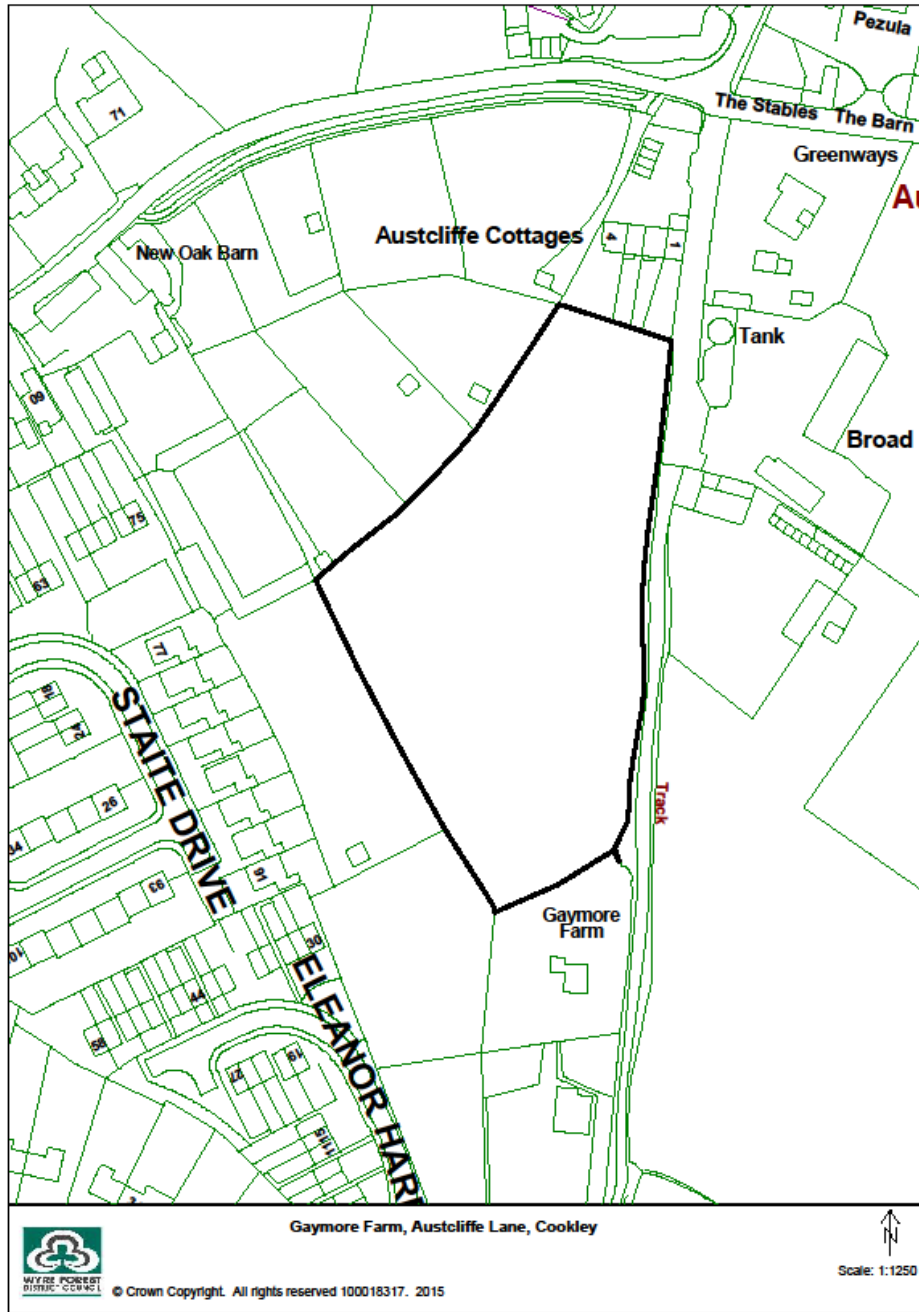
LOCATION PLAN



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 | | | | | | Within built area | | |
| Ward: Wyre Forest Rural | | | | | | Adjoining built area ✓ | | |
| | | | | | | Other (See site description) | | |
| Current or previous use: Pastureland | | | | | | Greenfield (undeveloped) ✓ | | |
| | | | | | | Brownfield (prev. developed) | | |
| Site description: grazing land adjacent farm partially enclosed by hedgerows | | | | | | | | |
| 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. | | | | | |
| 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 | | ✓ | 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 aspect from neighbouring housing estate | | | | | | | | |
| Vehicular access | | | Good | | Reasonable | ✓ | Poor | |
| Off farm track | | | | | | | | |
| Access to local facilities | | | Good | ✓ | Reasonable | | Poor | |
| | | | | | | | | |
| Public transport accessibility | | | Good | ✓ | Reasonable | | Poor | |
| bus stop nearby | | | | | | | | |

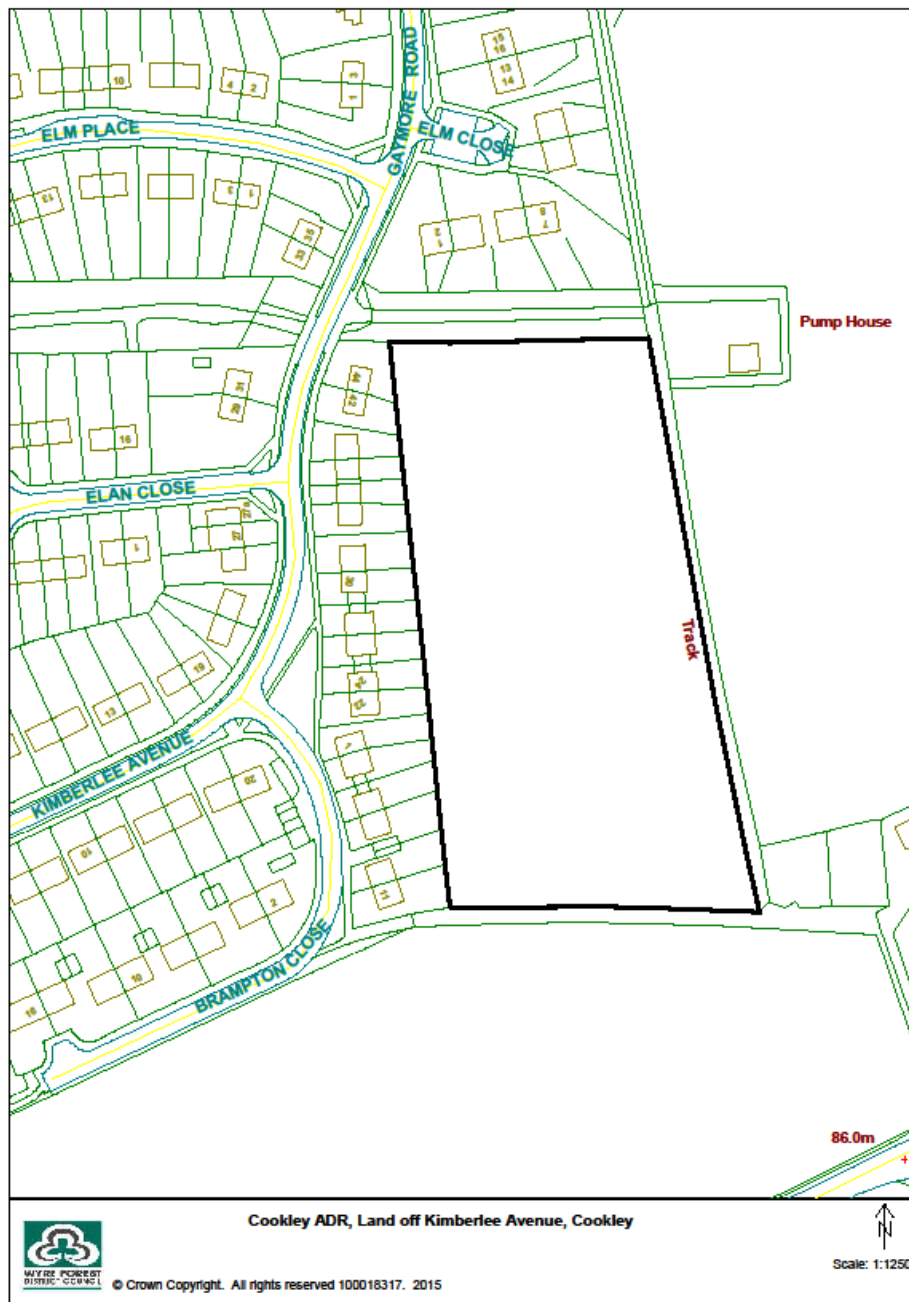
LOCATION PLAN



WFR-WC-10 COOKLEY ADR

| | | | | | | | | | |
|--|--|---|--|-------------------------------------|--|--|--|---|--|
| Nearest settlement: Cookley | | Site ref: WFR/WC/10 | | | | Easting 384749 | | Site area (hectares): 1.23Ha | |
| | | | | | | Northing 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 | |

