

**EASTERN
VILLAGE SITES**

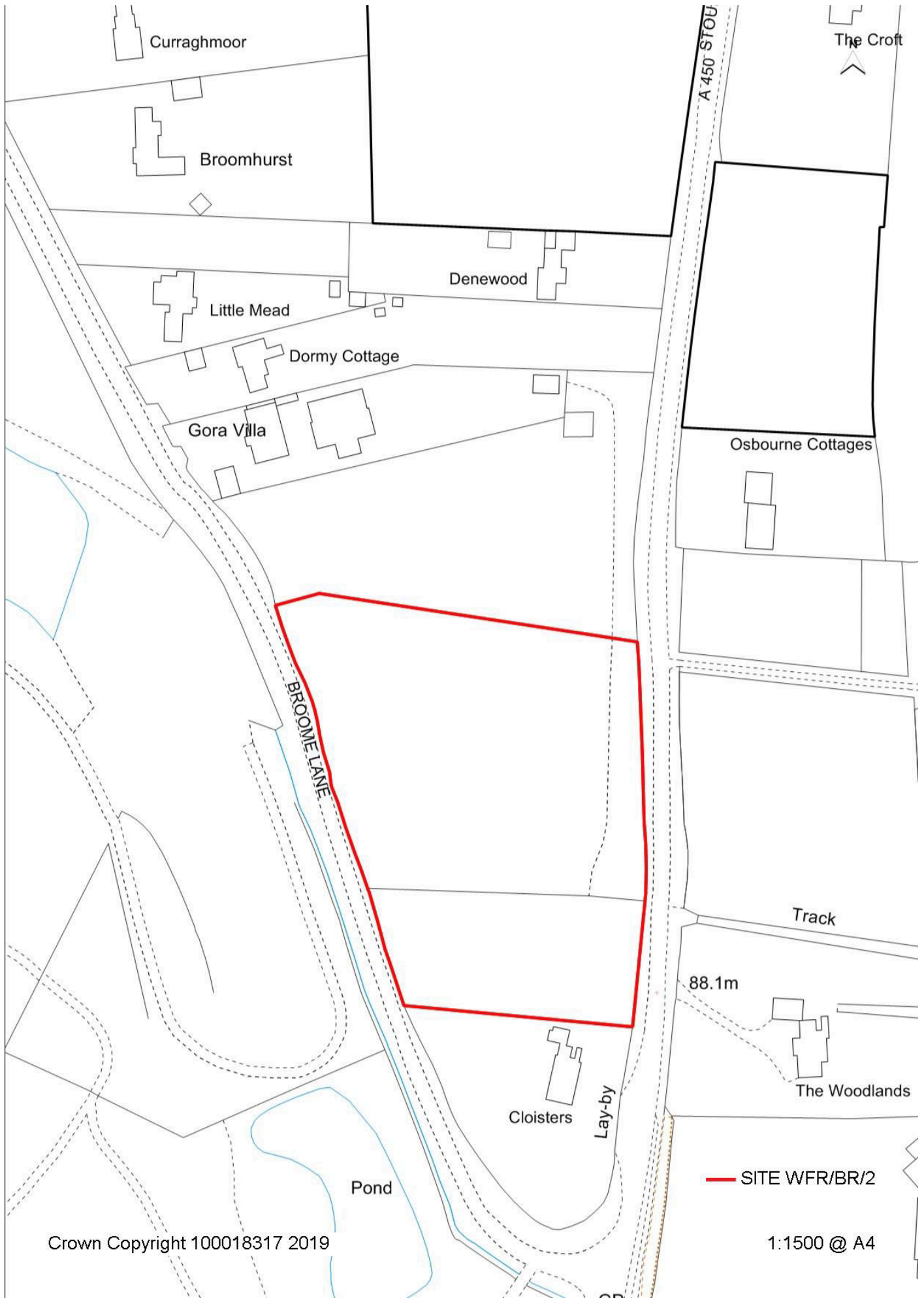
**WYRE FOREST RURAL
WARD**

BROOME PARISH

Nearest settlement: Hagley		Site ref: WFR/BR/1		Easting 389671		Site area (hectares): 1.4	
				Northing 279021			
Site address: Land opposite The Croft, Stourbridge Road Ward: Wyre Forest Rural						Within built area	
						Adjoining built area	
						Other (See site description) <input checked="" type="checkbox"/>	
Current or previous use: arable land						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						Brownfield (prev. developed)	
Site description: Agricultural field between 2 substantial residential properties in area washed over Green Belt outside of any settlements							
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Planning History: 13/0598/FULL - Construction of 5 No.6 bedroom detached houses with associated access and landscaping (Withdrawn)							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely <input checked="" type="checkbox"/>	Likely <input type="checkbox"/>	Unknown <input type="checkbox"/>			
Other: Potential biodiversity loss. Groundwater Vulnerability. Not far from oil pipeline so may be in consultation zone. Highways objections - visibility							
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Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		✓ Underused / Vacant sites			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: Development would impact on openness of the Green Belt							
Vehicular access		Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input type="checkbox"/>			
		Frontage to A450					
Access to local facilities		Good <input type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>			
		Remote from facilities					
Public transport accessibility		Good <input type="checkbox"/>	Reasonable <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>			
		Limited service within reasonable walking distance					
Suitability		This area is washed over Green Belt and has limited access to services and is not considered suitable for development					
Availability		Site has not been submitted through Call for Sites					
Achievability		N/A					
Potential timescale and capacity		N/A					



Nearest settlement: Hagley	Site ref: WFR/BR/2	Easting 389654	Northing 278760	Site area (hectares): 1.41				
Site address: land adjacent Cloisters, Stourbridge Road Ward: Wyre Forest Rural				Within built area				
				Adjoining built area				
				Other (See site description)		<input checked="" type="checkbox"/>		
Current or previous use: farmland and woodland				Greenfield (undeveloped)		<input checked="" type="checkbox"/>		
				Brownfield (prev. developed)				
Site description: farmland behind wooded frontage in area of low density housing between A450 and Broome Lane just outside Hagley								
Ownership:		Private	<input checked="" type="checkbox"/>	Public		Unknown		
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping			Steeply Sloping		
Planning History: none								
CONSTRAINTS	On Site	Adj. to Site	Notes					
Listed Building	x	x						
Local List	x	x						
Conservation Area	x	x						
Green Belt	<input checked="" type="checkbox"/>	x						
SSSI	x	x						
Local Wildlife Site	x	x						
Local Nature Reserve	x	x						
National Nature Reserve	x	x						
TPO	x	x						
Flood Zone 2	x	<input checked="" type="checkbox"/>	Adjacent or very close					
Flood Zone 3	x	<input checked="" type="checkbox"/>	Adjacent or very close					
Contamination	Unlikely	<input checked="" type="checkbox"/>	Likely		Unknown			
Other: Implications for wildlife if tree cover removed. Adjacent to oil pipeline – exclusion zone is within site. BAP - protected fauna, tower mustard and badgers								
REASON FOR INCLUSION:								
Call for Sites submission	<input checked="" type="checkbox"/>	Allocated without planning permission				Sites with planning permission		
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites		
Officer suggested - rural sites		Officer suggested – potential urban extension				Other		
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail		Employment		Leisure	
						Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:								
Character / visual impact: Development would impact greatly if trees fronting road were removed								
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable		Poor		
		Main road frontage						
Access to local facilities		Good		Reasonable		Poor	<input checked="" type="checkbox"/>	
		No facilities within reasonable walking distance						
Public transport accessibility		Good		Reasonable		Poor	<input checked="" type="checkbox"/>	
		No bus routes within reasonable walking distance						
Suitability		Not considered to be suitable for development as nearest facilities are in Hagley which is not within a reasonable walking distance						
Availability		Site has been promoted through Call for Sites						
Achievability		N/A						
Potential timescale and capacity		N/A						



Nearest settlement: Hagley		Site ref: WFR/BR/3		Easting 389757		Site area (hectares): 0.56	
				Northing 278932			
Site address: land adjacent The Croft, Stourbridge Road Ward: Wyre Forest Rural						Within built area	
						Adjoining built area	
						Other (See site description) <input checked="" type="checkbox"/>	
Current or previous use: Woodland						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						Brownfield (prev. developed)	
Site description: Small woodland in area of low density housing on A450 just outside Hagley							
Ownership:		Private		<input checked="" type="checkbox"/>		Public	
		Flat		<input checked="" type="checkbox"/>		Gently Sloping	
Topography:						Steeply Sloping	
Planning History: none							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		<input checked="" type="checkbox"/>	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	<input checked="" type="checkbox"/>	Likely		Unknown	
Other: Implications for wildlife if tree cover removed							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission			Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail		Employment		Leisure
						Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Development would impact greatly if trees fronting road were removed							
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable		Poor	
Access to local facilities		Good		Reasonable		Poor	<input checked="" type="checkbox"/>
		No facilities within reasonable walking distance					
Public transport accessibility		Good		Reasonable		Poor	<input checked="" type="checkbox"/>
		No bus service within reasonable walking distance					
Suitability		Not considered suitable for development as woodland site and is remote from facilities					
Availability		Site has been promoted through Call for Sites					
Achievability		N/A					
Potential timescale and capacity		N/A					



