

## LOCAL PLAN REVIEW – PREFERRED OPTION CONSULTATION - CALL FOR SITES

There were 51 sites formally submitted during the Preferred Options consultation.

Location	Current Land Designation	HELAA Ref.	Officer Comments
<b>KIDDERMINSTER</b>			
East Field, Bewdley Hill	Green Belt	Part BHS/21	Any development would encroach into strategic Green Belt gap between towns. Access possible from The Lea but would severely limit numbers. Lies on potential wildlife corridor linking areas of acidic grassland. Mitigation difficult.
Railway Corner, Stanklyn Lane	Green Belt	AS/9	Surface water flooding against embankment after heavy rain. Potential to bring forward if adjacent site (AS/10) is allocated.
Land off Ferndale Crescent	Green Belt	WA/KF/2	Would have unacceptable impact on open landscape and Green Belt and would not give easily defensible boundary to Green Belt.
164 & 165 Sutton Park Road	Greenfield	FPH/19	Could potentially bring forward very limited development if highways objections on visibility grounds can be overcome.
Football Ground and Stadium Close car park	Brownfield	AS/2 & AS/22	This is a sustainable and suitable location for residential development but is reliant on an alternative location being agreed for the Harriers with a viable business.
Harriers Training Ground	Green Belt	MI/37	If the built development is located immediately to the rear of Finepoint on the former golf driving range and Gilt Edge Social Club site and a viable business case is put forward and justification made for releasing relocation site from Green Belt, then these proposals could be supported.
Land at Low Habberley (Phase 1)	Green Belt	WA/KF/3	If a strong defensible boundary can be made, then this site could potentially be released from the Green Belt.
Land at Low Habberley (Phase 2)	Green Belt	WA/KF/3	Detrimental impact on openness of Green Belt. Would extend built development north of Habberley Road into open countryside. No strong defensible boundary at this location.
Land at Habberley Road, Kidderminster	Green Belt	WA/BE/13	Would extend built development into gap between Kidderminster and Bewdley; access near entrance to Habberley Valley. Detrimental visual impact and highways difficulties. Site lies between 2 known areas of acidic grassland. Site likely to function as wildlife corridor.
Severn Grove Shops, Rifle Range, Kidderminster	Brownfield	FPH/15	Currently allocated for redevelopment. If a viable scheme can be found, this site could still come forward.
Land off Selba Drive, Kidderminster	Greenfield	BHS/22	Sensitive site setting with rural views from existing Selba Drive properties and mature trees contained within a remnant historic field

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			boundary. Well-used open space. Should not be developed.
Wolverley Camp, Brown Westhead Park	Green Belt	WFR/WC/20	Highly sensitive site – development would have detrimental impact on mature woodland and be contrary to dispersed settlement patterns seen to north of Wolverley Road.
North of Marlpool Estate, Wolverley Road	Green Belt	FHN/7	Borders a sensitive rural landscape and greenbelt corridor between Kidderminster and Fairfield. The northern woodland should be retained and enhanced as screening and the B4190 buffered. Allocate as Reserved Housing Site to be brought forward in a future Local Plan if required.
Land off Mill Lane (Fairfield)	Green Belt	WFR/WC/21	Any development would be limited by access from Mill Lane (private road). Could allocate for around 6 dwellings on eastern paddock as a Reserved Housing Site.
Lea Castle (Strong Farms)	Green Belt	WFR/WC/39	Site would be highly sensitive to development due to its intact rural character, topography, impact on the setting of mature woodland character. Built development will impose substantial harm to landscape character.
Stour Corridor (Strong Farms)	Green Belt	WFR/WC/40	Very sensitive landscape with setting of canal and local wildlife sites. Potential for ecological harm from large-scale dredging.
Hayes Road, Wolverley ADR	Greenfield	WFR/WC/23	Existing Area of Development Restraint owned by Wyre Forest Community Housing. Potential to bring forward for housing in 2 distinct blocks working with gradient.
Land off Lowe Lane, Fairfield ADR	Greenfield	WFR/WC/22	Potential to bring forward part of this existing Area of Development Restraint for housing – treat as extension to affordable housing development at Attwood Close.
Land south of Fairfield Lane (off Franche Rd)	Green Belt	WFR/WC/38	This site will encroach into a sensitive landscape within the Honey Brook corridor. The scale of the proposed development would harm landscape and also reduce strategic gap between Kidderminster and Fairfield. Development would be very prominent.
Land south of Cookley	Green Belt	WFR/WC/13	Very sensitive to development due to open views to the south, impact on the setting of mature woodland character and high risk of coalescence between Kidderminster and Cookley.
Land adjacent to Hurcott Kennels, Kidderminster	Green Belt	WFR/WC/35	A sensitive site that will impact on the setting of Wood House and Woodhouse Farm. Land to the south of A451 should be kept open to protect setting of Hurcott village, wood and pools.