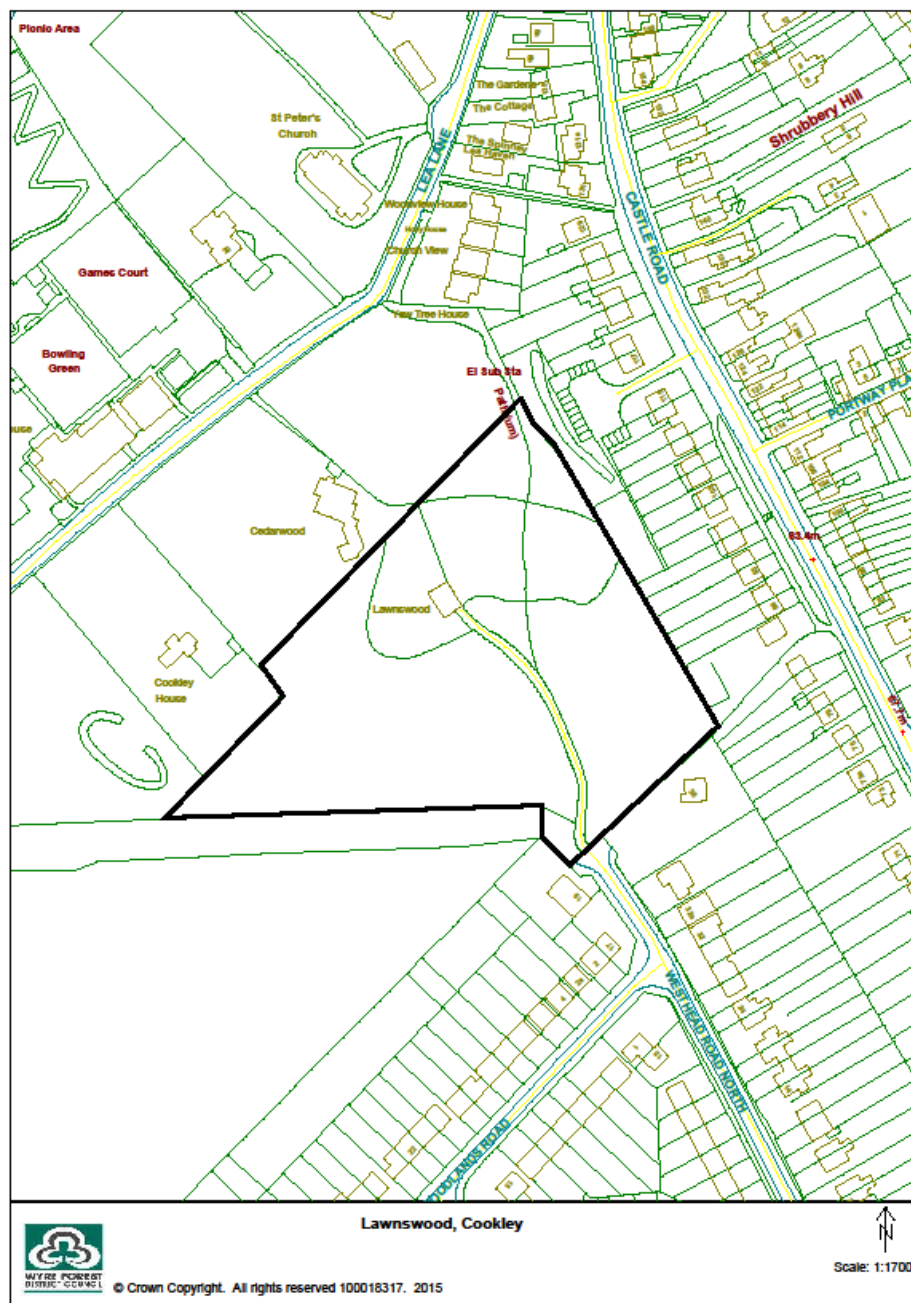
LOCATION PLAN



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 | | | | | | Within built area | |
| Ward: Wyre Forest Rural | | | | | | 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 | |
| | | 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 | | | | | | | |

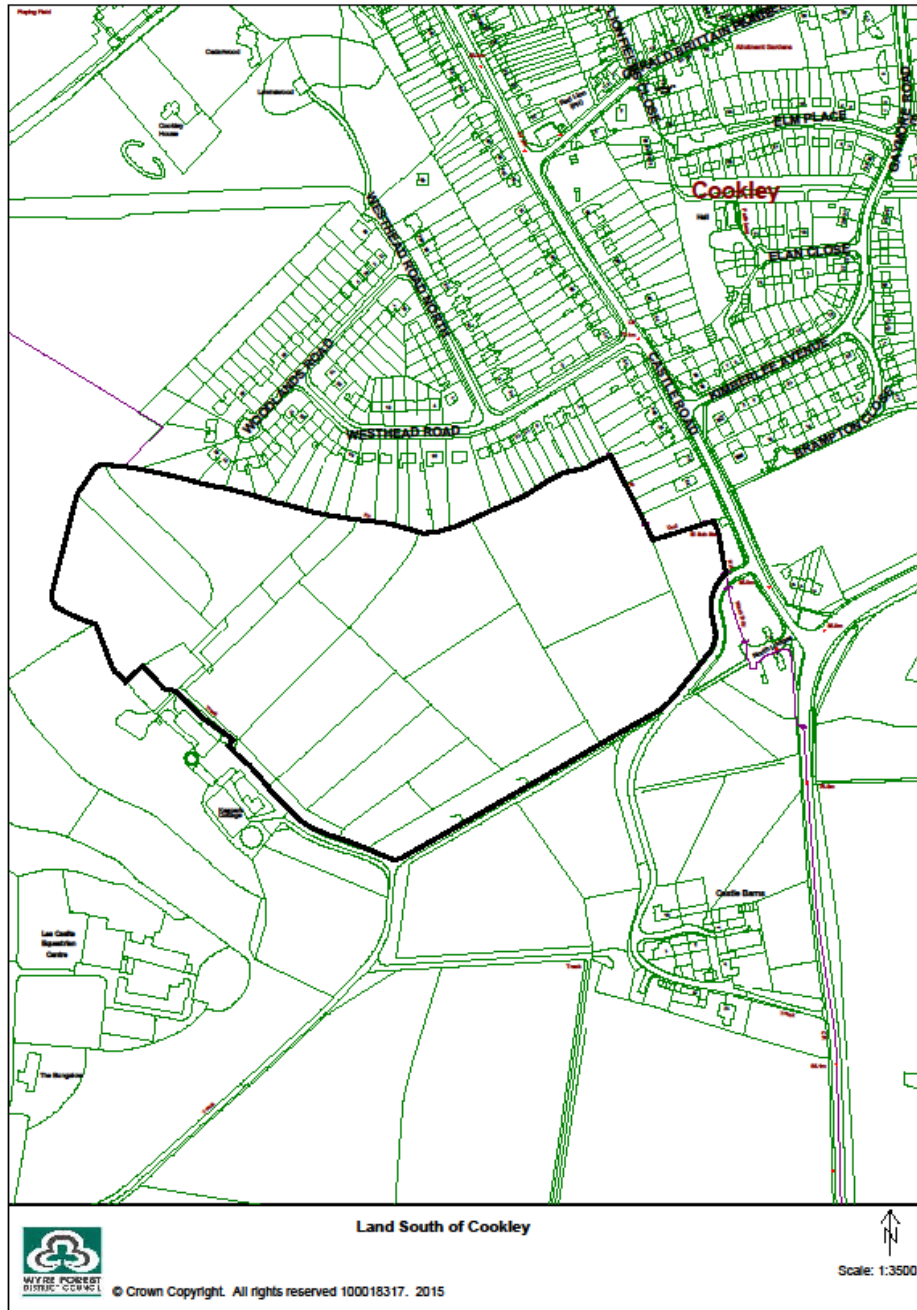
LOCATION PLAN



WFR-WC-13 LAND SOUTH OF COOKLEY

| | | | | | | | |
|---|-------------------------------|--|--|-------------------------------------|------------|--------------------------------|---------|
| Nearest settlement: Cookley | Site ref: WFR/WC/13 | Easting 384312 | Northing 279570 | Site area (hectares): 9.93Ha | | | |
| 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 | |