0.91m RH

92.4m

A 450 STOURBRIDGE ROAD

The Croft

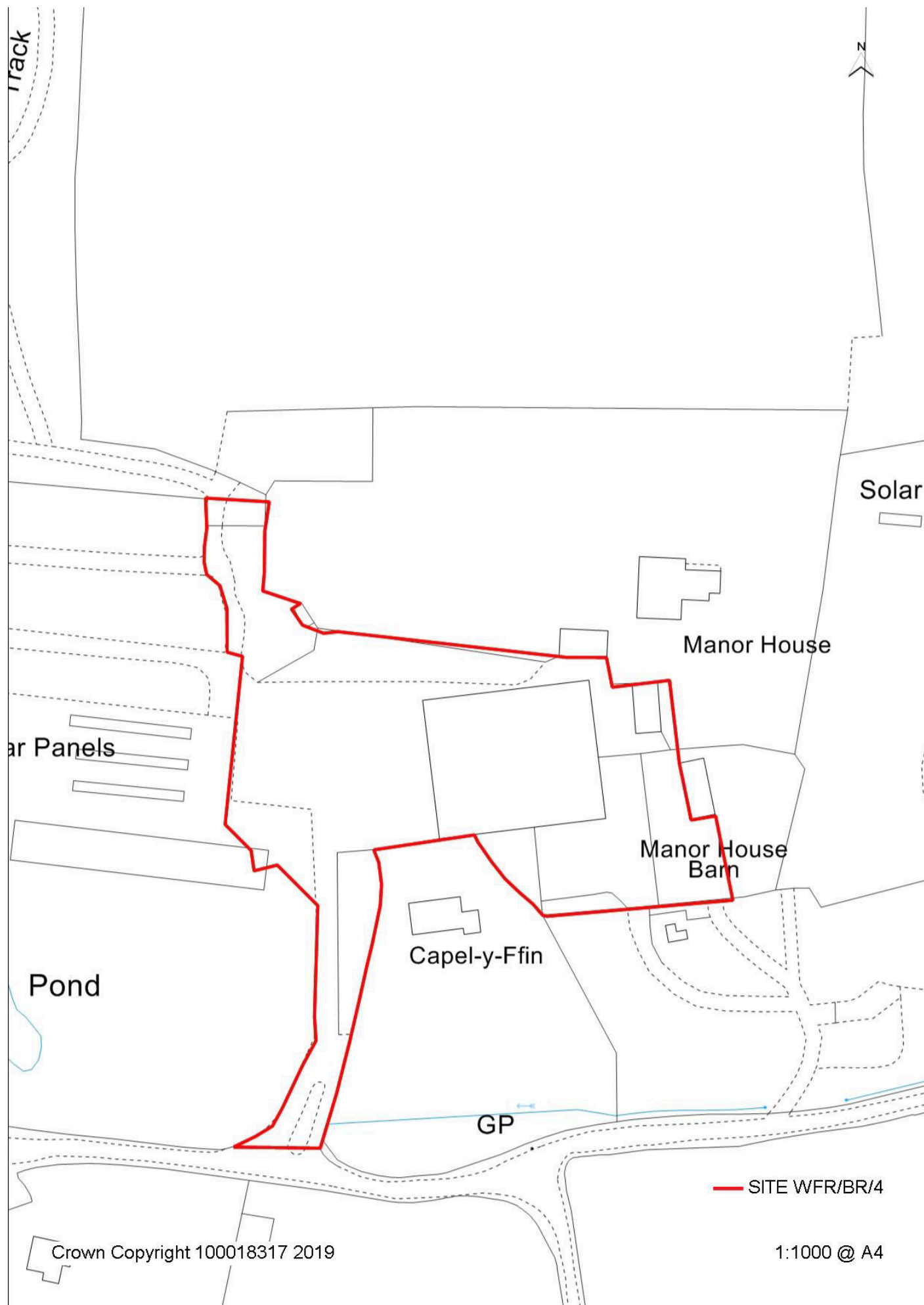


Osbourne Cottages

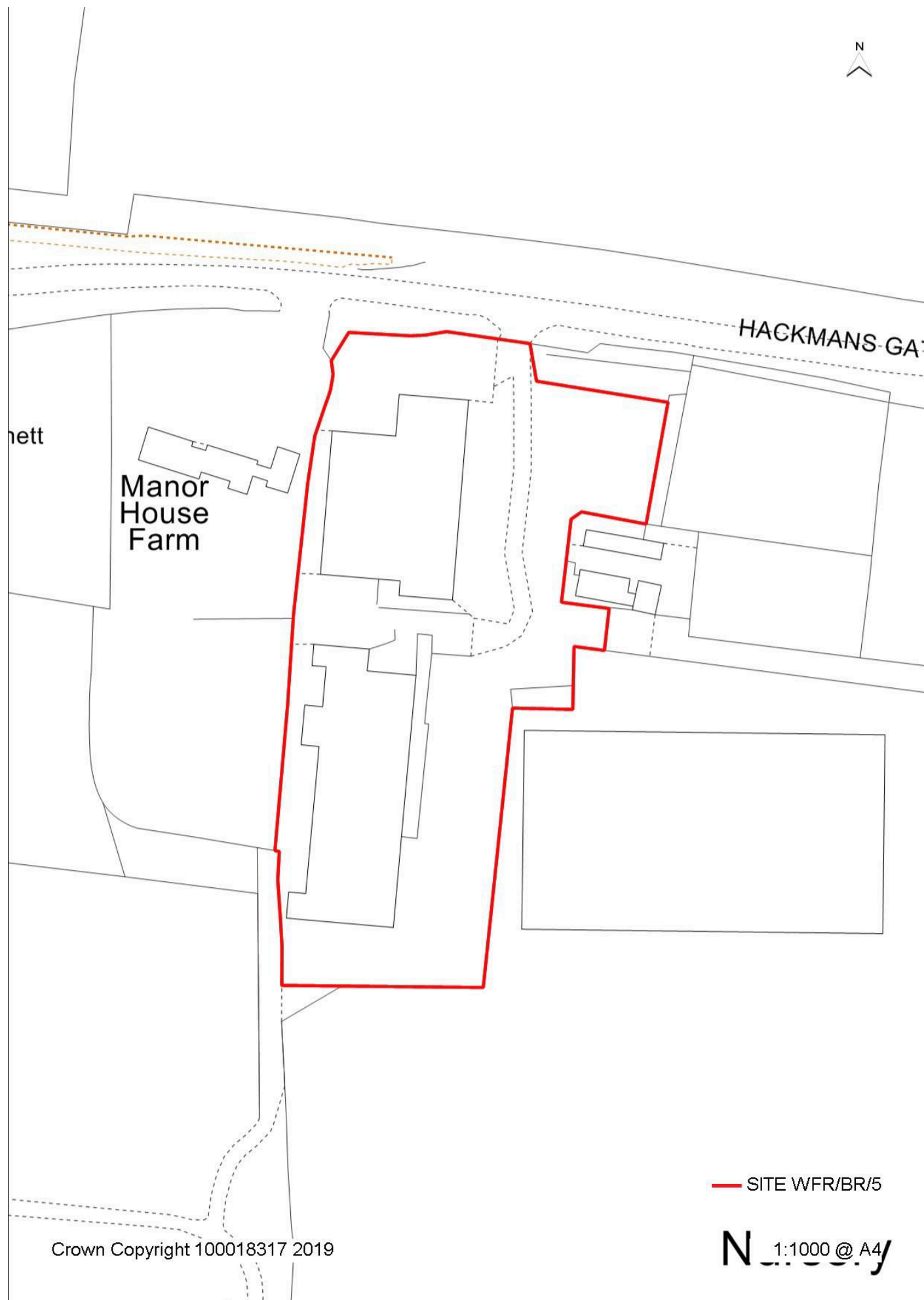
Pond

B SITE WFR/BR/3

Nearest settlement: Broome	Site ref: WFR/BR/4	Easting 389595	Northing 277526	Site area (hectares): 0.68			
Site address: Yieldingtree Nurseries, Watery Lane Ward: Wyre Forest Rural				Within built area			
				Adjoining built area			
				Other (See site description)		✓	
Current or previous use: Previously plant nursery				Greenfield (undeveloped)			
				Brownfield (prev. developed)		✓	
Site description: Former plant nursery accessed from lane off A450 with scattered farm buildings and dwellings nearby							
Ownership:		Private		Public		Unknown	
Topography:		Flat		Gently Sloping		Steeply Sloping	
Planning History: : 06/0073/FULL COU to form 9x B1 units (Refused); 08/1009 creation of conservation woodland and meadows including opening up existing culvert to form open stream with associated pool and drainage works Approve;. 08/1010 Recladding of existing former market garden sheds with new secondary vehicle access Approved.							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	✓	The Manor House Grade II Listed Building			
Local List		x	x				
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely		Likely		Unknown	
Other: Groundwater Vulnerability. Development could have serious impact on setting of nearby Listed Building. Blakedown brook crosses site. Close but not adj to 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: limited impact if buildings are converted							
Vehicular access		Good		Reasonable		Poor ✓	
		Narrow lane					
Access to local facilities		Good		Reasonable		Poor ✓	
		No facilities within reasonable walking distance					
Public transport accessibility		Good		Reasonable		Poor ✓	
		No bus routes within reasonable walking distance					
Suitability		No facilities within walking distance; narrow access – not considered suitable					
Availability		Landowner's intentions are unknown					
Achievability		conversion scheme may be viable					
Potential timescale and capacity		beyond 5 years - 5 dwellings					



Nearest settlement: Broome	Site ref: WFR/BR/5	Easting 389545	Northing 277849	Site area (hectares): 0.91				
Site address: Yieldingtree Packers, Hackman's Gate Lane Ward: Wyre Forest Rural				Within built area				
				Adjoining built area				
				Other (See site description)		✓		
Current or previous use: former site for manufacture and distribution of dairy produce				Greenfield (undeveloped)				
				Brownfield (prev. developed)		✓		
Site description: site being redeveloped for housing. In area of large dwellings around junction. Washed over Green Belt								
Ownership:		Private	✓	Public		Unknown		
Topography:		Flat	✓	Gently Sloping		Steeply Sloping		
Planning History: 16/0503/outl – residential development. 17/0764/full – redevelopment 9 detached dwellings								
CONSTRAINTS	On Site	Adj. to Site	Notes					
Listed Building	x	x						
Local List	x	x						
Conservation Area	x	x						
Green Belt	✓	x						
SSSI	x	x						
Local Wildlife Site	x	x						
Local Nature Reserve	x	x						
National Nature Reserve	x	x						
TPO	x	x						
Flood Zone 2	x	x						
Flood Zone 3	x	x						
Contamination	Unlikely		Likely		Unknown	possible		
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: Redevelopment has removed incongruous buildings from streetscene								
Vehicular access	Good		✓	Reasonable			Poor	
Access to local facilities	Good			Reasonable			Poor	✓
	No facilities within reasonable walking distance							
Public transport accessibility	Good			Reasonable			Poor	✓
	No bus services within reasonable walking distance							
Suitability	Site has planning permission and is being redeveloped							
Availability	N/A							
Achievability	N/A							
Potential timescale and capacity	Within 1 year – development well advanced							