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Rock Tavern Car Park, Caunsall	Green Belt / Brownfield	WFR/WC/36	Potential for small infill development at this junction. Surface water flooding issues will need to be addressed.
Land at Gaymore Farm, Cookley	Green Belt	WFR/WC/5	Significant impact to the setting of Gaymore Farm and the historic character of dispersed settlement.
Land at Caunsall Road	Green Belt	WFR/WC/37	Wayside frontage development would be possible at this location to fit in with settlement pattern.
Land at Wolverhampton Road (2 parcels)	Green Belt	WFR/WC/16	This is a very open, rural landscape currently distinct from the northern suburban fringe of Kidderminster. Development of any part of this site will result in a substantial impact to the landscape character.
Land north of Stone Hill	Green Belt	WFR/ST/3 (majority)	Highly sensitive rural landscape that should not be developed in order to protect and to maintain the visual rural character of the western approach towards Kidderminster and the setting of Glebe House / Farm and the western edge of Stone, which is a very low density dispersed settlement character.
Land west of Stanklyn Lane	Green Belt	WFR/ST/4	The woodland corridor and setting of Stanklyn Lane are vulnerable to the impact of development here.
Land north of Birmingham Road	Green Belt	WFR/CB/6	Development will affect the character and setting of Hurcott Lane and Hurcott Hall Farm. The character of the western approach to Kidderminster will be affected.
Extension to land at Stone Hill North	Green Belt	WFR/ST/10	Development of this site would represent major encroachment into open rural landscape.
<b>STOURPORT-ON-SEVERN</b>			
Yew Tree Walk, Stourport	Green Belt / Brownfield	AKR/18	Any development should be kept to the plateau of made land only with woodland retained to help screen development from across River Severn. Additional landscaping will be required.
Queens Road shops, Stourport	Brownfield	AKR/10	This is an existing allocation and should be retained. Unused land will be brought back into beneficial use.
School site Coniston Crescent	Green Belt / Brownfield	MI/38	Opportunities to buffer and enhance the boundaries to provide screening of the development. Existing trees should be enhanced to develop a buffer between the development and Coniston Crescent that will also enhance urban GI.
Firs Yard Wilden Lane	Green Belt	MI/36	Much of site is affected by flooding so all pitches will need to be positioned adjacent Wilden Lane entrance.

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Land at Wilden Top	Green Belt	MI/20	Not considered suitable for development as would have detrimental effect on open rural landscape and setting of 19 <sup>th</sup> century houses along historic former roadway. Not a sustainable location.
Land at Areley Common, Stourport (mostly in Malvern Hills DC)	Greenfield	AKR/13	Application refused. Main reasons – unallocated site in open countryside; adverse impact on landscape. Surface water discharge problem. Majority of site falls within Malvern Hills DC. Transport issues also likely this side of River Severn.
<b>BEWDLEY</b>			
Land off Snuff Mill Walk, Bewdley	Greenfield	BR/BE/15	Site drains into Snuff Mill Brook system which is at capacity. Complex topography, hydrology and biodiversity issues. Listed Building adjacent site. Steeply sloping site. Not suitable
Crundalls/Hoarstone Lane	Green Belt	WA/BE/14	Landscape impact; potential biodiversity issues. Impact on setting of nearby heritage assets. Impact on openness of Green Belt as no housing development on this side of lane. Site at higher level than housing opposite.
Grey Green Lane, Bewdley	Green Belt	WA/KF/1	Flood storage area on northern section of site. Potential to develop small part of site to rear of former school site with access from Arlington Court. Propose as Reserved Housing Site for future development beyond plan period.
The Lakes, Dry Mill Lane	Greenfield	Part of BR/BE/10	Development of this site will impose substantial harm to the historic setting of Bewdley and Wyre Forest. Appeal dismissed.
Northwood Lane, Bewdley	Greenfield	WA/BE/4	Poor access, amenity issues for future residents as immediately below SVR and possible overlooking issues for existing bungalows opposite.
<b>VILLAGES AND RURAL</b>			
Oxleys, Clows Top	Greenfield	BR/RO/27	Open pasture land – outside of village. Drainage issues- would require connection to Rock pumping station. Poor access and not considered a sustainable location.
Land at Pound Bank	Greenfield	BR/RO/14	Remote from settlement. Other more sustainable sites available in Parish.
Adjacent Wain House, Lye Head	Greenfield	BR/RO/29	Too small and remote. Adjacent Gladderbrook. Not sustainable location.
Fingerpost Cottage, Callow Hill	Greenfield	BR/RO/30	Adjacent to SSSI and poor access. Highways safety issues near junction. Severe biodiversity constraints.
Rectory Lane, Rock	Greenfield	BR/RO/22	Potential issues with surface water discharge need to be overcome. Look to amend settlement boundary to allow for limited

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Hill House Farm, Arley Lane, Shatterford	Green Belt	WA/UA/5	Site slopes down towards stream running along boundary. Not considered to be sustainable location. Open landscape. Site at much lower level than ex-council houses opposite. Adverse impact on openness of Green Belt as limited development on this side of lane.
Station Yard, Blakedown	Brownfield	WFR/CB/2	Not considered suitable for housing on amenity grounds. Potential site for station parking.
Cursley Distribution Park	Green Belt / Brownfield	WFR/ST/9	Not considered a sustainable location for residential development. Allocate as a Previously Developed Site in the Green Belt for employment.
Adj. Bentley Grove Mustow Green	Green Belt	WFR/CC/11	Would extend development away from Mustow Green into open countryside characterised by scattered farmsteads and large dwellings. Adverse impact on openness of Green Belt and setting of adjacent Listed Building.
Adj. Chaddesley Corbett School	Green Belt	WFR/CC/10	Substantial surface water flow through site after heavy rains. Remote from other residential development and would not be in keeping with settlement pattern.
Adj. Red Lion Court, Bridgnorth Road, Arley	Green Belt / Brownfield	WA/UA/6	Small former car park to pub which has been redeveloped for housing (in Shropshire). Allocate for 2 dwellings.
Land at Fold Farm, Chaddesley	Green Belt	WFR/CC/8	Small paddock on edge of Conservation Area. Potential to release for small elderly person bungalow scheme.