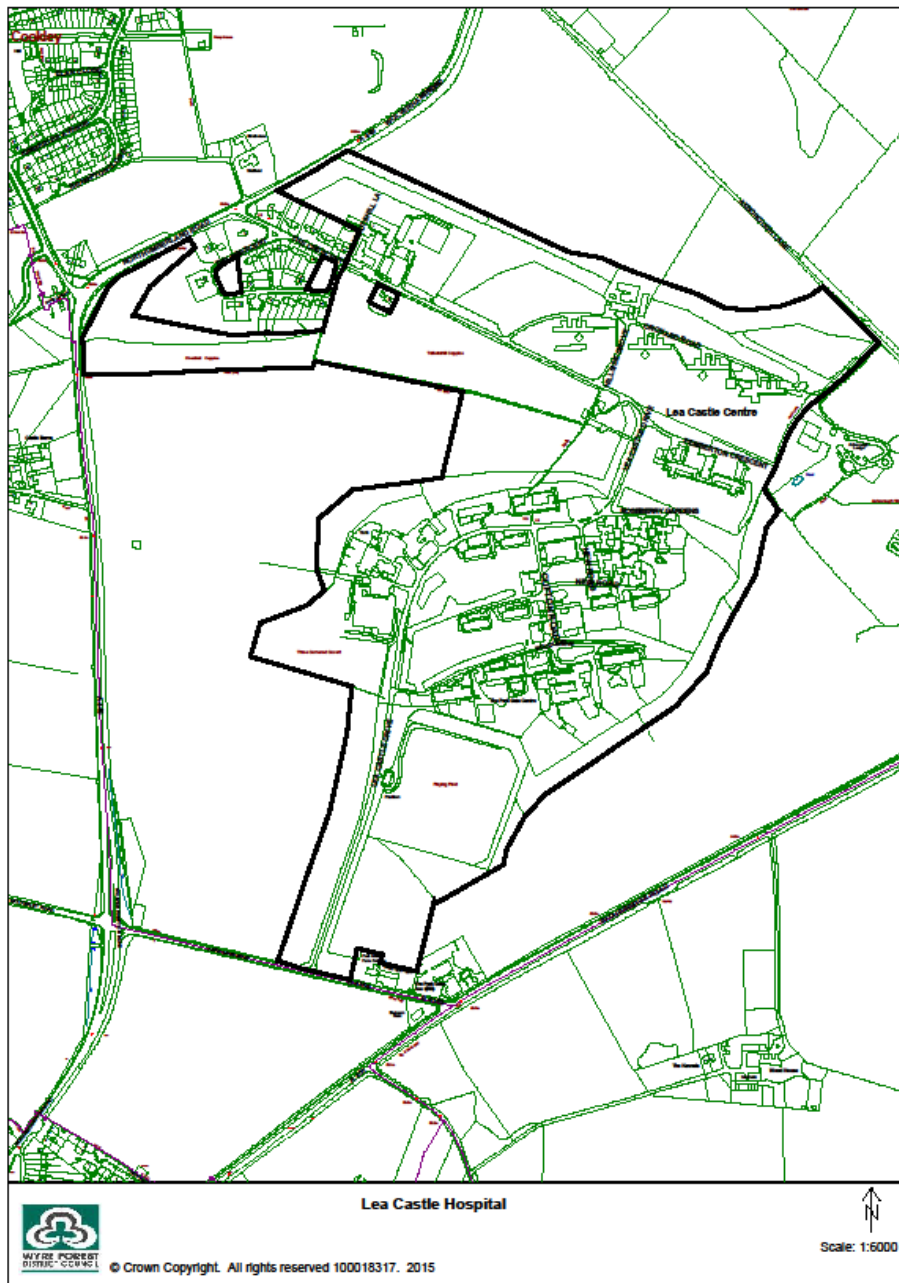
LOCATION PLAN



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 | |

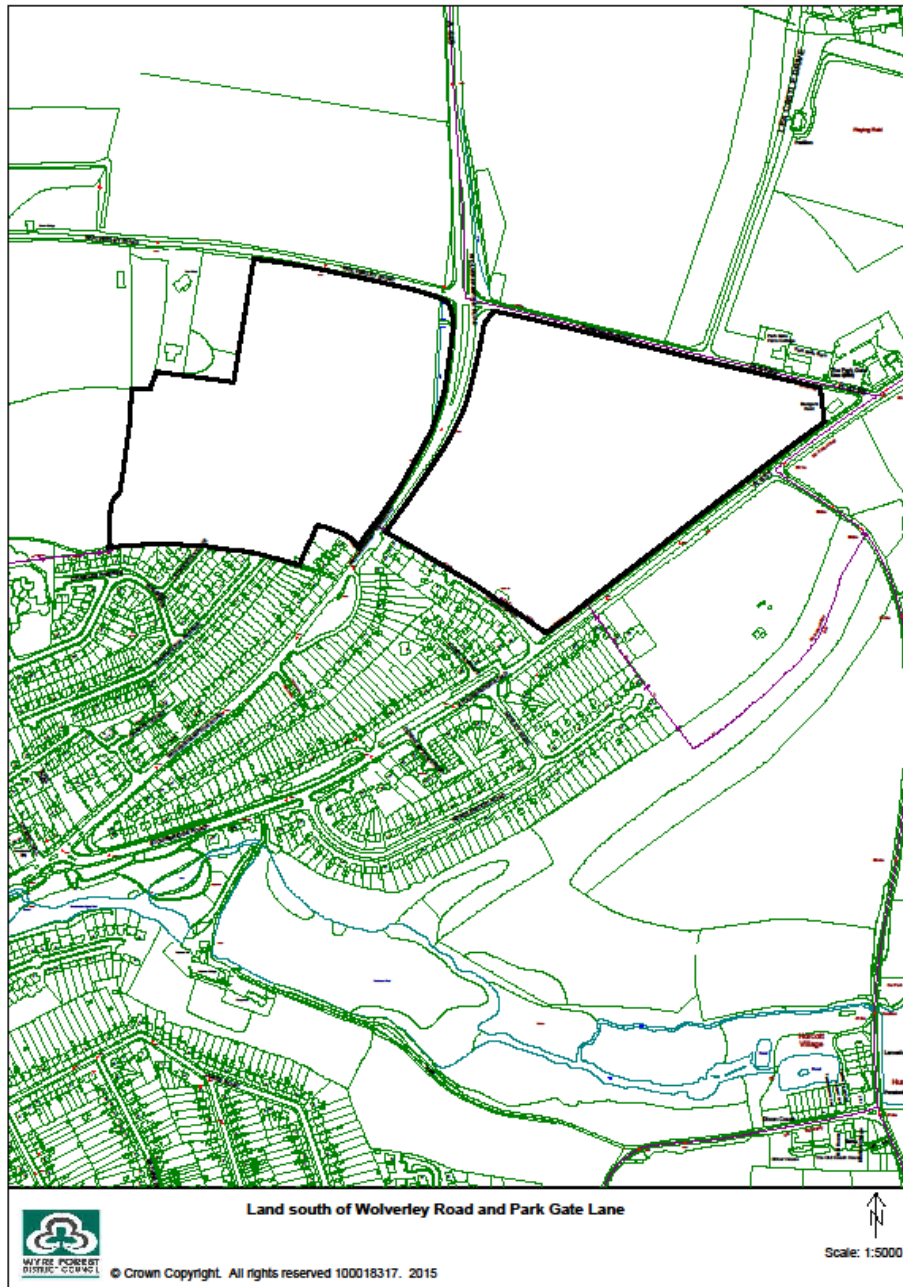
LOCATION PLAN



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 | |
| | | | | | | ✓ | |
| Public transport accessibility | | Good | | | | Reasonable | |
| Bus stops at edge of built-up area | | | | | | ✓ | |
| | | | | | | Poor | |

LOCATION PLAN



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 | |
| Public transport accessibility | | Good | | | | Reasonable | |
| | | | | | | ✓ | |
| | | | | | | Poor | |
| | | | | | | Bus stop on Sion Hill | |

LOCATION PLAN

Land Off Wolverley Road, Kidderminster

Wolverley Road

Charles Avenue

Scale: 1:2500

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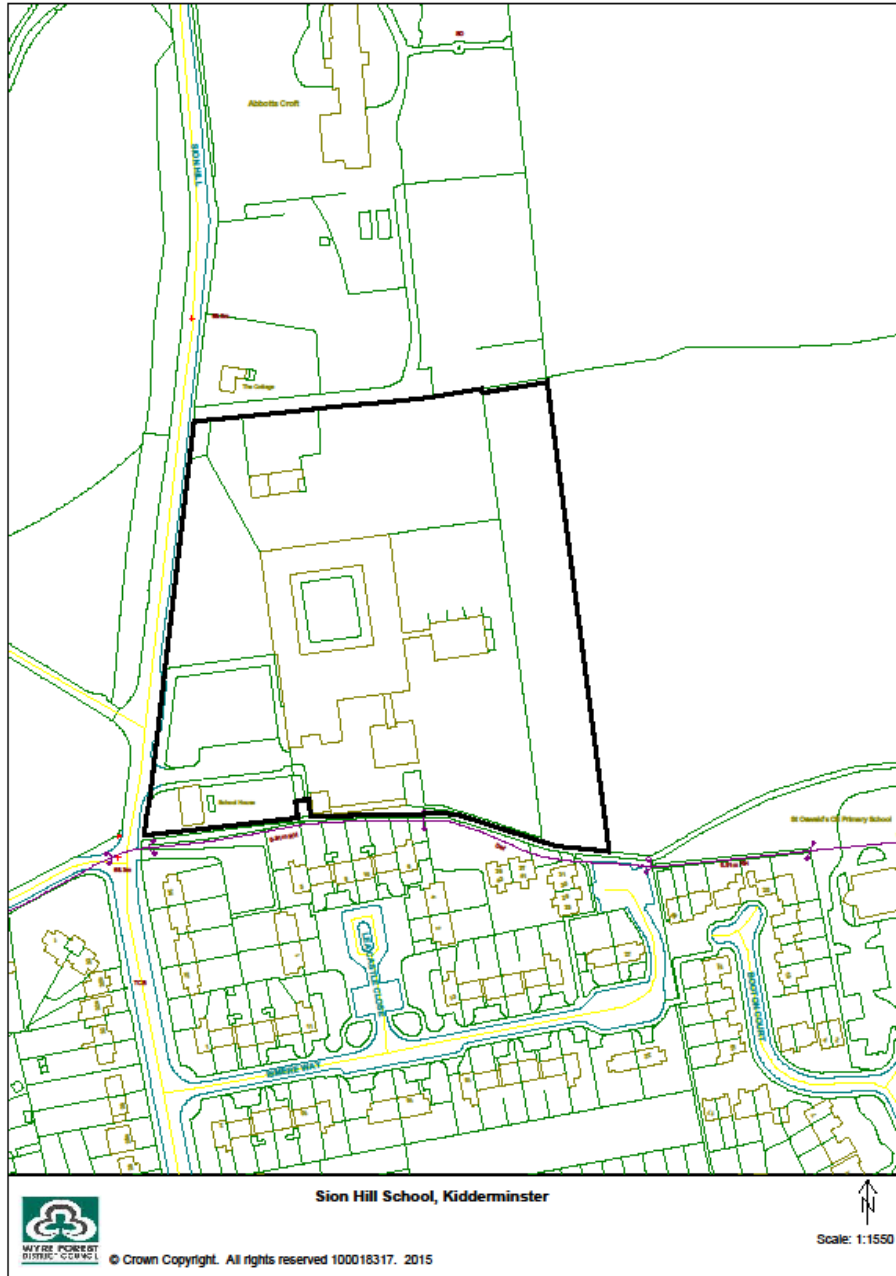
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Scale: 1:2500