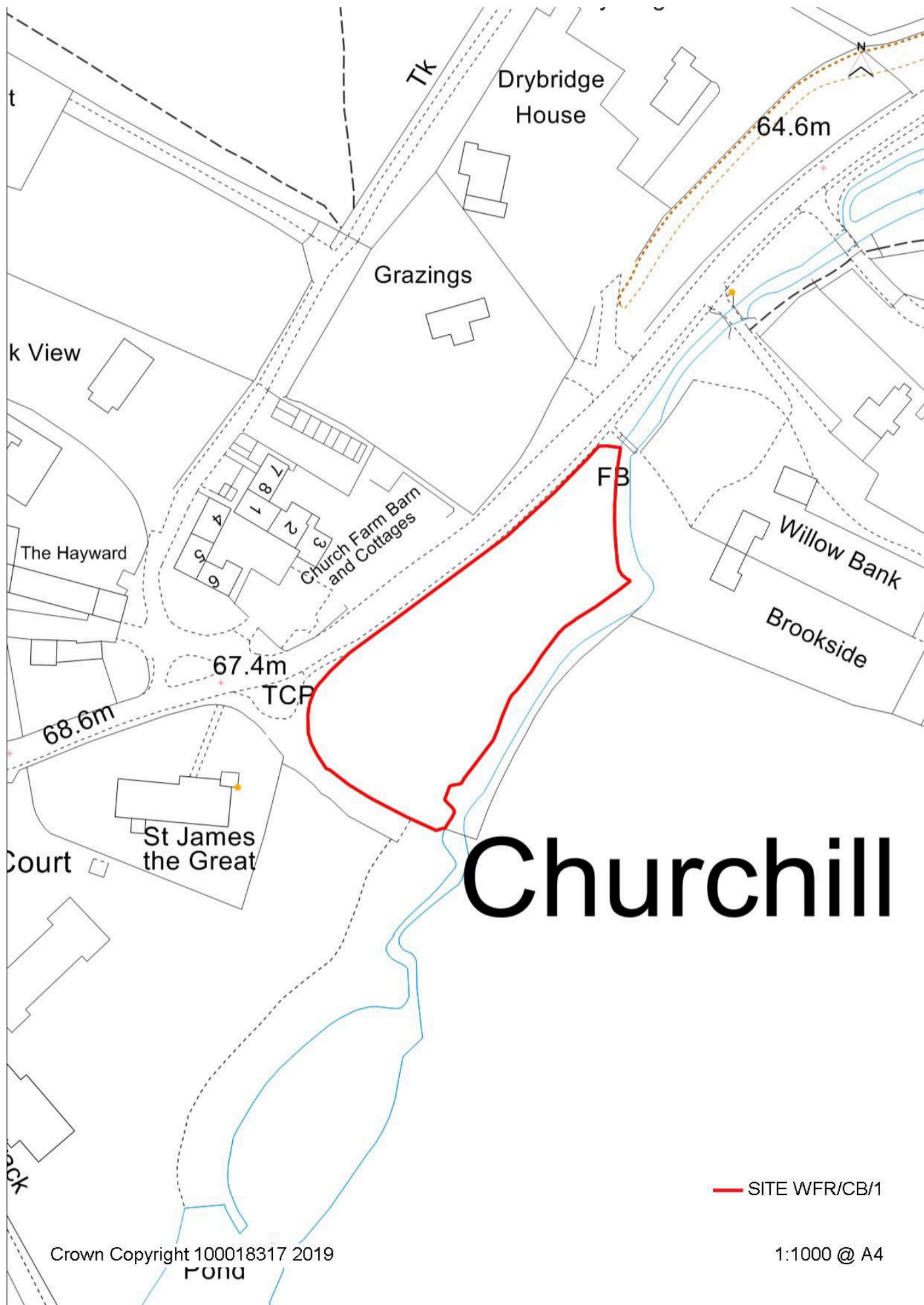


**EASTERN
VILLAGE SITES**

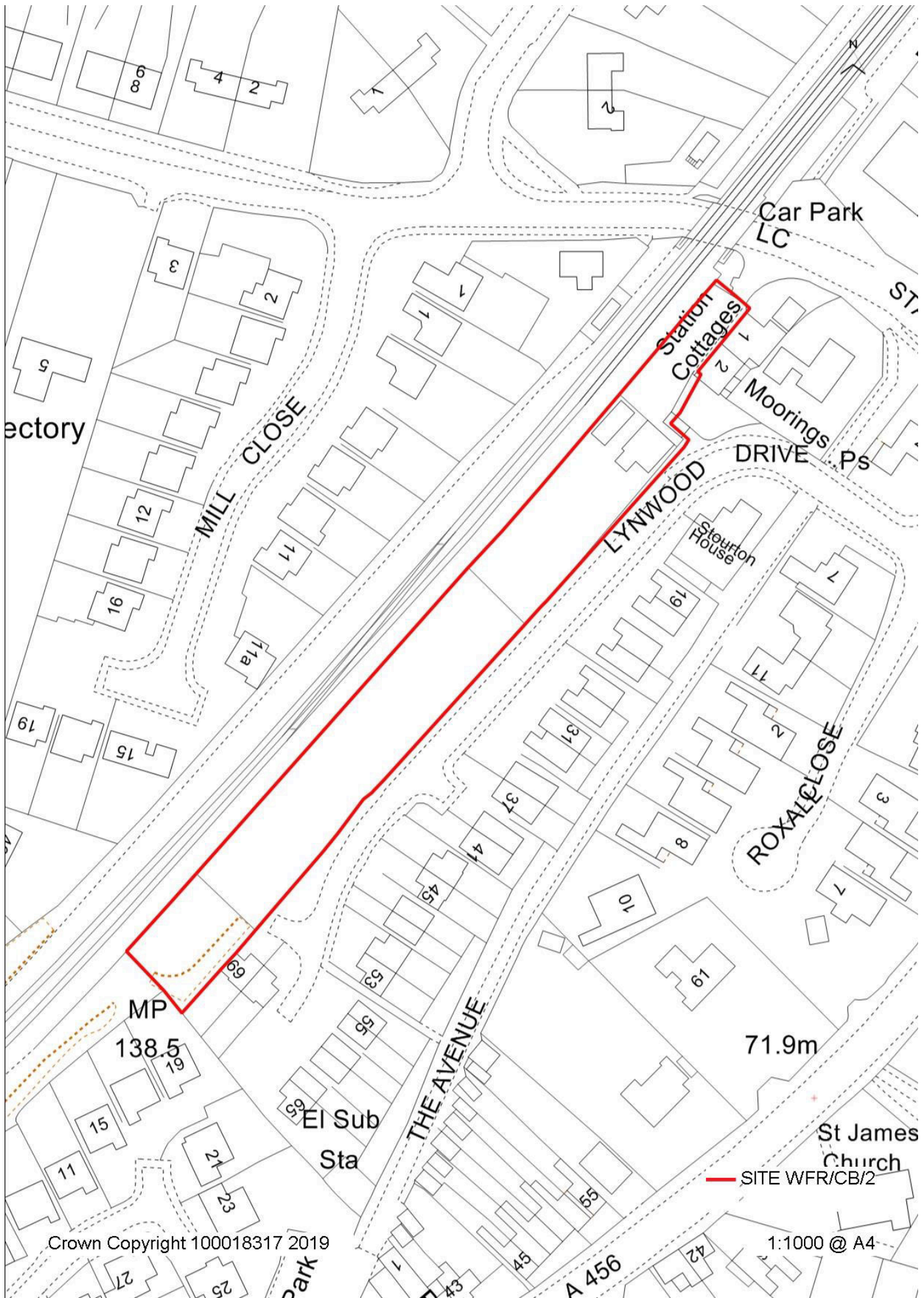
**WYRE FOREST RURAL
WARD**

**CHURCHILL AND BLAKEDOWN
PARISH**

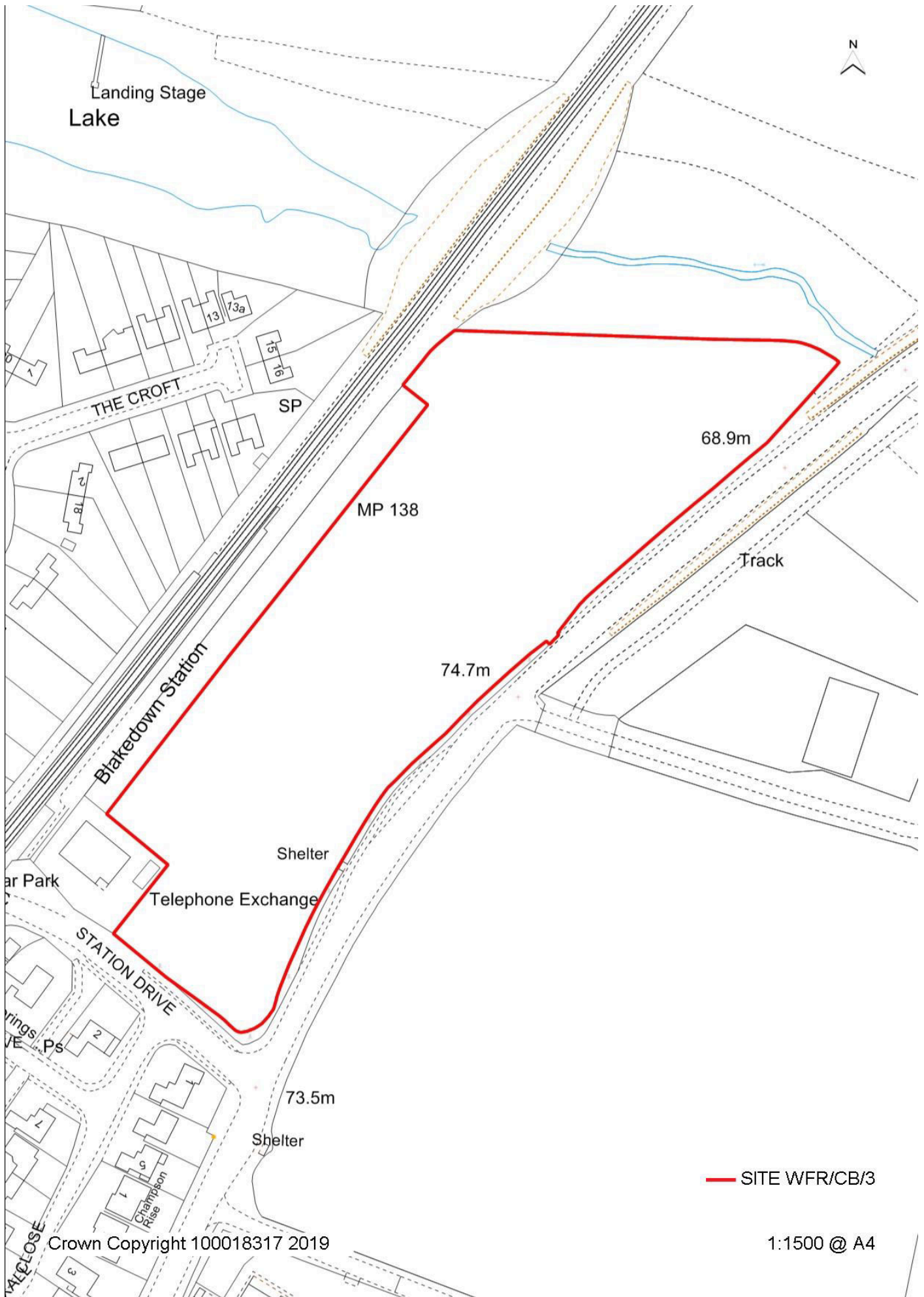
Nearest settlement: Churchill	Site ref: WFR/CB/1	Easting 388031	Northing 279391	Site area (hectares): 0.27			
Site address: Land opposite Church Farm, Churchill Lane Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: paddock				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: Small tract of agricultural land adjacent Church with dwellings opposite and trees and stream forming rear boundary							
Ownership:		Private		✓		Public	
Topography:		Flat		Gently Sloping		✓	
Topography:				Steeply Sloping			
Planning History: None of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	✓	Adjacent St James the Great Grade II Listed (across track)			
Local List		x	✓	Many Locally listed buildings opposite site			
Conservation Area		✓	x	In Churchill Conservation Area			
Green Belt		✓	x	Village is washed over Green Belt			
SSSI		x	x				
Local Wildlife Site		✓	x	Churchill and Blakedown Valleys			
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		✓	x	Part of site in flood zone 2 (approx 30%)			
Flood Zone 3		✓	x	Part of site in flood zone 3(approx 30%)			
Contamination		Unlikely	✓	Likely		Unknown	
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		✓	Allocated without planning permission			Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Potential adverse impact on setting of church. Potential loss of trees and hedgerow							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities		Good		Reasonable		Poor	✓
		No facilities within reasonable walking distance					
Public transport accessibility		Good		Reasonable		Poor	✓
		Bus and rail services not within reasonable walking distance					
Suitability		The site may be suitable for a small affordable housing scheme					
Availability		Site has been promoted through Call for Sites					
Achievability		Development may be achievable if constraints can be overcome					
Potential timescale and capacity		Beyond 5 years– less than 5 dwellings					



Nearest settlement: Blakedown	Site ref: WFR/CB/2	Easting 387975	Northing 278598	Site area (hectares): 0.36			
Site address: Station Yard, Station Drive Ward: Wyre Forest Rural				Within built area		✓	
				Adjoining built area			
				Other (See site description)			
Current or previous use: previous B1/8 uses and parking				Greenfield (undeveloped)			
				Brownfield (prev. developed)		✓	
Site description: Recently converted office building (now 2 flats) and vacant ground adjacent railway with housing surrounding. Site well screened from Lynwood Drive dwellings by trees							
Ownership:		Private		✓		Public	
Topography:		Flat		✓		Gently Sloping	
						Steeply Sloping	
Planning History: : Application 14/0661/OUTL for 16 2/3 bed houses fronting Lynwood Drive refused and appeal lodged. 08/430 Change of use to car park, landscaping and associated works Approved. 06/836 Temporary consent for single storey office extension and 10 additional car parking spaces for 2 years Refused. 05/148 Extension of existing yard for car park Refused							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	✓	Locally listed cottages adjacent site			
Conservation Area		x	x				
Green Belt		x	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x	Close to site TPO 44 prominent trees close to and around housing and railway line			
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely		Likely		✓ Unknown	
Other: Noise from passing trains. Site is very narrow which could mean little amenity space.							
REASON FOR INCLUSION:							
Call for Sites submission		✓		Allocated without planning permission		Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Eastern boundary contains several trees							
Vehicular access		Good		✓		Reasonable	
		Access to be taken from Station Drive				Poor	
Access to local facilities		Good		✓		Reasonable	
		Local facilities within easy walk				Poor	
Public transport accessibility		Good		✓		Reasonable	
		Adjacent rail station; bus service within easy walk				Poor	
Suitability		Dismissal of planning appeal shows site is not suitable for housing. Station parking would be more suitable use.					
Availability		Site has been promoted through Call for Sites					
Achievability		N/A					
Potential timescale and capacity		N/A					



Nearest settlement: Blakedown	Site ref: WFR/CB/3	Easting 388201	Northing 278792	Site area (hectares): 2.25				
Site address: Land off Station Drive 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 on the edge of the settlement between the railway line and the main road. Telephone exchange adjacent SW corner.								
Ownership:		Private	✓	Public		Unknown		
Topography:	Flat	✓	Gently Sloping			Steeply Sloping	✓	
Planning History: none								
CONSTRAINTS	On Site	Adj. to Site	Notes					
Listed Building	x	x						
Local List	x	x						
Conservation Area	x	x						
Green Belt	✓	x						
SSSI	x	x						
Local Wildlife Site	x	✓	Churchill & Blakedown Valleys abuts site to north					
Local Nature Reserve	x	x						
National Nature Reserve	x	x						
TPO	x	x						
Flood Zone 2	x	✓	Stream to north of site – at bottom of steep bank					
Flood Zone 3	x	✓	Stream to north of site – at bottom of steep bank					
Contamination	Unlikely	✓	Likely		Unknown			
Other: Site in minerals consultation area.								
REASON FOR INCLUSION:								
Call for Sites submission	✓	Allocated without planning permission				Sites with planning permission		
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites		
Officer suggested - rural sites	✓	Officer suggested – potential urban extension				Other		
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure	
						Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:								
Character / visual impact: Loss of open land. Potential loss of biodiversity. However, site is well contained by hedges/trees								
Vehicular access	Good	✓	Reasonable		Poor			
Access to local facilities	Good	✓	Reasonable		Poor			
	walking distance to local shop							
Public transport accessibility	Good	✓	Reasonable		Poor			
	walking distance to bus stop and rail station							
Suitability	Site is in a highly sustainable location							
Availability	Site is available for development – submitted via Local Plan							
Achievability	Development is achievable subject to site being removed from Green Belt							
Potential timescale and capacity	Post 2021 – up to 50 dwellings							



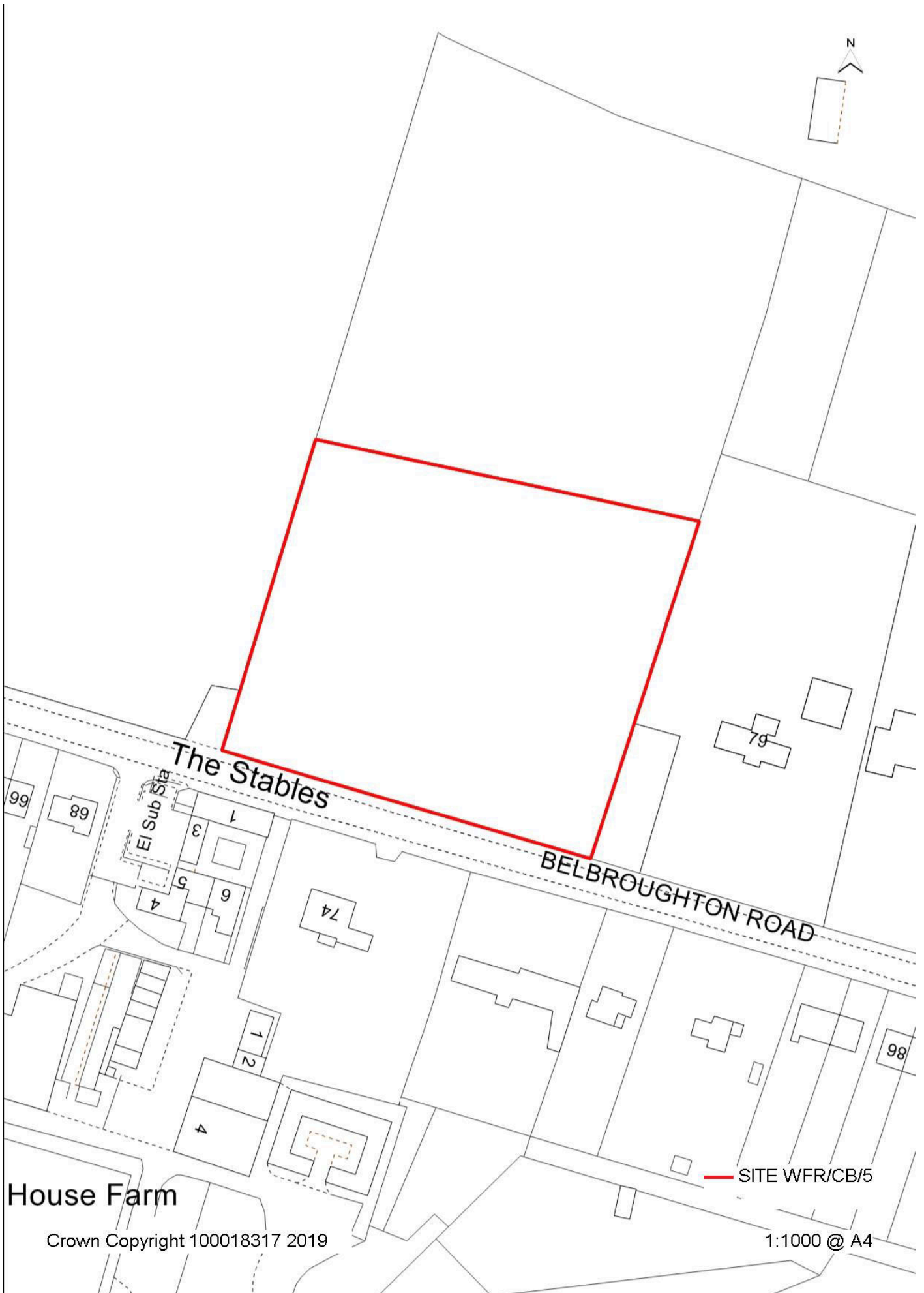
Nearest settlement: Blakedown	Site ref: WFR/CB/4	Easting 388411	Northing 278322	Site area (hectares): 1.03			
Site address: land adjacent 77 Belbroughton Road Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: open field				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: Open field with residential ribbon development either side.							
Ownership:		Private		✓		Public	
Topography:		Flat		✓		Gently Sloping	
Planning History: None of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x	Close to locally listed buildings at New House Farm			
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	✓	TPO 8			
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely		Unknown	
Other: Potential loss of biodiversity Minerals consultation area							
REASON FOR INCLUSION:							
Call for Sites submission			Allocated without planning permission			Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites		✓	Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Loss of open land. No adverse effect on built heritage.							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities		Good		Reasonable	✓	Poor	
		Village facilities within reasonable walking distance					
Public transport accessibility		Good		Reasonable	✓	Poor	
		Public transport within reasonable walking distance					
Suitability		Site is adjacent to the settlement boundary with facilities within a reasonable walk					
Availability		Landowner's intentions are unknown					
Achievability		Development is achievable subject to removal of land from Green Belt					
Potential timescale and capacity		Beyond 15 years – up to 24 dwellings					



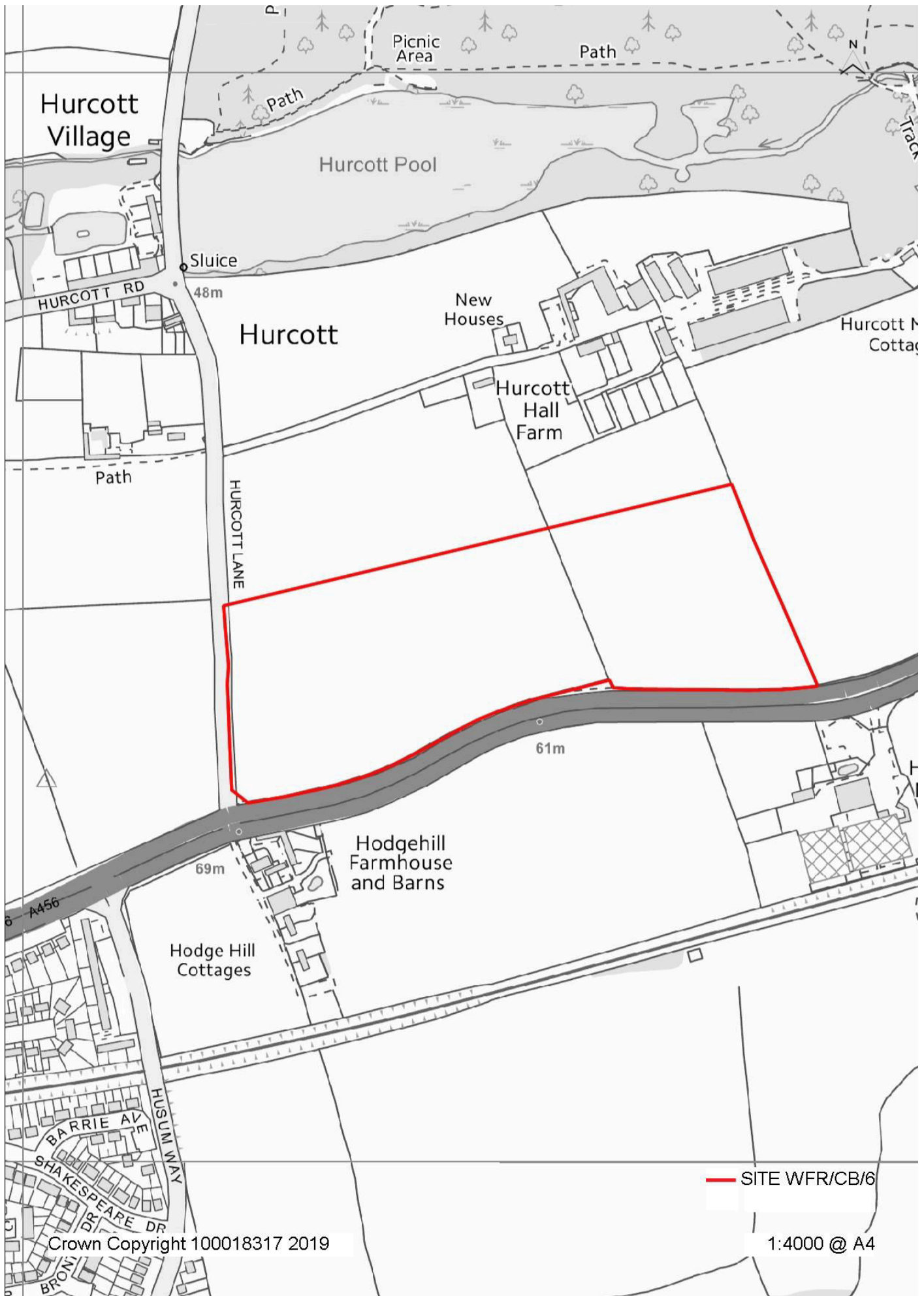
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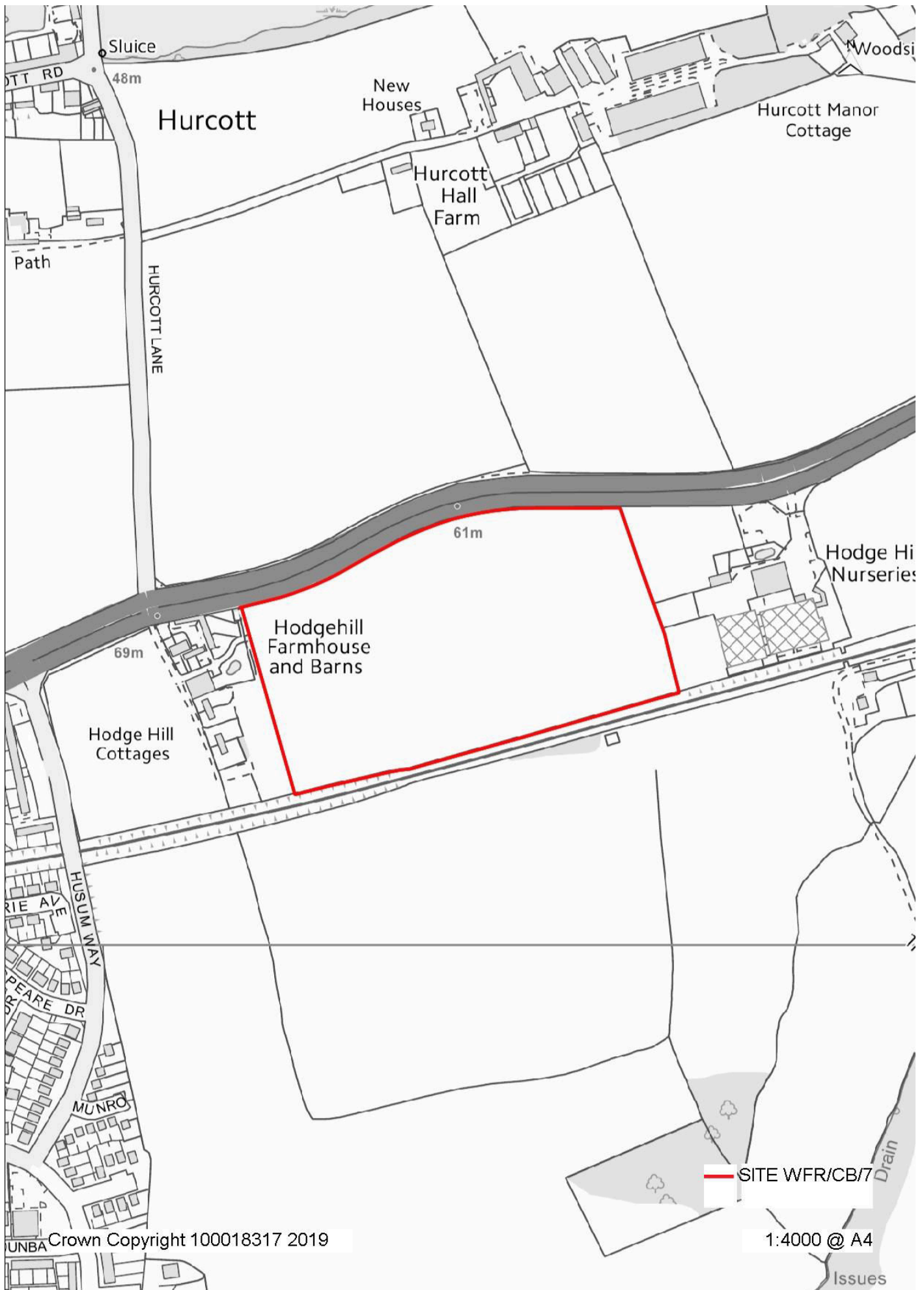
Nearest settlement: Blakedown	Site ref: WFR/CB/5	Easting 388522	Northing 278291	Site area (hectares): 0.69				
Site address: Land adjacent 79 Belbroughton Road Ward: Wyre Forest Rural				Within built area				
				Adjoining built area		✓		
				Other (See site description)				
Current or previous use: open field				Greenfield (undeveloped)		✓		
				Brownfield (prev. developed)				
Site description: Open field with residential ribbon development either side.								
Ownership:		Private	✓	Public		Unknown		
Topography:	Flat	✓	Gently Sloping			Steeply Sloping		
Planning History: None of relevance								
CONSTRAINTS	On Site	Adj. to Site	Notes					
Listed Building	x	x						
Local List	x	x	Close to locally listed buildings at New House Farm					
Conservation Area	x	x						
Green Belt	✓	x						
SSSI	x	x						
Local Wildlife Site	x	x						
Local Nature Reserve	x	x						
National Nature Reserve	x	x						
TPO	x	✓	TPO 8					
Flood Zone 2	x	x						
Flood Zone 3	x	x						
Contamination	Unlikely	✓	Likely		Unknown			
Other: : Potential loss of biodiversity Minerals consultation area								
REASON FOR INCLUSION:								
Call for Sites submission		Allocated without planning permission				Sites with planning permission		
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites		
Officer suggested - rural sites	✓	Officer suggested – potential urban extension				Other		
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure	
						Gypsy/ Travelling Showpeople		Other
WFDC OFFICER VIEWS:								
Character / visual impact: Loss of open land. No adverse effect on built heritage.								
Vehicular access	Good	✓	Reasonable		Poor			
Access to local facilities	Good		Reasonable	✓	Poor			
	Village facilities within reasonable walking distance							
Public transport accessibility	Good		Reasonable	✓	Poor			
	Bus and rail services within reasonable walking distance							
Suitability	Site is adjacent to the settlement boundary with facilities within a reasonable walk							
Availability	Landowner's intentions are unknown							
Achievability	Development is achievable subject to removal of land from Green Belt							
Potential timescale and capacity	Beyond 15 years – up to 15 dwellings							



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)			
Current or previous use: Farmland				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: Farmland belonging to Hurcott Hall Farm fronting onto Birmingham Road A456 and Hurcott Lane bordered by hedgerows							
Ownership:		Private		✓		Public	
Topography:		Flat		✓		Gently Sloping	
Planning History:		none of relevance					
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	✓	Hodge Hill Farm and barns opposite			
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely		Unknown	
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 very open. Development would change landscape character on approach to town as there is little development on that side of the road							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities		Good		Reasonable	✓	Poor	
		Local facilities on Offmore Estate					
Public transport accessibility		Good	✓	Reasonable		Poor	
		Bus stop adjacent site on service to Kidderminster/Halesowen					
Suitability		Suggested as employment site as good access to motorway network					
Availability		Landowners are keen to develop site					
Achievability		Development achievable subject to removal of land from Green Belt					
Potential timescale and capacity		Beyond 15 years					



Nearest settlement: Kidderminster	Site ref: WFR/CB/7	Easting 385477	Northing 277278	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: farmland				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: farmland used for vegetable growing fronting A456 and sandwiched between residential development at Hodge Hill Farm and the nursery and farm shop. Mainline railway to southern boundary							
Ownership:		Private		✓		Public	
Topography:		Flat		✓		Gently Sloping	
Planning History:		None of relevance					
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	✓	Hodge Hill Farm and barns			
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely		Unknown	
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; adverse impact on Hodge Hill Farm and barns complex							
Vehicular access		Good	✓	Reasonable		Poor	
		New access would be required – dual carriageway					
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 considered to be suitable for high class employment development					
Availability		Landowners are keen to release site for development					
Achievability		Development is achievable subject to removal of land from Green Belt					
Potential timescale and capacity		Beyond 15 years					



Sluice

48m

Hurcott

New Houses

Woods

Hurcott Manor Cottage

Hurcott Hall Farm

Path

HURCOTT LANE

61m

Hodge Hill Nurseries

Hodgehill Farmhouse and Barns

69m

Hodge Hill Cottages

RIE AVE

HUSUM WAY

PEARE DR

MUNRO

UNBA

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— SITE WFR/CB/7

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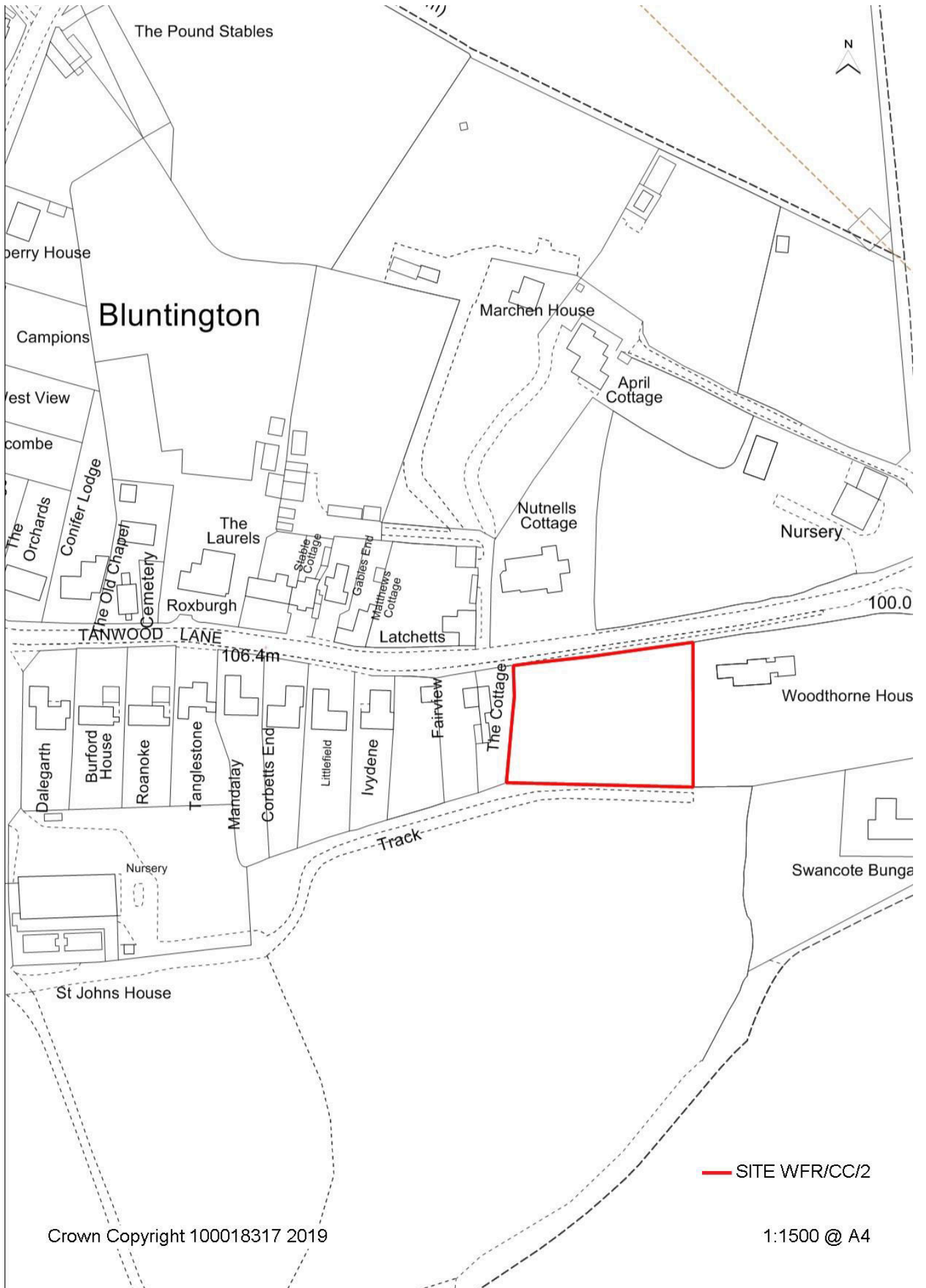
Issues

**EASTERN
VILLAGE SITES**

**WYRE FOREST RURAL
WARD
CHADDESLEY CORBETT
PARISH**

Nearest settlement: Drayton	Site ref: WFR/CC/1	Easting 390612	Site area (hectares): 2.36
		Northing 275737	
Site address: land at Barrow Hill, Drayton 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 – with track running along southern boundary with Robin Hood PH to north and large farm on other side of lane to east; remote from any settlement and accessed off single track lane			
Ownership:	Private	✓	Public
Topography:	Flat	Gently Sloping	✓
Planning History: 14/3060/PNRES for conversion of barn to dwelling implemented			
CONSTRAINTS	On Site	Adj. to Site	Notes
Listed Building	x	x	
Local List	x	x	
Conservation Area	x	x	
Green Belt	✓	x	Washed over Green Belt
SSSI	x	x	
Local Wildlife Site	x	x	
Local Nature Reserve	x	x	
National Nature Reserve	x	x	
TPO	x	x	
Flood Zone 2	x	x	
Flood Zone 3	x	x	
Contamination	Unlikely	Likely	Unknown
Other: Not adjacent but close to oil pipeline (midline pipeline). Bridleway 587 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: any new built development would have severe adverse impact on landscape			
Vehicular access	Good	Reasonable	Poor
	Narrow lane		
Access to local facilities	Good	Reasonable	Poor
	Only PH within walking distance		
Public transport accessibility	Good	Reasonable	Poor
	No bus services within reasonable walking distance		
Suitability	Not considered suitable for any development other than conversion of existing building		
Availability	Site has been promoted through Call for Sites		
Achievability	Conversion has been undertaken		
Potential timescale and capacity	N/A		