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 |
| | | | | | | |

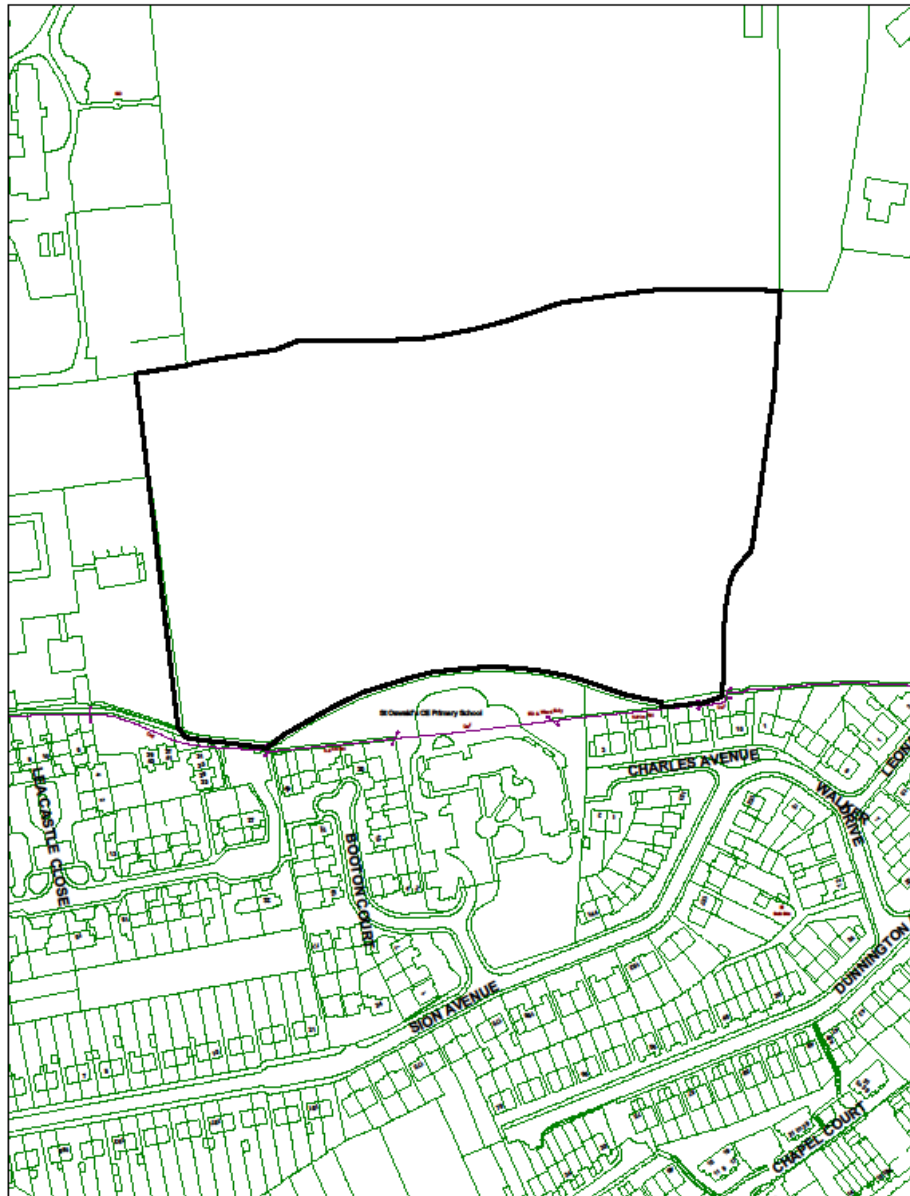
LOCATION PLAN



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 | | ✓ | |
| 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



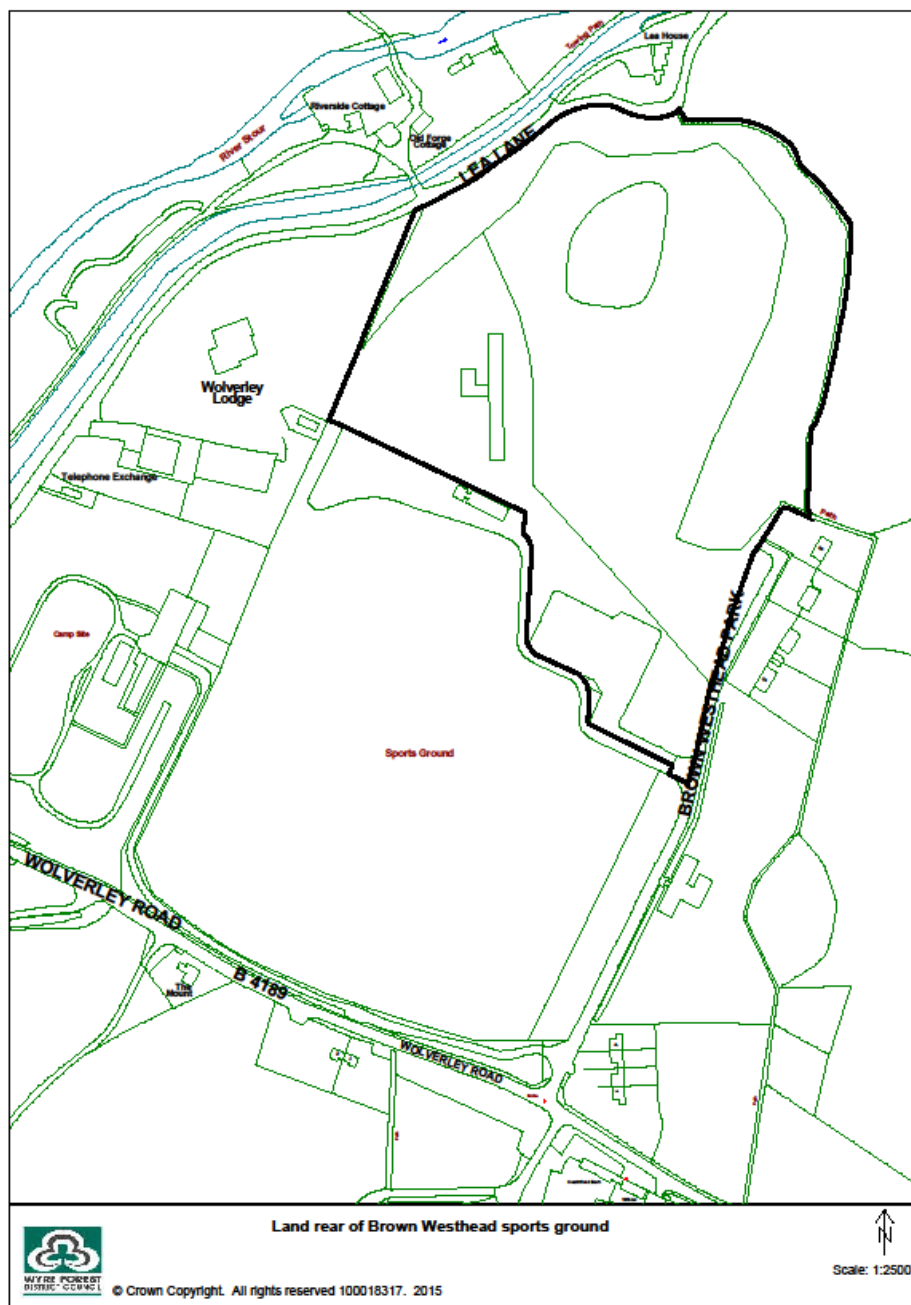
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Scale: 1:2000

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 | | | | | | Within built area | |
| Ward: Wyre Forest Rural | | | | | | 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 | | Good | | | | Reasonable | |
| Facilities available in either Wolverley or Cookley village – within reasonable walking distance | | | | | | ✓ | |
| | | | | | | Poor | |
| Public transport accessibility | | Good | | | | Reasonable | |
| Bus stops on Wolverley Road | | | | | | ✓ | |
| | | | | | | Poor | |

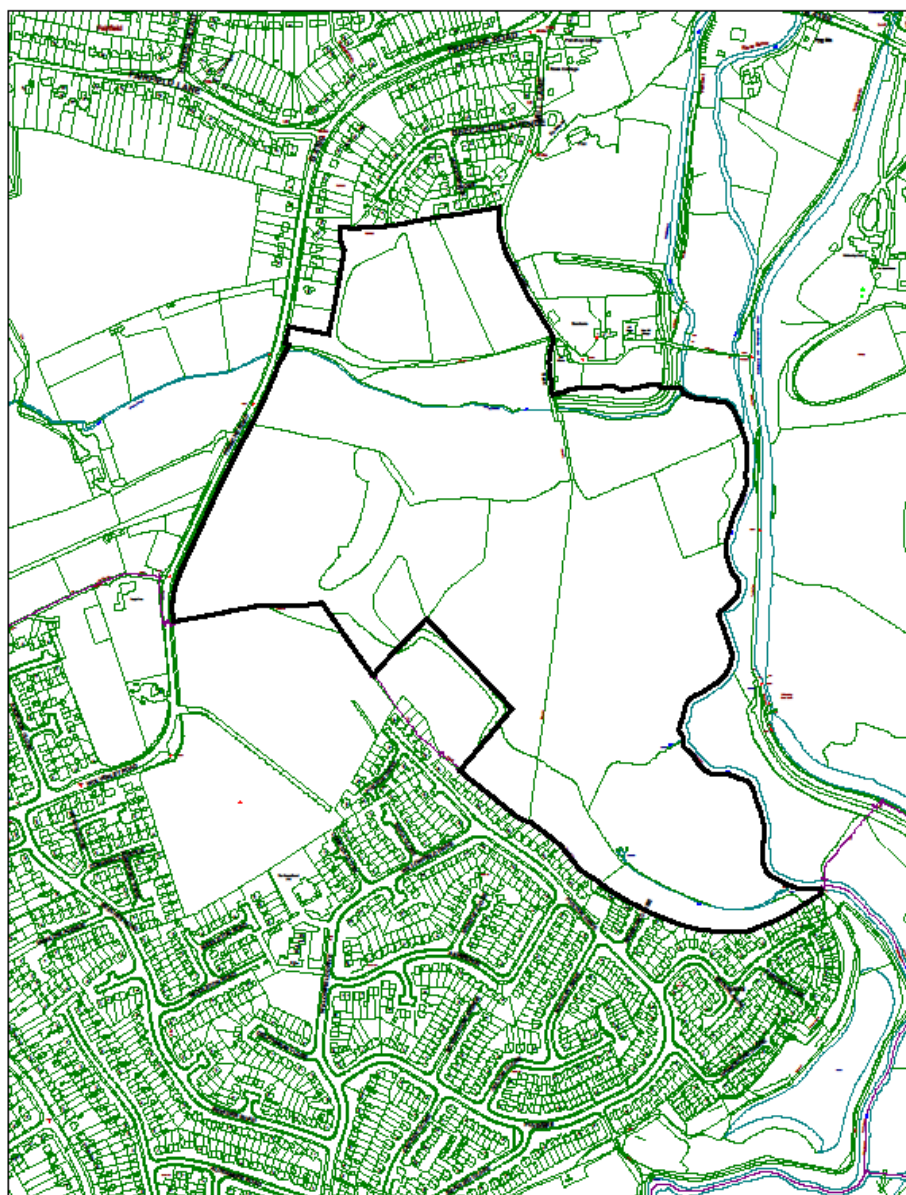
LOCATION PLAN



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 Beechcote 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 Beechcote 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



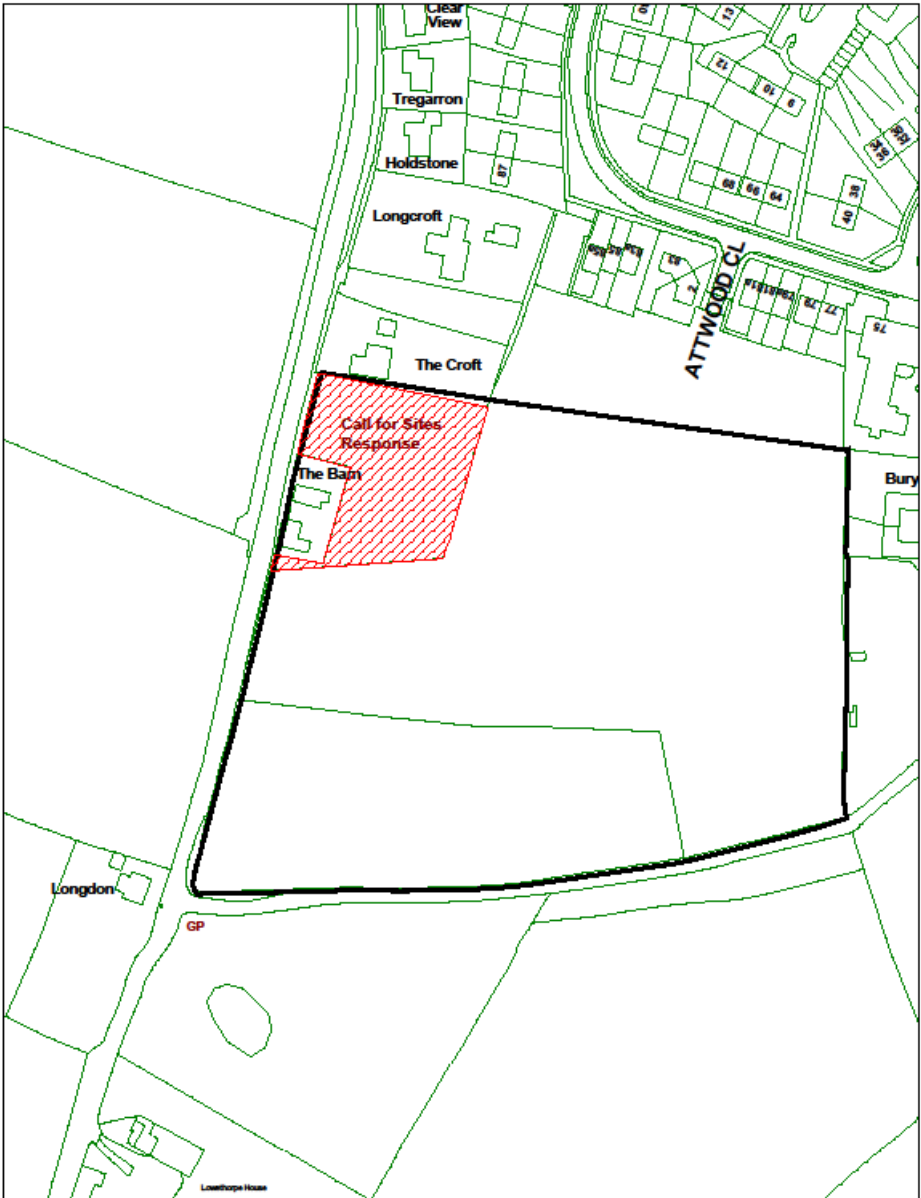
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Scale: 1:5000

.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



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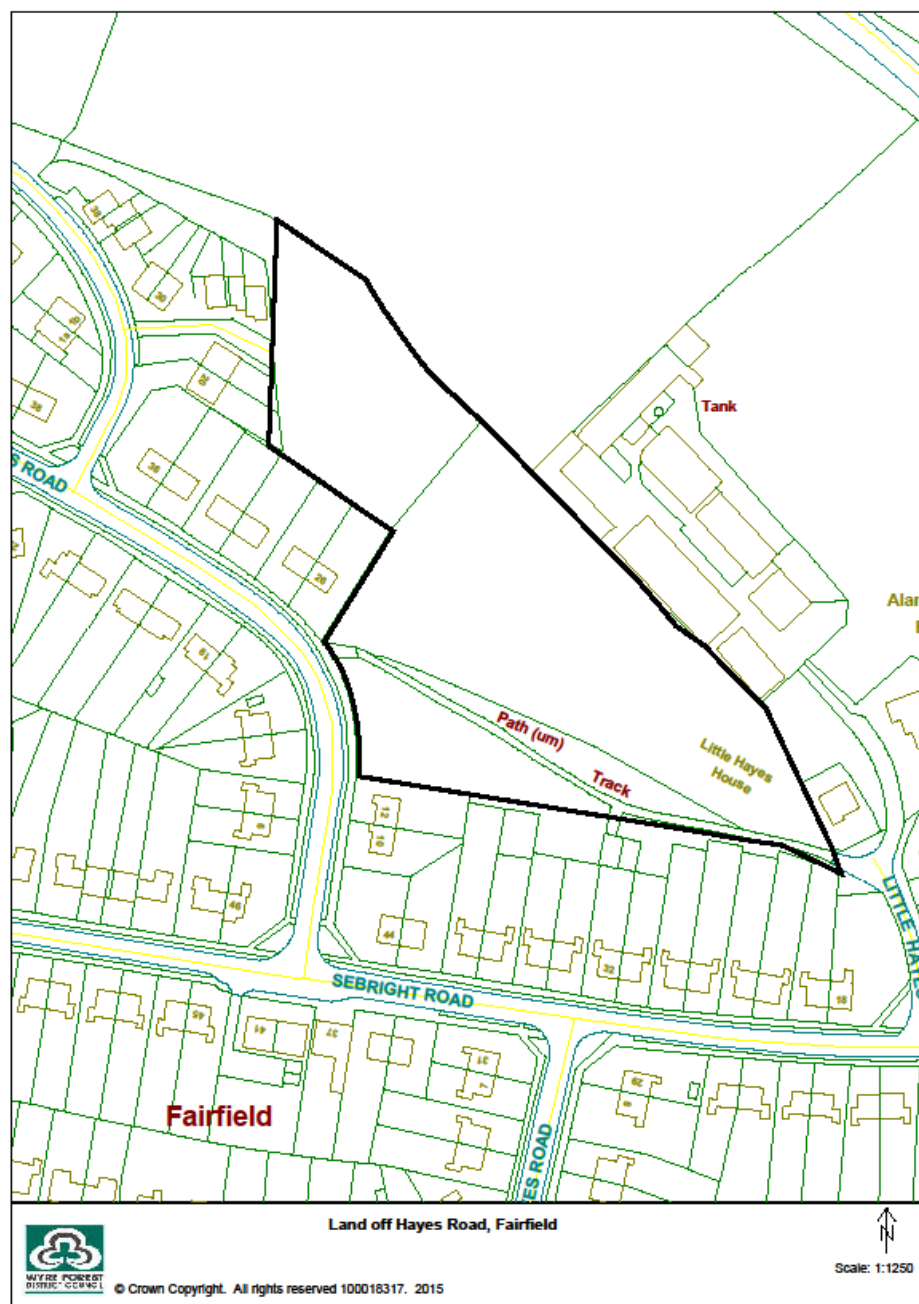
Land off Lowe Lane Wolverley

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 | | | | | | Within built area | |
| Ward: Wyre Forest Rural | | | | | | 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 | | Good ✓ | | Reasonable | | Poor | |
| Within walking distance of facilities at Franche Road | | | | | | | |
| Public transport accessibility | | Good ✓ | | Reasonable | | Poor | |
| Within walking distance of bus stops | | | | | | | |