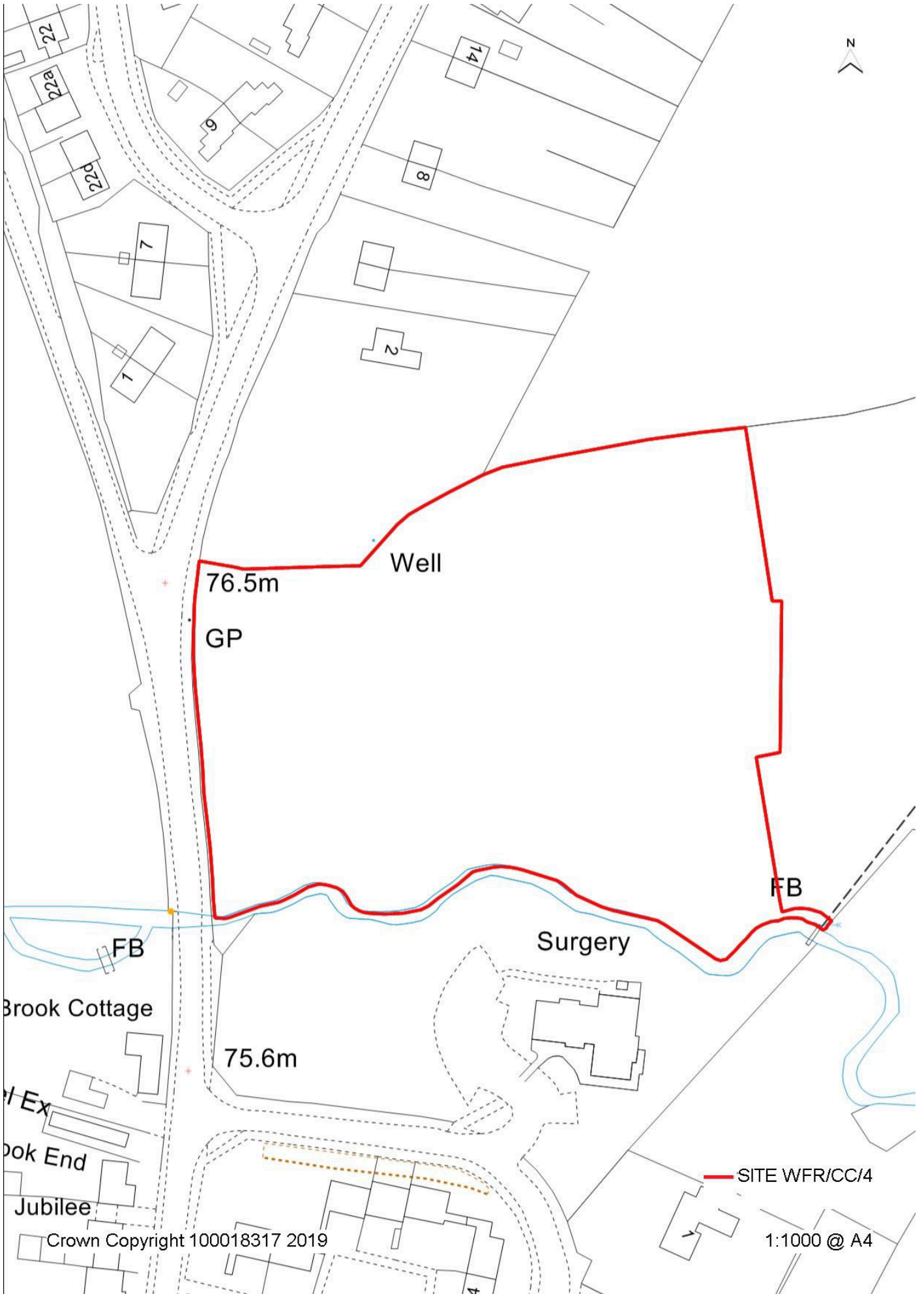
Nearest settlement: Bluntington	Site ref: WFR/CC/2	Easting 389951	Northing 274377	Site area (hectares): 0.29			
Site address: Land adjacent Woodthorne House, Tanwood Lane Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: small field				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: Field bordered by residential properties							
Ownership:		Private		✓		Public	
Topography:		Flat		✓		Gently Sloping	
Planning History: None of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		✓	x	Washed over Green Belt			
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely		Unknown	
Other: Close but not adjacent to 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: loss of open land							
Vehicular access		Good		Reasonable		✓	
		Lane is very narrow at this point					
Access to local facilities		Good		Reasonable		✓	
		Chaddesely Corbett village facilities within 15 minute walk					
Public transport accessibility		Good		Reasonable		✓	
		3 buses a day each way between Kidderminster and Droitwich;					
Suitability		Residential uses adjacent but poor highways access					
Availability		Landowner's intentions are unknown					
Achievability		Development is not considered to be achievable at this location					
Potential timescale and capacity		N/A					



Nearest settlement: Chaddesley Corbett	Site ref: WFR/CC/3	Easting 389444	Northing 274089	Site area (hectares): 1.93				
Site address: Land off Briar Hill 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 to rear of housing estate accessed via track between dwellings								
Ownership:		Private	✓	Public		Unknown		
Topography:	Flat		Gently Sloping	✓	Steeplly Sloping			
Planning History: None of relevance								
CONSTRAINTS	On Site	Adj. to Site	Notes					
Listed Building	x	✓	Grade II Listed Stuarts Cottage to south of site (number 2)					
Local List	x	x						
Conservation Area	x	x	Chaddesley Corbett Conservation Area to south of site					
Green Belt	✓	x	Washed over Green Belt					
SSSI	x	x						
Local Wildlife Site	x	x						
Local Nature Reserve	x	x						
National Nature Reserve	x	x						
TPO	x	x						
Flood Zone 2	x	x						
Flood Zone 3	x	x						
Contamination	Unlikely	✓	Likely		Unknown			
Other: Site 90% within 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: Potential adverse impact with loss of open views from housing on Briar Hill; Listed Building adjacent; impact on views into / out of Conservation Area								
Vehicular access	Good		Reasonable		Poor		✓	
Access from track – behind dwellings								
Access to local facilities	Good		Reasonable		Poor		✓	
Village shops within reasonable walk								
Public transport accessibility	Good		Reasonable		Poor		✓	
3 buses a day each way between Kidderminster and Droitwich pass site; also hourly from A448 between Kidderminster and Redditch								
Suitability	Not considered suitable owing to adverse impact on Conservation Area and poor access							
Availability	Promoted through Call for Sites							
Achievability	N/A							
Potential timescale and capacity	N/A							

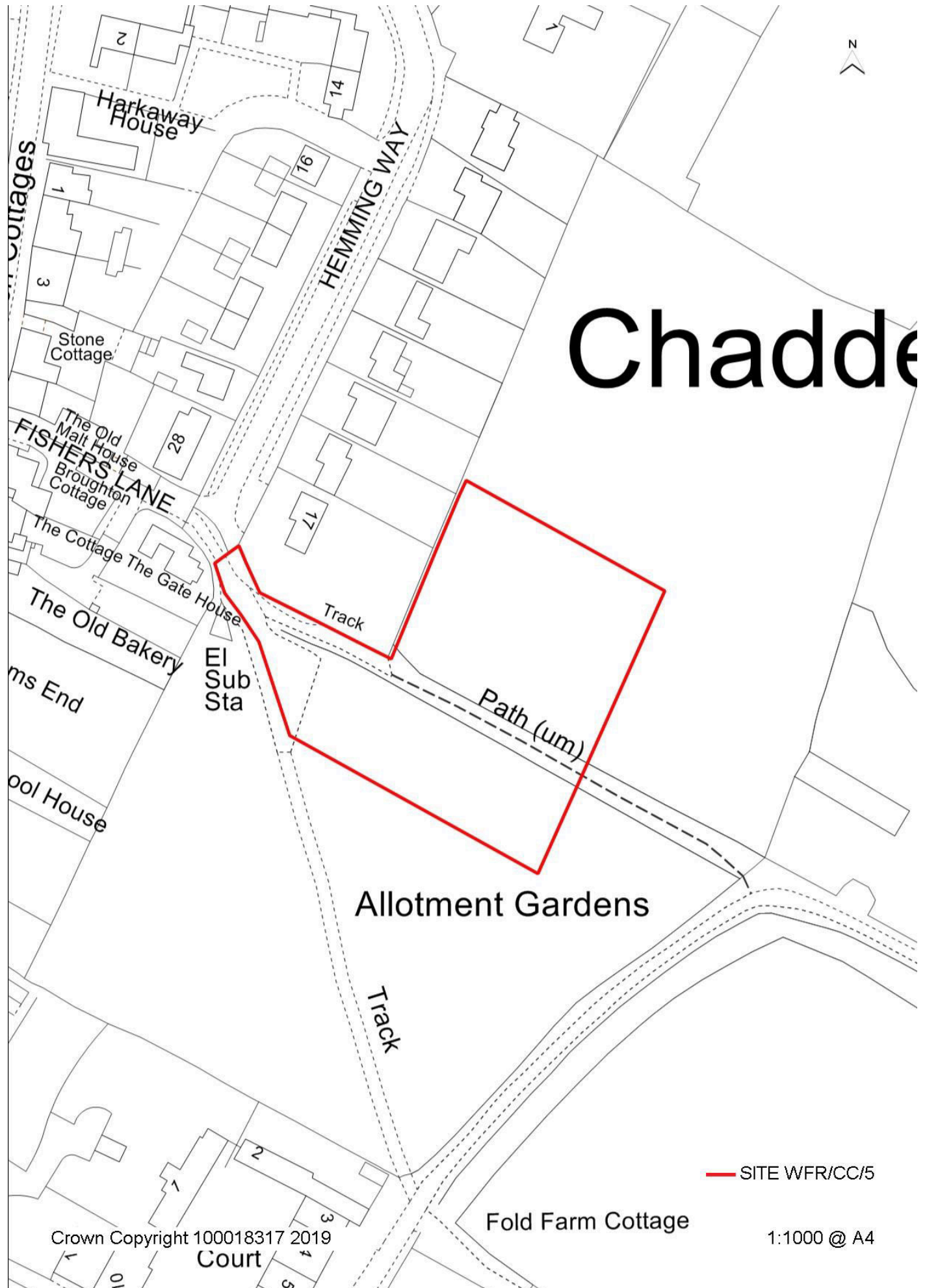


Nearest settlement: Chaddesley Corbett	Site ref: WFR/CC/4	Easting 389350	Northing 273934	Site area (hectares): 1.26			
Site address: Adjacent The Surgery, Hemming Way Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: agricultural land				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: Agricultural land adjacent to Hockley Brook with village doctors' surgery to south							
Ownership:		Private	✓	Public		Unknown	
Topography:		Flat		Gently Sloping	✓	Steeply Sloping	✓
Planning History: 07/0376/FULL- Creation of village green/children's playground, formation of car park with 23 No spaces and picnic area, provision of new footpath link between existing public footpath and existing public highway, erection of 6 No semi-detached bungalows for senior citizens/disabled persons, erection of 8 No two storey dwellings for people over 55 years, together with associated parking, infrastructure and landscaping works - Withdrawn							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	✓	Stewart's Cottage Grade II			
Local List		x	x				
Conservation Area		x	✓	Chaddesley Corbett Conservation area			
Green Belt		✓	x	Area is washed over Green Belt			
SSSI		x	x				
Local Wildlife Site		x	✓	Hadley, Elmley and Hockley Brooks			
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		✓	x	Flood Zone 2 affects Southern part of site (approx 25%).			
Flood Zone 3		✓	x	Flood Zone 3 affects Southern part of site (approx 25%).			
Contamination		Unlikely	✓	Likely		Unknown	
Other: Aquifer Protection Zone, Groundwater Vulnerability. Neighbourhood Plan. Potential loss of biodiversity. Hockley brook runs through site. Public footpath 624 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: Green Belt, adjacent to: Conservation Area; Local Wildlife site; public footpath. The site is situated in a strategic gap between the old village and the newer build to its north.							
Vehicular access		Good		Reasonable		✓	Poor
Access to local facilities		Good		Reasonable			Poor
Public transport accessibility		Good		Reasonable			Poor
		3 buses a day each way between Kidderminster and Droitwich pass site; also hourly from A448 between Kidderminster and Redditch					
Suitability		Site forms part of an important strategic gap between 2 distinct parts of village and is unsuitable for development					
Availability		It is understood that the landowners are looking to release the site for development					
Achievability		N/A					
Potential timescale and capacity		N/A					



Nearest settlement: Chaddesley Corbett	Site ref: WFR/CC/5	Easting 389372	Northing 273661	Site area (hectares): 0.45			
Site address: land rear of Hemming Way Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: Allotment gardens and community orchard				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: Allotment gardens and community orchard adjacent to village accessed off small lane to rear of buildings fronting onto main street							
Ownership:		Private		Public		✓	
Topography:		Flat		Gently Sloping		✓	
Planning History:		WF/0385/05 Erection of 15 residential units (Refused) – community orchard since planted on part of site					
CONSTRAINTS	On Site	Adj. to Site	Notes				
Listed Building	x	x	Many buildings nearby are listed				
Local List	x	x					
Conservation Area	x	✓	Chaddesley Corbett Conservation Area abuts edge of site				
Green Belt	✓	x	Village is washed over Green Belt				
SSSI	x	x					
Local Wildlife Site	x	x					
Local Nature Reserve	x	x					
National Nature Reserve	x	x					
TPO	x	x					
Flood Zone 2	x	x					
Flood Zone 3	x	x					
Contamination	Unlikely		Likely		Unknown		
Other: The site falls from east to west down towards the principal entrance to the site and there is also a slight fall from the south to the north. Potential loss of biodiversity. Site within Aquifer Protection Zone, Groundwater Vulnerability, Neighbourhood Plan. Public footpath 637 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: Potential adverse impact on views into village. Visual impact on Conservation Area/Listed Buildings							
Vehicular access		Good		Reasonable		Poor	
						✓	
Access to local facilities		Good		Reasonable		Poor	
		✓					
		Within village centre with easy access to shops					
Public transport accessibility		Good		Reasonable		Poor	
				✓			
		3 buses a day each way between Kidderminster and Droitwich pass site; also hourly from A448 between Kidderminster and Redditch					
Suitability		Vehicular access makes land unsuitable for development;					
Availability		community orchard now planted so no longer available for development					
Achievability		N/A					
Potential timescale and capacity		N/A					