LOCATION PLAN

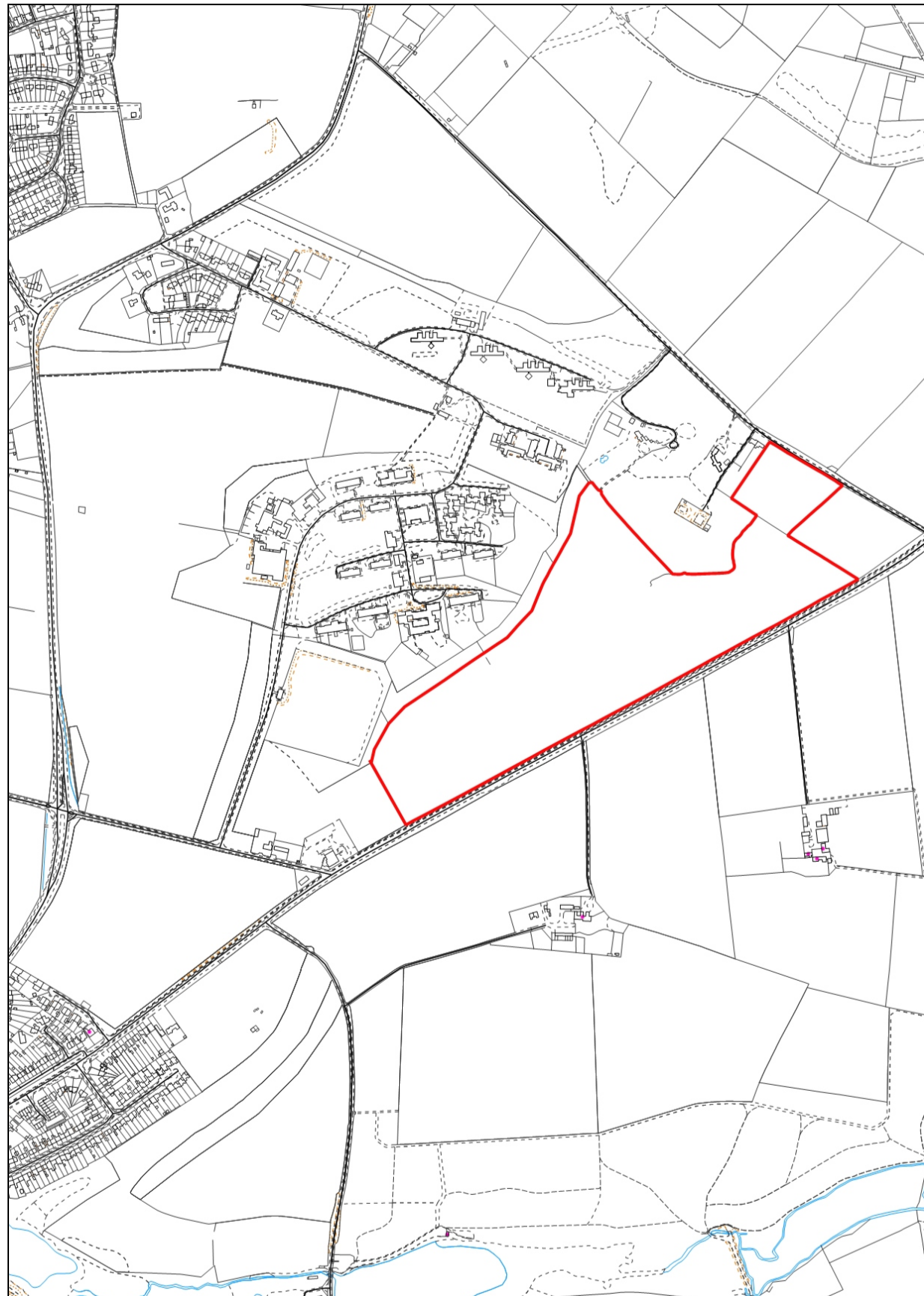


WFR-WC-32 LEA CASTLE EAST

| | | | | | |
|---|-------------------------------|---|---|--------------------------------------|--------------------------------|
| Nearest settlement: Cookley | Site ref: WFR/WC/32 | Easting 385603 | Northing 279064 | Site area (hectares): 18.6 | |
| 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 | ✓ |
| | | 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

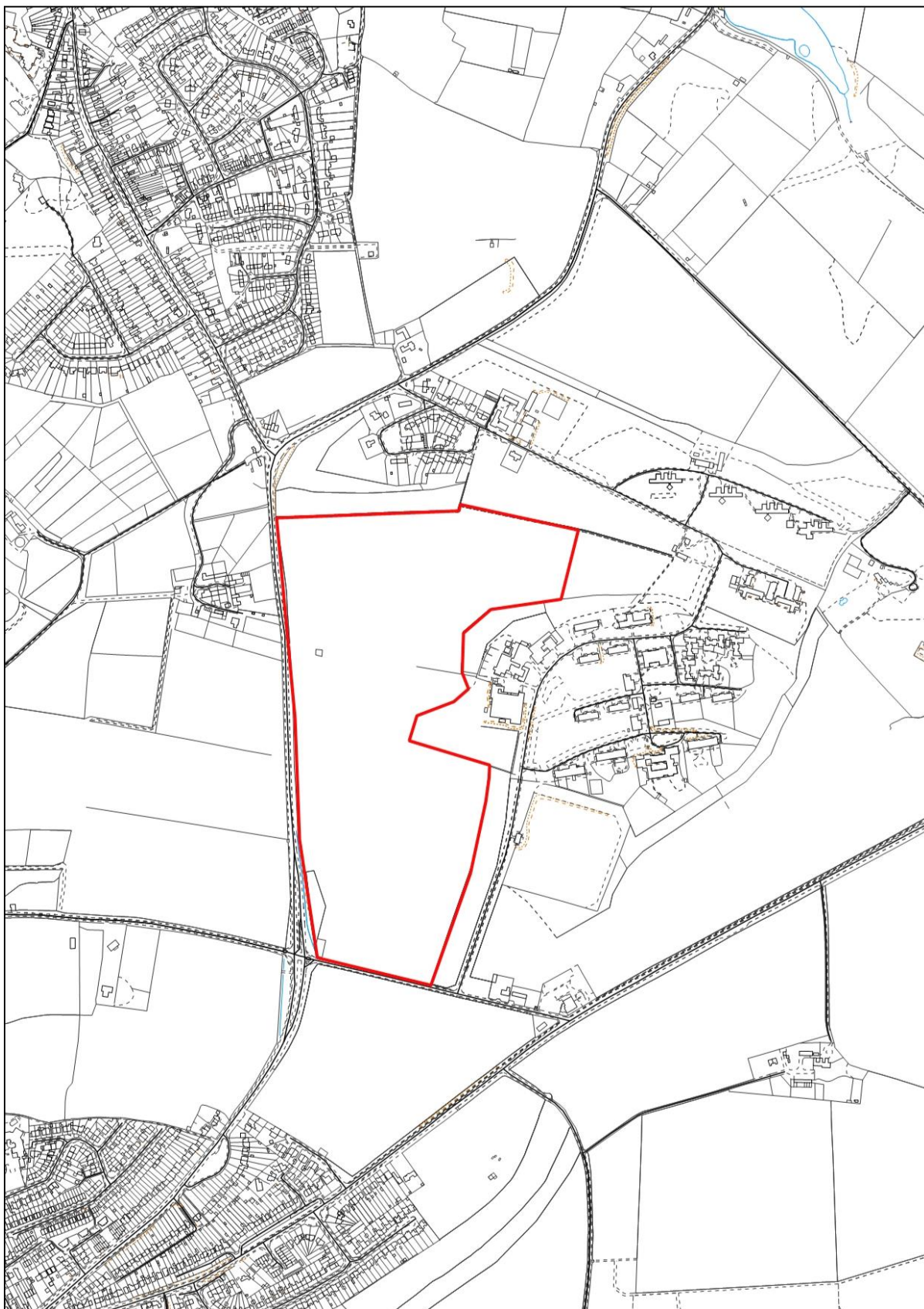


WFR-WC-32 LEA CASTLE WEST

| | | | | | | | | |
|--|-------------------------------|--|--|---|-----------------|--------------------------------|------------------------------|-------|
| Nearest settlement: Cookley | Site ref: WFR/WC/33 | Easting 384811 | Northing 279064 | Site Area (Hectares): 24.58Ha | | | | |
| 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 | ✓ | Poor | | |
| | | Facilities in Cookley village | | | | | | |
| Public transport accessibility | | Good | | Reasonable | ✓ | Poor | | |
| | | 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 | | | | | | |

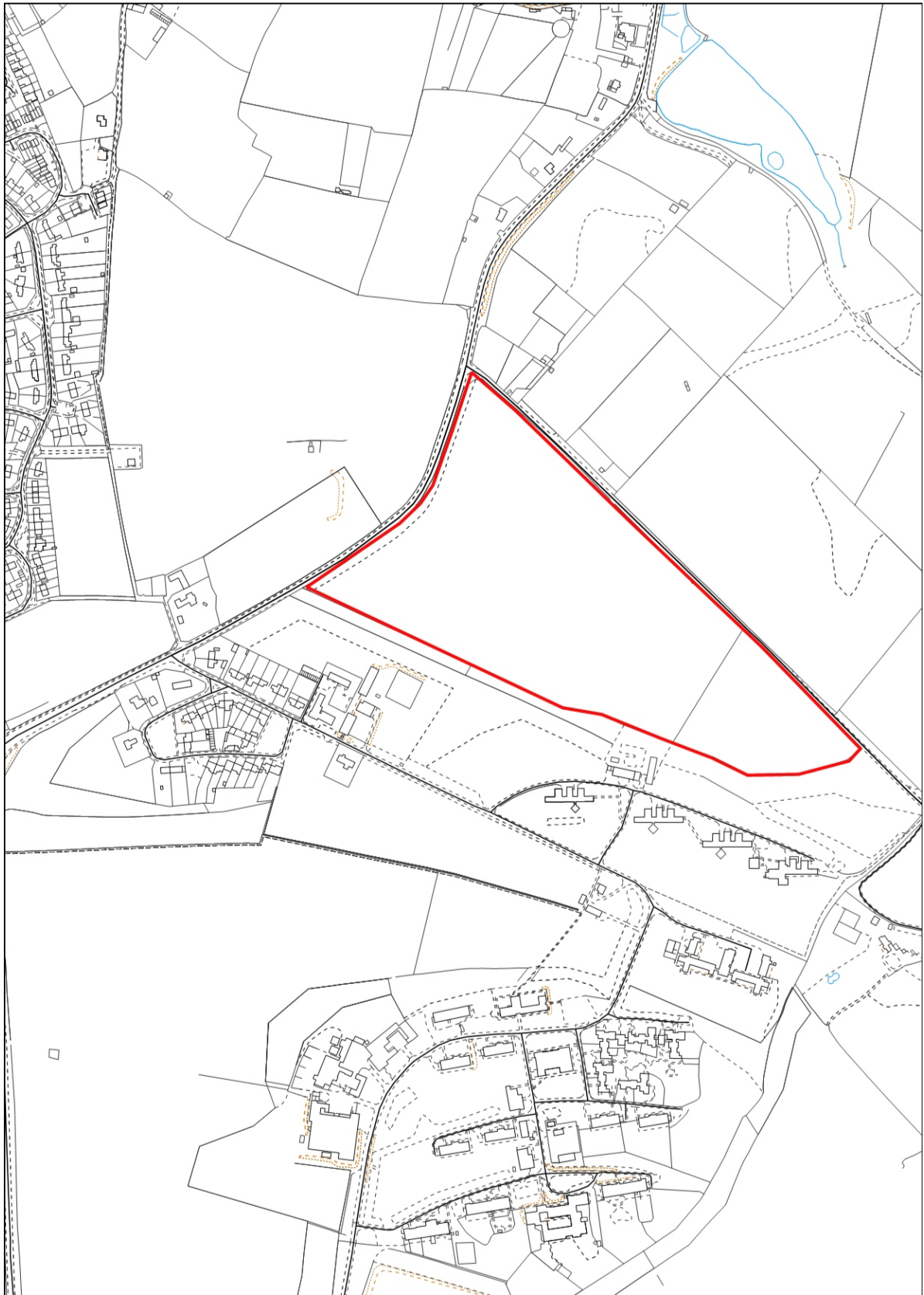
**Potential timescale for
development and capacity**