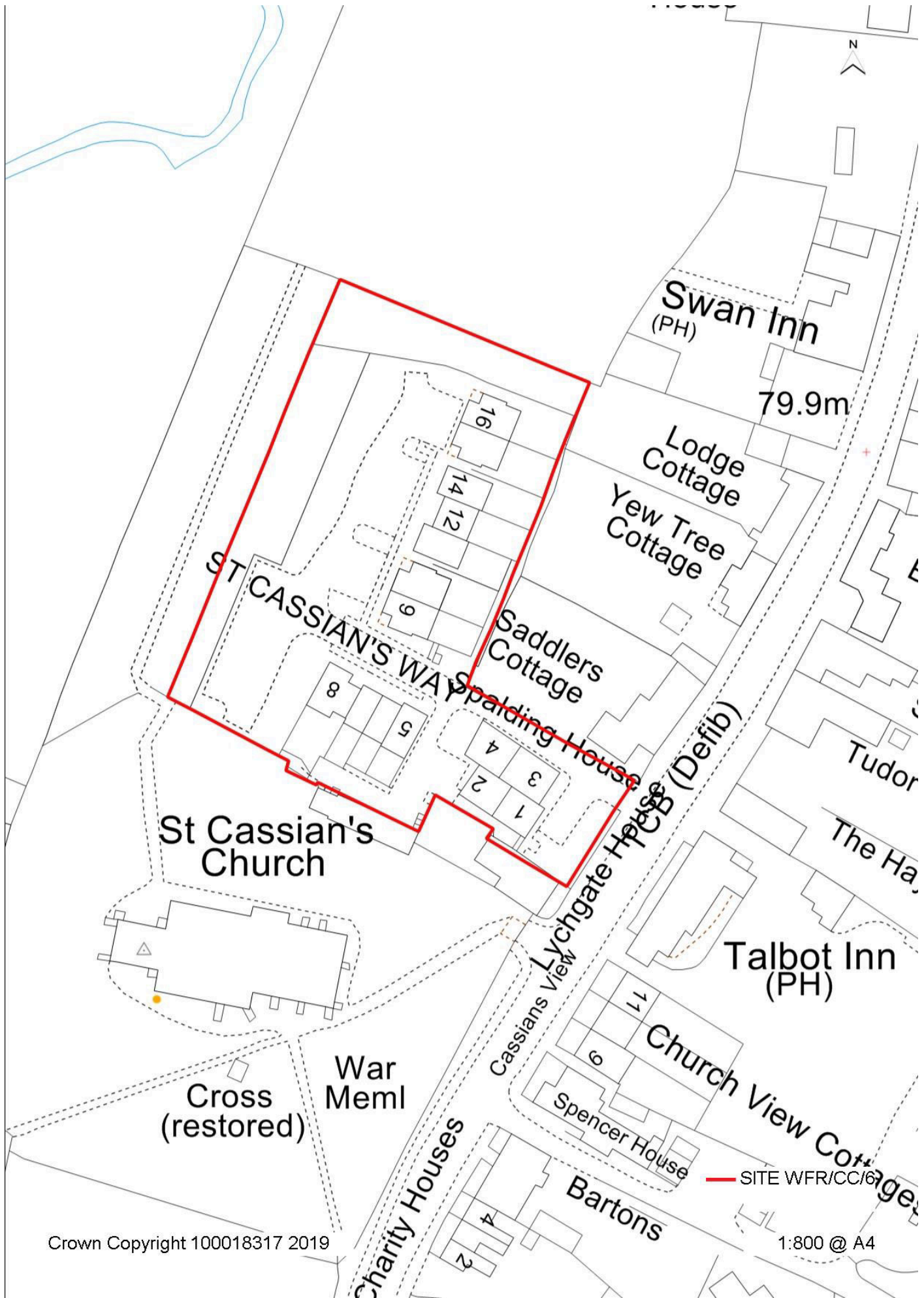
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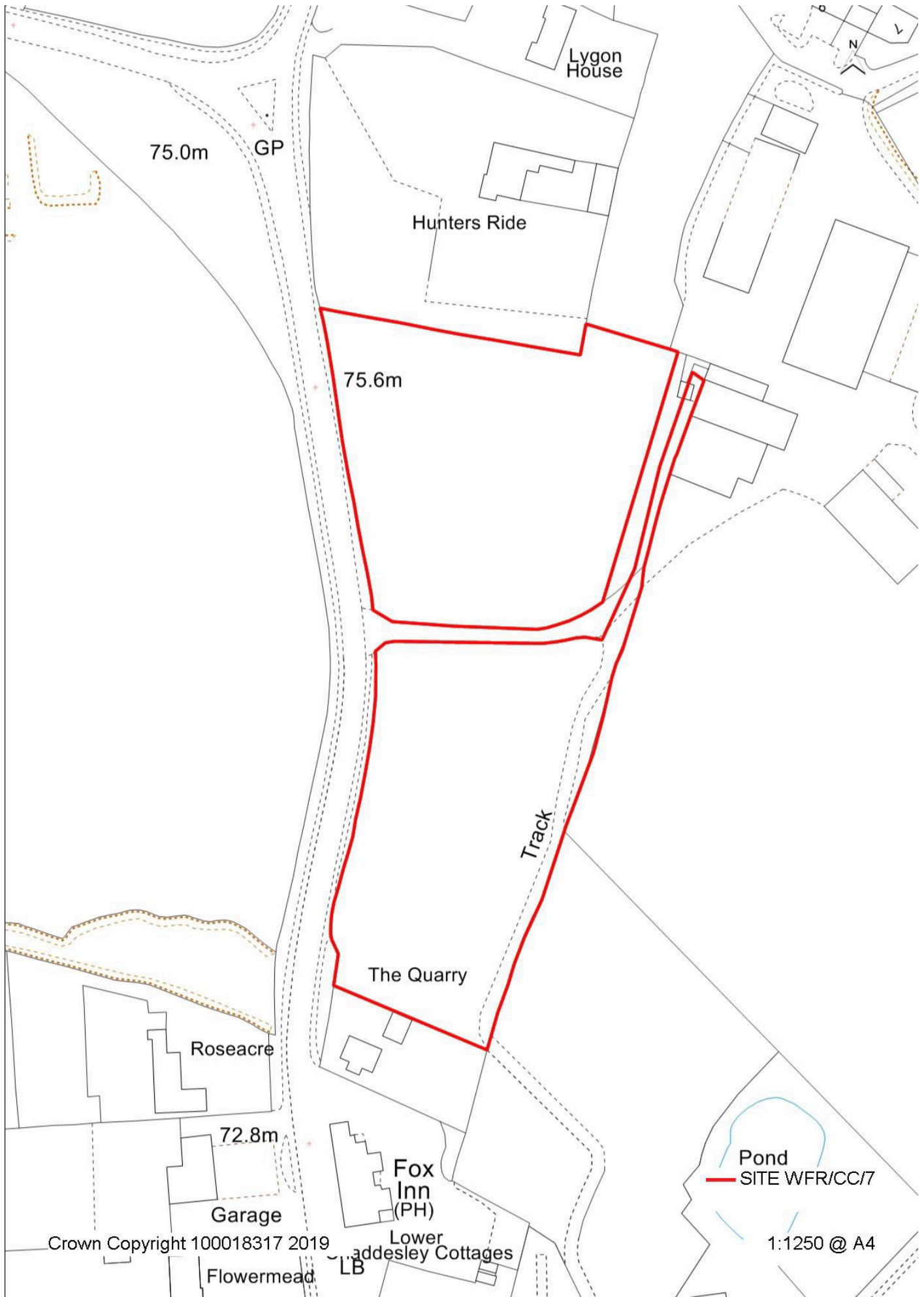
— SITE WFR/CC/5

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Nearest settlement: Chaddesely Corbett	Site ref: WFR/CC/6	Easting 389163	Northing 273665	Site area (hectares): 0.51	
Site address: Former school, The Village Ward: Wyre Forest Rural				Within built area	<input checked="" type="checkbox"/>
				Adjoining built area	<input type="checkbox"/>
				Other (See site description)	<input type="checkbox"/>
Current or previous use: former school				Greenfield (undeveloped)	<input type="checkbox"/>
				Brownfield (prev. developed)	<input checked="" type="checkbox"/>
Site description: Victorian school converted to flats and rest of site redeveloped for housing					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping	<input type="checkbox"/>
Planning History: 15/0264/full - Demolition of buildings and structures other than the original school building and develop new residential comprising a conversion of the school building into 4No. Apartments and erection of a new development of 11No. Houses – completed and occupied					
CONSTRAINTS	On Site	Adj. to Site	Notes		
Listed Building	x	<input checked="" type="checkbox"/>	Old Grammar School adjacent site is curtilage listed as part of St.Cassians Church Grade I Listed		
Local List	x	x			
Conservation Area	<input checked="" type="checkbox"/>	x	In Chaddesley Corbett Conservation Area		
Green Belt	<input checked="" type="checkbox"/>	x	Village is washed over Green Belt		
SSSI	x	x			
Local Wildlife Site	x	x			
Local Nature Reserve	x	x			
National Nature Reserve	x	x			
TPO	x	x			
Flood Zone 2	x	x			
Flood Zone 3	x	x			
Contamination	Unlikely	<input checked="" type="checkbox"/>	Likely	<input type="checkbox"/>	Unknown
Other: Aquifer Protection Zone. Footpath 674 runs along small part of site boundary.					
REASON FOR INCLUSION:					
Call for Sites submission		Allocated without planning permission			Sites with planning permission <input checked="" type="checkbox"/>
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites <input type="checkbox"/>
Officer suggested - rural sites		Officer suggested – potential urban extension			Other <input type="checkbox"/>
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>	Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>
WFDC OFFICER VIEWS:					
Character / visual impact: site now redeveloped					
Vehicular access	Good	<input type="checkbox"/>	Reasonable	<input checked="" 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"/>
3 buses a day each way between Kidderminster and Droitwich pass site; also hourly from A448 between Kidderminster and Redditch					
Suitability	Site has been redeveloped for housing				
Availability	N/A				
Achievability	N/A				
Potential timescale and capacity	N/A				

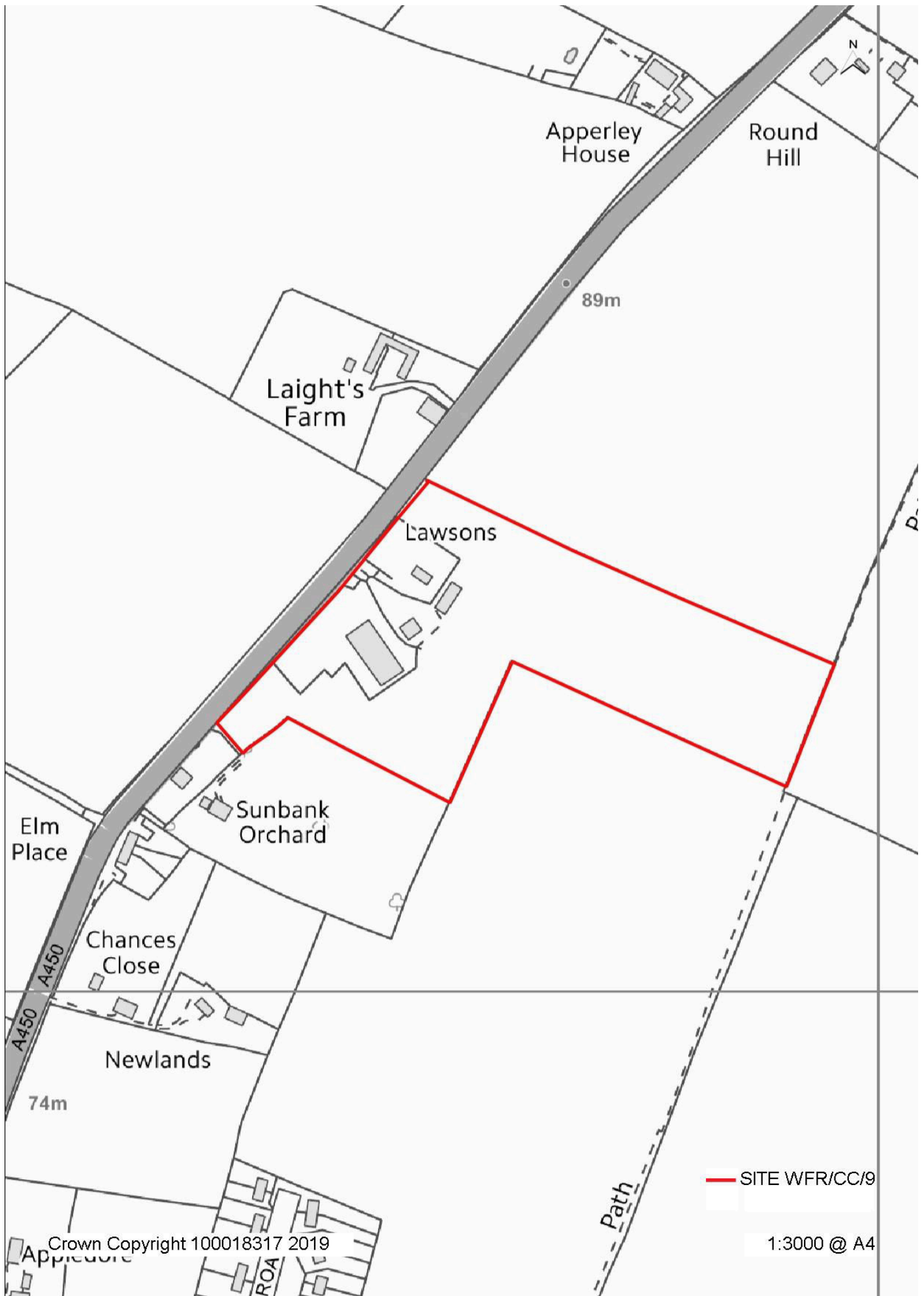


Nearest settlement: Chaddesley Corbett	Site ref: WFR/CC/7	Easting 389201	Northing 273330	Site area (hectares): 1.31			
Site address: land off Bromsgrove Road Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: farmland				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: Agricultural field bordered by residential property to the North and the South							
Ownership:		Private		✓		Public	
						Unknown	
Topography:		Flat		Gently Sloping		✓	
						Steeply Sloping	
Planning History: None of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	✓	Adjacent dwelling – Hunters Ride			
Conservation Area		x	✓	Adjacent Chaddesley Corbett Conservation Area boundary			
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely		Unknown	
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: Currently undeveloped site. Provides an important gap in built development between historic village and Lower Chaddesley and also contributes to setting of the village itself.							
Vehicular access		Good	✓	Reasonable		Poor	
		Frontage to A448					
Access to local facilities		Good	✓	Reasonable		Poor	
		Within 10 minutes walk of village centre					
Public transport accessibility		Good		Reasonable	✓	Poor	
		Within 10 minutes walk of bus stop					
Suitability		This site is located at the entrance to the village with the newly developed primary school to the south					
Availability		Site has been promoted through Call for Sites					
Achievability		Development is achievable subject to land being removed from the Green Belt					
Potential timescale and capacity		Beyond 10 years – up to 20 dwellings					