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

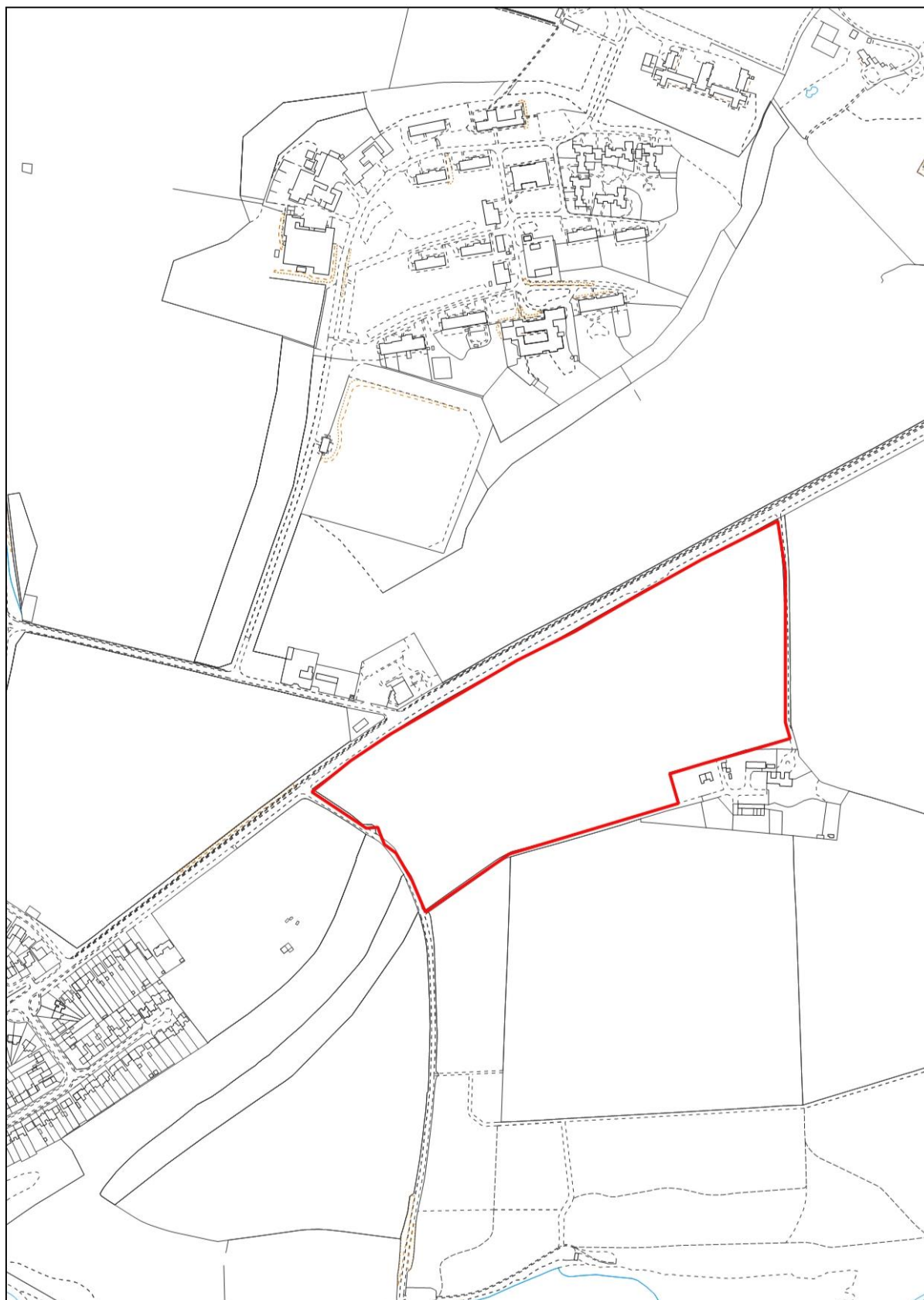
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|---|-------------------------------|--|---|---------------------------------------|-----------------|--------------------------------|------------------------------|-------|
| Nearest settlement: Cookley | Site ref: WFR/WC/34 | Easting 385292 | Northing 279768 | 11.39Ha | | | | |
| 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 Iwerley. 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 Iwerley | | | | | | | | |
| 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 | | | | | | Within built area | |
| Ward: Wyre Forest Rural | | | | | | 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 <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: 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 <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: | | <input checked="" type="checkbox"/> | | Retail <input type="checkbox"/> | | Employment <input type="checkbox"/> | |
| Housing | | <input type="checkbox"/> | | Leisure <input type="checkbox"/> | | Gypsy/ Travelling Showpeople <input type="checkbox"/> | |
| | | <input type="checkbox"/> | | Other <input type="checkbox"/> | | | |
| 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 <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| Access to local facilities | | Good <input type="checkbox"/> | | Reasonable <input checked="" type="checkbox"/> | | Poor <input type="checkbox"/> | |
| | | Anchor Inn nearby serves food. Employment nearby. Cookley facilities within 1km | | | | | |
| Public transport accessibility | | Good <input checked="" type="checkbox"/> | | Reasonable <input type="checkbox"/> | | Poor <input type="checkbox"/> | |
| | | 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 | | | | | |

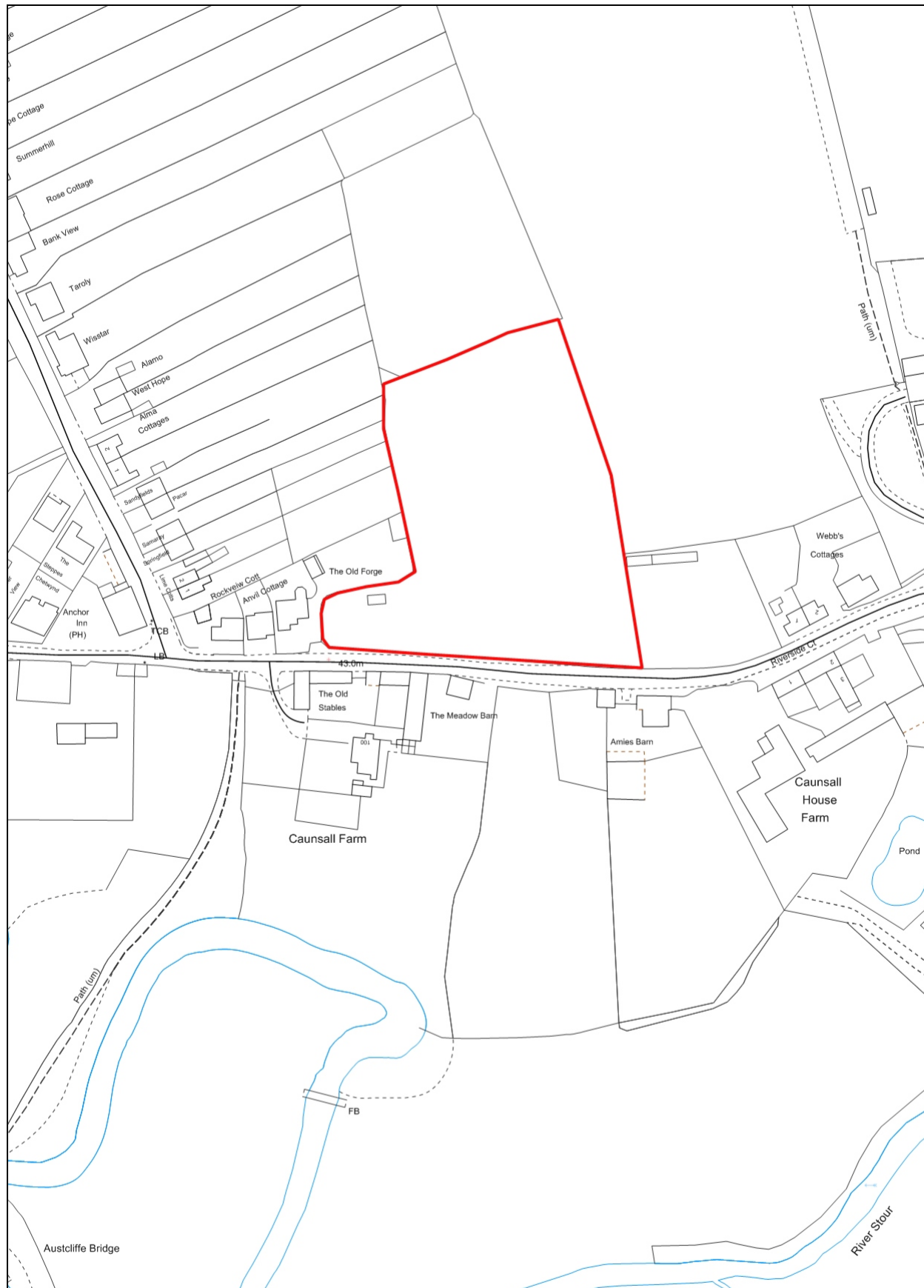


WFR-WC-37 LAND AT CAUNSALL ROAD

| | | | | | | | |
|--|--|---|--|--|--|--------------------------------------|--|
| Nearest settlement: Cookley | | Site ref: WFR/WC/37 | | Easting 385099 | | Site area (hectares): 0.84 | |
| | | Northing 280979 | | | | | |
| Site address: Land at Caunsall Road, Caunsall | | | | | | Within built area | |
| Ward: Wyre Forest Rural | | | | | | 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 | | | | | |