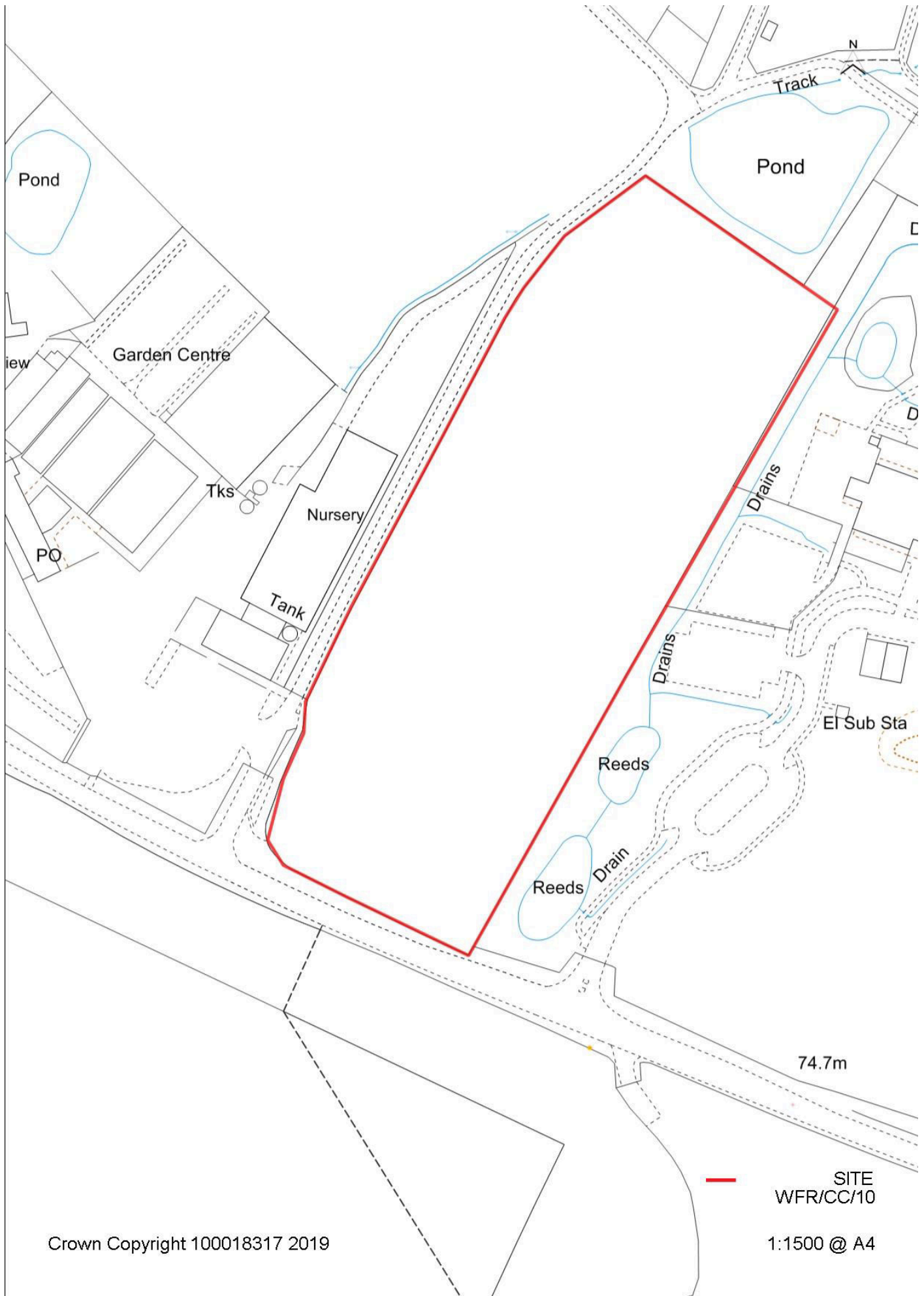


Nearest settlement: Chaddesley Corbett	Site ref: WFR/CC/8	Easting 389258	Northing 273466	Site area (hectares): 0.31	
Site address: Land at Fold Farm Ward: Wyre Forest Rural				Within built area	
				Adjoining built area	✓
				Other (See site description)	
Current or previous use: Pasture land				Greenfield (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					
CONSTRAINTS	On Site	Adj. to Site	Notes		
Listed Building	x	x	Listed buildings along main street		
Local List	x	✓	Fold Court and Hunters Rise are locally listed		
Conservation Area	✓	✓	Site forms edge of Conservation area		
Green Belt	✓	✓			
SSSI	x	x			
Local Wildlife Site	x	x			
Local Nature Reserve	x	x			
National Nature Reserve	x	x			
TPO	x	x			
Flood Zone 2	x	x			
Flood Zone 3	x	x			
Contamination	Unlikely	✓	Likely		
Other: footpath 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: 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 – currently 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; also 3 buses each way through village between Droitwich and Kidderminster					
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 as an affordable housing site				
Potential timescale and capacity	Post 2021 – up to 6 dwellings				

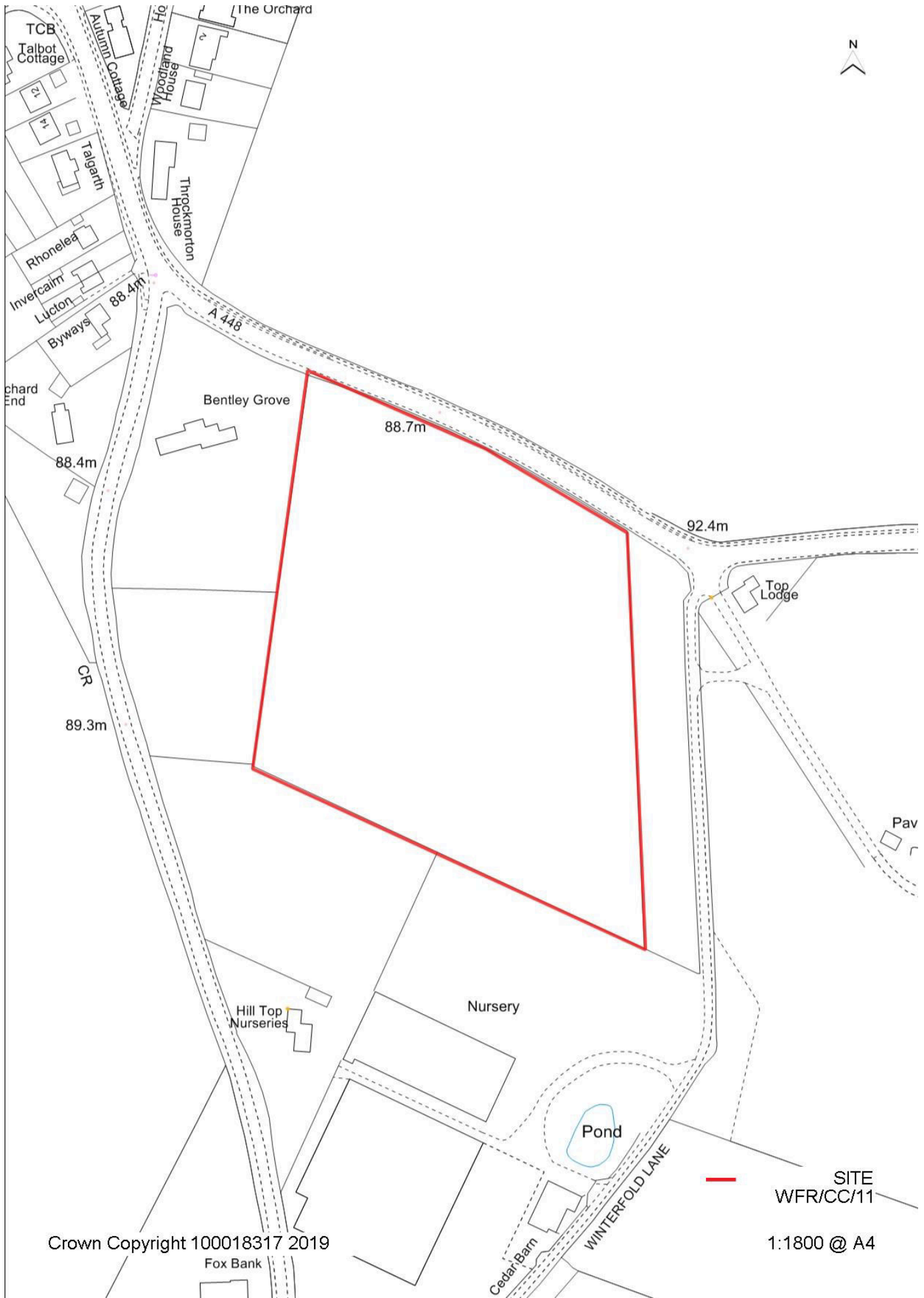
Nearest settlement: Harvington	Site ref: WFR/CC/9	Easting 387752	Northing 275234	Site area (hectares): 4.41				
Site address: Former garden centre, Worcester Road Ward: Wyre Forest Rural				Within built area				
				Adjoining built area <input checked="" type="checkbox"/>				
				Other (See site description)				
Current or previous use: former plant nursery				Greenfield (undeveloped) <input checked="" type="checkbox"/>				
				Brownfield (prev. developed) <input checked="" type="checkbox"/>				
Site description: former garden nursery and dwellings with storage on part of site fronting onto A450								
Ownership:		Private	<input checked="" type="checkbox"/>	Public		Unknown		
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping		Steeply Sloping			
Planning History: None of relevance								
CONSTRAINTS	On Site	Adj. to Site	Notes					
Listed Building	x	x						
Local List	x	x						
Conservation Area	x	x						
Green Belt	<input checked="" type="checkbox"/>	x						
SSSI	x	x						
Local Wildlife Site	x	x						
Local Nature Reserve	x	x						
National Nature Reserve	x	x						
TPO	x	x						
Flood Zone 2	x	x						
Flood Zone 3	x	x						
Contamination	Unlikely		Likely		Unknown ?			
Other: Public footpath 613 runs along boundary of 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		Employment		Leisure	
						Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:								
Character / visual impact: Much of site is well screened from main road by high hedge. Potential adverse impact on views from footpath running to rear of site								
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable		Poor		
Access to local facilities		Good		Reasonable	<input checked="" type="checkbox"/>	Poor		
Public transport accessibility		Good		Reasonable	<input checked="" type="checkbox"/>	Poor		
		Village served by 3 buses each way between Kidderminster /Droitwich						
Suitability		Only the brownfield element is considered suitable for development						
Availability		Site has been promoted through Call for Sites						
Achievability		Development is considered to be achievable						
Potential timescale and capacity		Unknown – on existing footprint only – up to 20 dwellings						



Nearest settlement: Chaddesley Corbett		Site ref: WFR/CC/10		Easting 389448		Site area (hectares): 2.44	
				Northing 273039			
Site address: Land adjacent Chaddesley Corbett School, Bromsgrove Road Ward: Wyre Forest Rural						Within built area	
						Adjoining built area <input checked="" type="checkbox"/>	
						Other (See site description)	
Current or previous use: Farm land						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						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 <input checked="" type="checkbox"/>		Public		Unknown	
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping	
Planning History: None of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x	Within setting of Grade I St.Cassians Church			
Local List		x	x				
Conservation Area		x	x	Chaddesley Corbett CA nearby			
Green Belt		✓	✓				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x	Culverted watercourse borders site. Extensive surface water flow through site.			
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely			
Other: Aquifer protection zone. Grade 2 farmland. Footpath runs along site boundary							
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	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					



Nearest settlement: Chaddesley Corbett	Site ref: WFR/CC/11	Easting 387105	Northing 273914	Site area (hectares): 2.57	
Site address: Land adjacent Bentley Grove, Bromsgrove Road, Mustow Green Ward: Wyre Forest Rural				Within built area	
				Adjoining built area	
				Other (See site description) <input checked="" type="checkbox"/>	
Current or previous use: Rough pasture				Greenfield (undeveloped) <input checked="" type="checkbox"/>	
				Brownfield (prev. developed) <input type="checkbox"/>	
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	<input checked="" type="checkbox"/>	Public	Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping		Steeply Sloping
Planning History: None of relevance					
CONSTRAINTS	On Site	Adj. to Site	Notes		
Listed Building	x	<input checked="" type="checkbox"/>	Winterfold House Grade II		
Local List	x	<input checked="" type="checkbox"/>	Water Tower at Winterfold		
Conservation Area	x	x			
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
SSSI	x	x			
Local Wildlife Site	x	x			
Local Nature Reserve	x	x			
National Nature Reserve	x	x			
TPO	x	x			
Flood Zone 2	x	x			
Flood Zone 3	x	x			
Contamination	Unlikely	<input checked="" type="checkbox"/>	Likely		
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: 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	<input checked="" type="checkbox"/>	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 through Call for Sites				
Achievability	Development would be achievable subject to the land being taken out of the Green Belt				
Potential timescale and capacity	N/A				