**Potential timescale for
development and proposed
capacity**

Post 2021 – 4 dwellings fronting the road

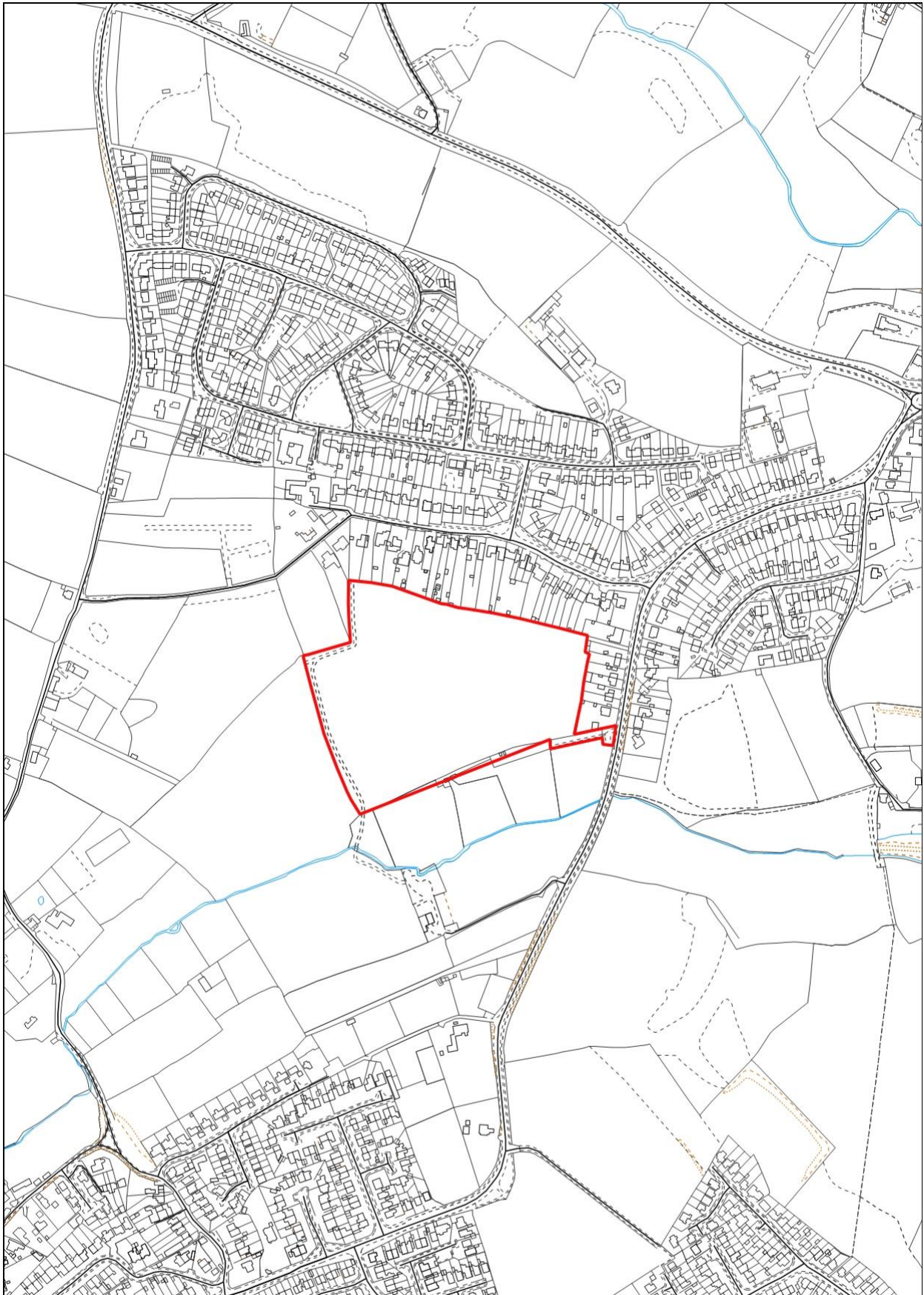


WFR-WC-38 LAND S OF FAIRFIELD LANE

| | | | | | |
|---|-------------------------------|---|--|--------------------------------------|--------------------------------|
| - | 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 | ✓ |
| | | | | Steeplly 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 |
| | | | | | ✓ |
| Access to local facilities | | Good | ✓ | Reasonable | Poor |
| | | | | | |
| Public transport accessibility | | Good | ✓ | Reasonable | Poor |
| | | | | | |
| 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)

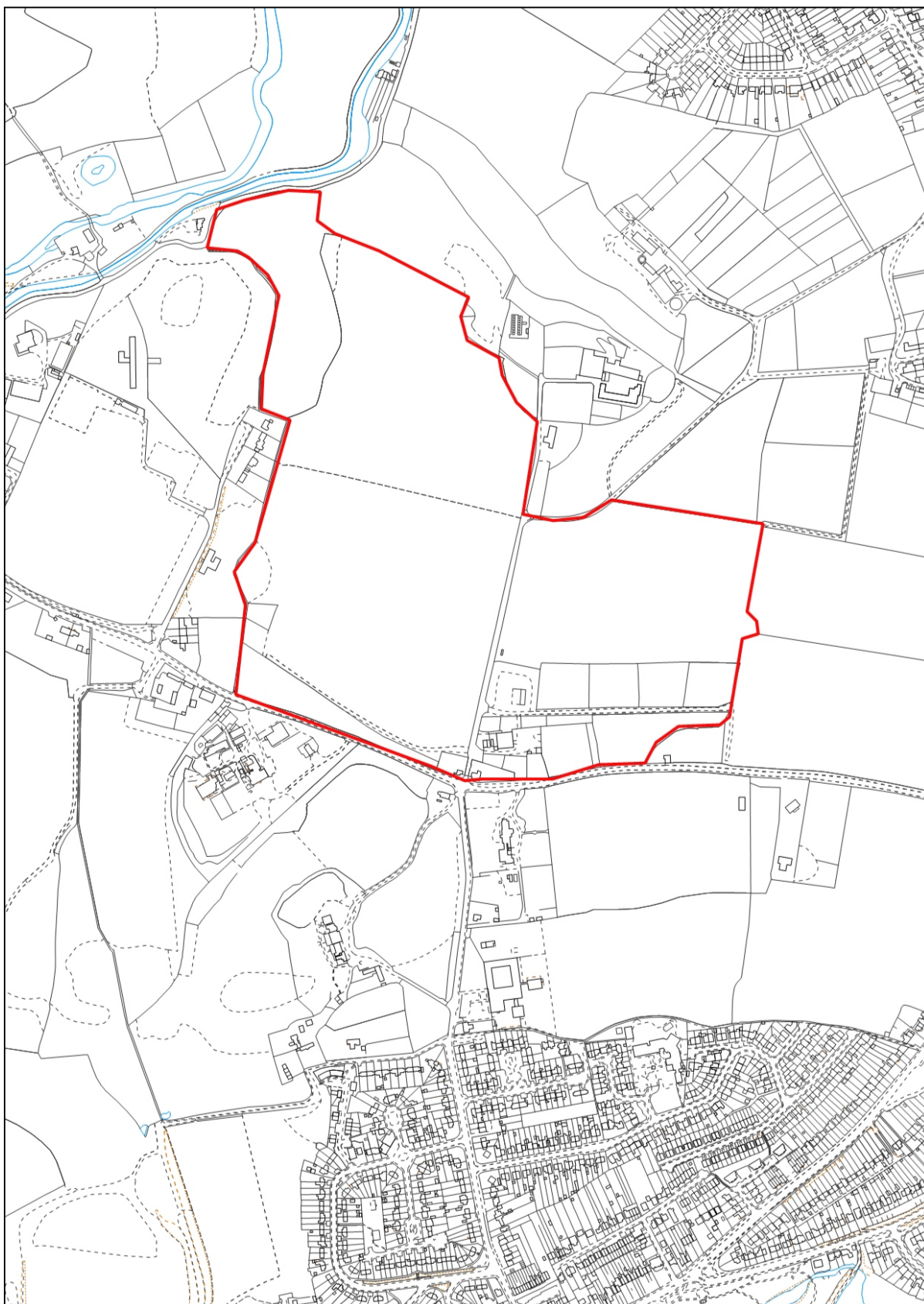
N/A



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) <input checked="" type="checkbox"/> | |
| Current or previous use: Farm land and farm buildings | | | | | | Greenfield (undeveloped) <input checked="" type="checkbox"/> | |
| | | | | | | 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 | | <input checked="" type="checkbox"/> | | Public | |
| | | Flat | | <input type="checkbox"/> | | Gently Sloping | |
| | | | | <input checked="" type="checkbox"/> | | 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 | | <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 | |
| 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 | | <input type="checkbox"/> | | Reasonable | |
| | | | | <input checked="" type="checkbox"/> | | 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 | Northing 278704 | Site area (hectares): 25.59 | | | | |
| 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 | | | | | |