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SITE
WFR/CC/11

1:1800 @ A4

**EASTERN
VILLAGE SITES**

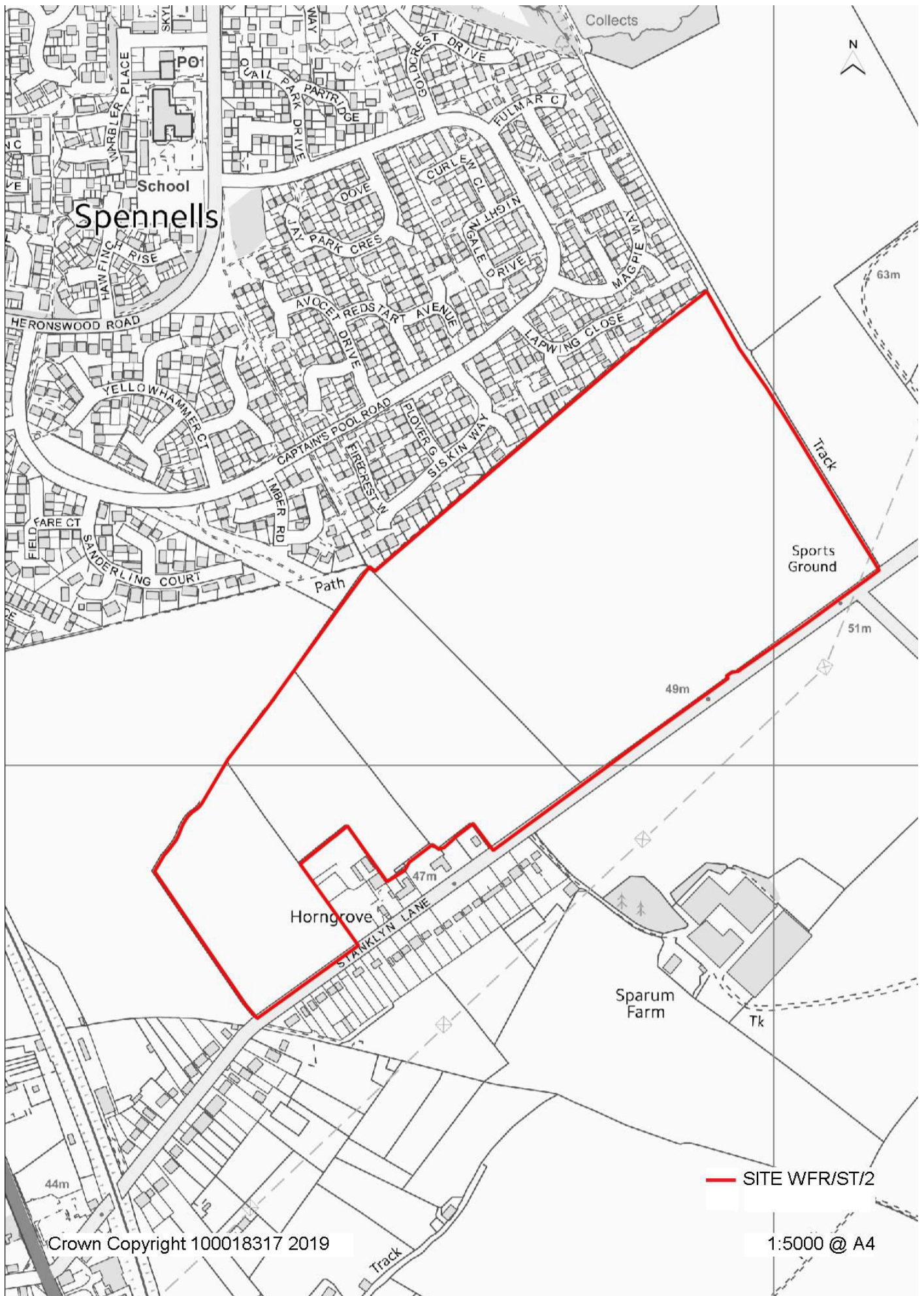
**WYRE FOREST RURAL
WARD**

STONE PARISH

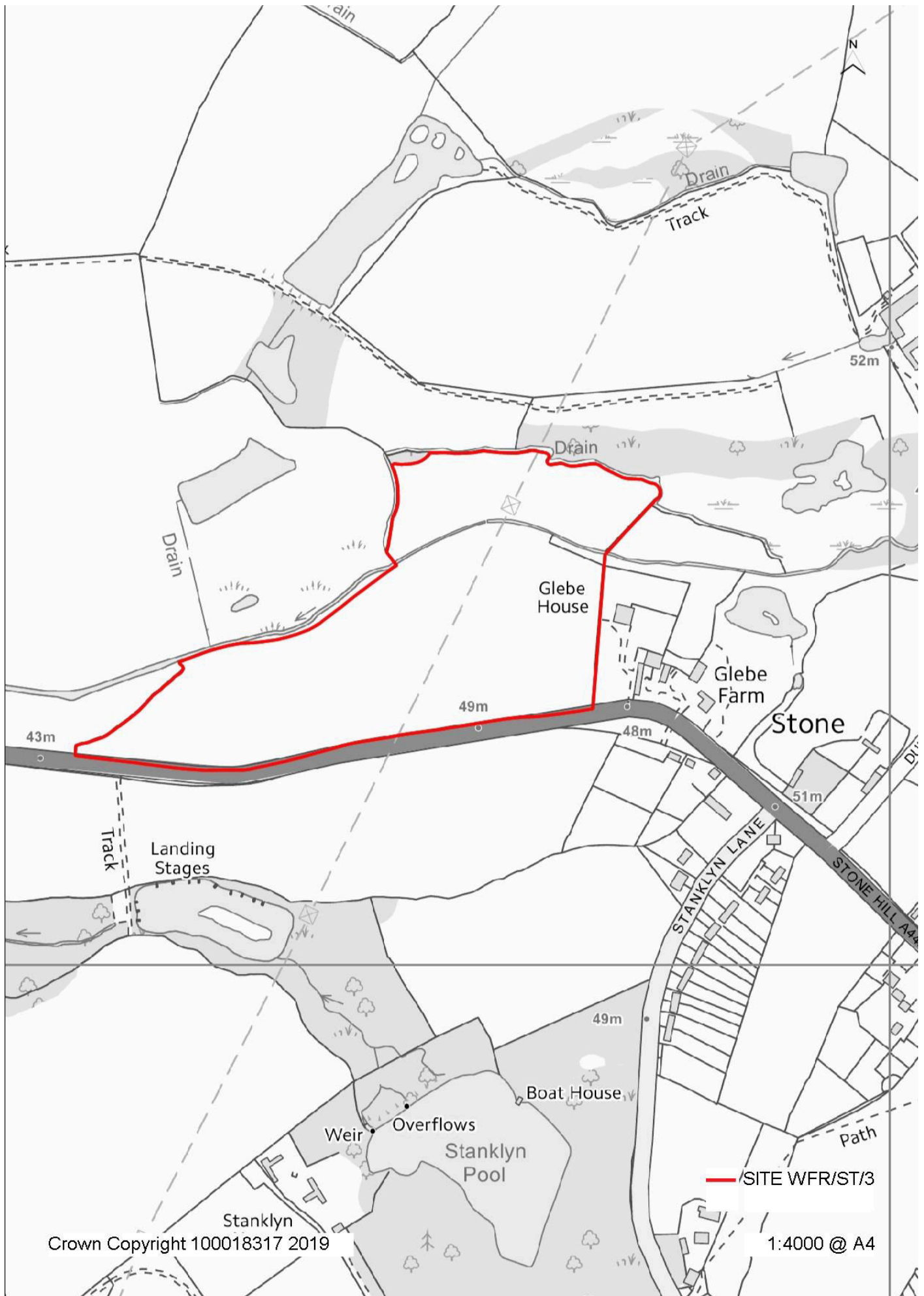
Nearest settlement: Kidderminster	Site ref: WFR/ST/1	Easting 384957	Northing 275096	Site area (hectares): 4.59			
Site address: Captains and The Lodge Bromsgrove Road Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: 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; accessed off A448							
Ownership:		Private		✓		Public	
Topography:		Flat		✓		Gently Sloping	
Planning History:		multiple applications but none of relevance					
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	✓	Captain's and Stanklyn Pools and Spennells Valley			
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		✓	✓	TPO 285 – Woodland area; ancient woodland			
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely		Unknown	
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. Potential adverse impact on LWS and ancient woodland							
Vehicular access		Good		✓		Reasonable	
						Poor	
Access to local facilities		Good				Reasonable	
				✓		Poor	
Public transport accessibility		Good				Reasonable	
				✓		Poor	
Suitability		Site adjoins large housing estate and is well-screened. If ecological impacts can be mitigated for, site would be suitable for some development					
Availability		Site has been promoted through Call for Sites					
Achievability		Development is achievable subject to site being taken out of Green Belt					
Potential timescale and capacity		Beyond 5 years – up to 135 dwellings					



Nearest settlement: Kidderminster	Site ref: WFR/ST/2	Easting 384708	Northing 274139	Site area (hectares): 27.4			
Site address: Land off Stanklyn Lane Ward: Wyre Forest Rural				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: 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							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		<input checked="" type="checkbox"/>	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	<input checked="" type="checkbox"/>	Adjacent to area TPO 47			
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	<input checked="" type="checkbox"/>	Likely		Unknown	
Other: Aquifer Protection Zone. Health and Safety Executive. Public footpaths across site. Protected species 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			<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"/>
		Poor access to facilities					
Public transport accessibility		Good		Reasonable	<input checked="" type="checkbox"/>	Poor	
		Bus stops on A449 and Captain's Pool Road					
Suitability		Site forms part of sensitive open landscape separating Stanklyn Lane from Kidderminster built-up area. Not considered suitable					
Availability		Site has not been promoted through Call for Sites. It was previously promoted but has since been sold in several parcels					
Achievability		Development would be achievable if land was removed from Green Belt					
Potential timescale and capacity		N/A					



Nearest settlement: Stone	Site ref: WFR/ST/3	Easting 385564	Northing 275312	Site area (hectares): 7.61			
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				Greenfield (undeveloped)		<input checked="" type="checkbox"/>	
				Brownfield (prev. developed)			
Site description: Farmland fronting A448 located at foot of Stone Bank in undeveloped gap between Kidderminster and Stone village with Hoo and Barnett Brook crossing northern part of site							
Ownership:		Private		<input checked="" type="checkbox"/>		Public	
Topography:		Flat		<input type="checkbox"/>		Gently Sloping	
				<input checked="" type="checkbox"/>		Steeply Sloping	
Planning History: 97/692 New livestock market, access and associated works - refused							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	<input checked="" type="checkbox"/>	Adjacent Glebe House Grade II			
Local List		x	x				
Conservation Area		x	x				
Green Belt		<input checked="" type="checkbox"/>	x				
SSSI			x				
Local Wildlife Site		<input checked="" type="checkbox"/>	x	Hoo and Barnett Brook Local Wildlife Site borders part of site and passes through northern part of site			
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		<input checked="" type="checkbox"/>	x	Northern part of site is within flood zone 2 (approx 15%)			
Flood Zone 3		<input checked="" type="checkbox"/>	x	Northern part of site is within flood zone 3 (approx 15%)			
Contamination		Unlikely		<input checked="" type="checkbox"/>	Likely	Unknown	
Other: Aquifer Protection Zone 6/160. High pressure gas pipeline crosses site. BAP protected fauna – Badgers and Brown Hare. Rivers and streams – Hoo Brook crosses 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		Employment		Leisure
						Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: currently undeveloped tract of land in open area between settlements							
Vehicular access		Good		<input checked="" type="checkbox"/>	Reasonable		Poor
		Fronts A448					
Access to local facilities		Good			Reasonable		Poor
		No facilities in reasonable walking distance					
Public transport accessibility		Good			Reasonable		Poor
		On bus route					
Suitability		Not considered suitable as site forms important strategic green gap; ecological constraints likely to make site unsuitable					
Availability		Site has been promoted through Call for Sites					
Achievability		N/A					
Potential timescale and capacity		N/A					



Nearest settlement: Stone	Site ref: WFR/ST/4	Easting 385672	Northing 275021	Site area (hectares): 3.31			
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.							
Ownership:		Private	✓	Public		Unknown	
Topography:		Flat	✓	Gently Sloping		Steeply Sloping	
Planning History: none							
CONSTRAINTS	On Site	Adj. to Site	Notes				
Listed Building	x	x					
Local List	x	x					
Conservation Area	x	x					
Green Belt	✓	x					
SSSI	x	x					
Local Wildlife Site	x	✓	Local Wildlife Site to south and west Captain's and Stanklyn Pool and Spennells Valley				
Local Nature Reserve	x	x					
National Nature Reserve	x	x					
TPO	x	x					
Flood Zone 2	x	x					
Flood Zone 3	x	x					
Contamination	Unlikely	✓	Likely		Unknown		
Other: Aquifer Protection Zone 6/160. BAP – Badgers and Brown Hare not listed on site but close by. Adjacent to high pressure gas pipeline. Public footpath 519 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 views across site from former council housing on Stanklyn Lane ; minimal development on this side of lane							
Vehicular access	Good		✓	Reasonable		Poor	
Access to local facilities	Good			Reasonable		Poor	✓
No facilities in reasonable walking distance							
Public transport accessibility	Good			Reasonable		✓	Poor
Bus stop within walking distance							
Suitability	Although there is housing opposite, site is remote from facilities and is not considered suitable for development						
Availability	Site has been promoted through the Call for Sites						
Achievability	N/A						
Potential timescale and capacity	N/A						



Nearest settlement: Summerfield	Site ref: WFR/ST/5	Easting 384971	Northing 273813	Site area (hectares): 2.02			
Site address: Sparum Farm, Stanklyn Lane Ward: Wyre Forest Rural				Within built area			
				Adjoining built area			
				Other (See site description)		<input checked="" type="checkbox"/>	
Current or previous use: farm buildings				Greenfield (undeveloped)			
				Brownfield (prev. developed)		<input checked="" type="checkbox"/>	
Site description: Farm buildings accessed adjacent to dwellings on Stanklyn Lane with farmland surrounding							
Ownership:		Private		<input checked="" type="checkbox"/>		Public	
Topography:		Flat		<input checked="" type="checkbox"/>		Gently Sloping	
Planning History:		None of relevance					
CONSTRAINTS	On Site	Adj. to Site	Notes				
Listed Building	x	x					
Local List	x	x					
Conservation Area	x	x					
Green Belt	<input checked="" type="checkbox"/>	x					
SSSI	x	x					
Local Wildlife Site	x	x					
Local Nature Reserve	x	x					
National Nature Reserve	x	x					
TPO	<input checked="" type="checkbox"/>	x	TPO 195 area of woodland partially on site (approx less than 5% of site)				
Flood Zone 2	x	x					
Flood Zone 3	x	x					
Contamination	Unlikely		<input checked="" type="checkbox"/>	Likely	Unknown adjacent land used for animal burial in foot and mouth outbreak in 2001		
Other: Small TPO copse adjacent buildings. Majority of site in Aquifer protection zone 06/160. Adjacent to high pressure gas pipeline							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission			Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail		Employment		Leisure
						Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: existing buildings are single storey and so are reasonably well screened in landscape							
Vehicular access		Good		<input checked="" type="checkbox"/>	Reasonable		Poor
Access to local facilities		Good			Reasonable		Poor
		No facilities in reasonable walking distance					
Public transport accessibility		Good			Reasonable		Poor
		No bus service within reasonable walking distance					
Suitability		Farm buildings may potentially be suitable for conversion to residential use					
Availability		Site has been promoted through Call for Sites					
Achievability		Development is achievable subject to viability					
Potential timescale and capacity		Unknown – up to 20 dwellings					



Nearest settlement: Shenstone	Site ref: WFR/ST/6	Easting 385682	Northing 273874	Site area (hectares): 1.6	
Site address: Adjacent Islamic College, Heath Lane Ward: Wyre Forest Rural				Within built area	
				Adjoining built area	
				Other (See site description) <input checked="" type="checkbox"/>	
Current or previous use: Pasture – keeping of horses				Greenfield (undeveloped) <input checked="" type="checkbox"/>	
				Brownfield (prev. developed)	
Site description: small field used for stabling and horse grazing adjacent to Islamic College in open countryside with access from lane onto A450 at Shenstone					
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.					
CONSTRAINTS	On Site	Adj. to Site	Notes		
Listed Building	x	x			
Local List	x	x			
Conservation Area	x	x			
Green Belt	✓	x			
SSSI	x	x			
Local Wildlife Site	x	x			
Local Nature Reserve	x	x			
National Nature Reserve	x	x			
TPO	x	x			
Flood Zone 2	x	x			
Flood Zone 3	x	x			
Contamination	Unlikely	<input checked="" type="checkbox"/>	Likely	Unknown	
Other: Aquifer Protection Zone ; Groundwater Vulnerability. Adj Wychavon boundary. Close to Birmingham Resilience project (BRP) Pipeline. BAP – badgers not on site but in proximity					
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"/>
Narrow lane – unsuitable for long vehicles					
Access to local facilities	Good		Reasonable	Poor	<input checked="" type="checkbox"/>
No facilities within reasonable walking distance					
Public transport accessibility	Good		Reasonable	Poor	<input checked="" type="checkbox"/>
No bus service within reasonable walking distance					
Suitability	Remote site with narrow access onto main highway network				
Availability	Travelling showpeople are keen to develop site as their winter quarters				
Achievability	Unlikely to get permission - not achievable				
Potential timescale and capacity	N/A				



Silver Birches

Tank

Madinatul Uloom Al Islamiya School

HEATH LANE

SITE WFR/ST/6

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1:2000 @ A4

Nearest settlement: Stone	Site ref: WFR/ST/7	Easting 385914	Northing 274832	Site area (hectares): 3.94				
Site address: Stanklyn Farm, Stanklyn Lane Ward: Wyre Forest Rural				Within built area				
				Adjoining built area		✓		
				Other (See site description)				
Current or previous use: Farmland and farm buildings				Greenfield (undeveloped)				
				Brownfield (prev. developed)				
Site description: Farm and associated buildings with row of housing backing onto rear fields. Public footpath crosses land								
Ownership:		Private	✓	Public		Unknown		
Topography:		Flat		Gently Sloping	✓	Steeply Sloping		
Planning History: Previously submitted in SHLAA and at SAPLP LPI								
CONSTRAINTS	On Site	Adj. to Site	Notes					
Listed Building	x	x						
Local List	x	x						
Conservation Area	x	x						
Green Belt	✓	x						
SSSI	x	x						
Local Wildlife Site	x	✓	Captain's and Stanklyn Pools and Spennells Valley					
Local Nature Reserve	x	x						
National Nature Reserve	x	x						
TPO	x	x						
Flood Zone 2	x	x						
Flood Zone 3	x	x						
Contamination	Unlikely			Likely		Unknown		
Other: Aquifer Protection Zone; public footpath 363 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 views from housing across fields; this part of Stanklyn Lane is very rural in nature								
Vehicular access		Good	✓	Reasonable		Poor		
Access to local facilities		Good		Reasonable		Poor	✓	
		No services within reasonable walking distance						
Public transport accessibility		Good		Reasonable	✓	Poor		
		Bus stop on A448- within reasonable walking distance						
Suitability		Potential issues with overlooking from existing dwellings on Stanklyn Lane; few facilities nearby; not considered suitable						
Availability		Site has been promoted through Call for Sites						
Achievability		N/A						
Potential timescale and capacity		N/A						

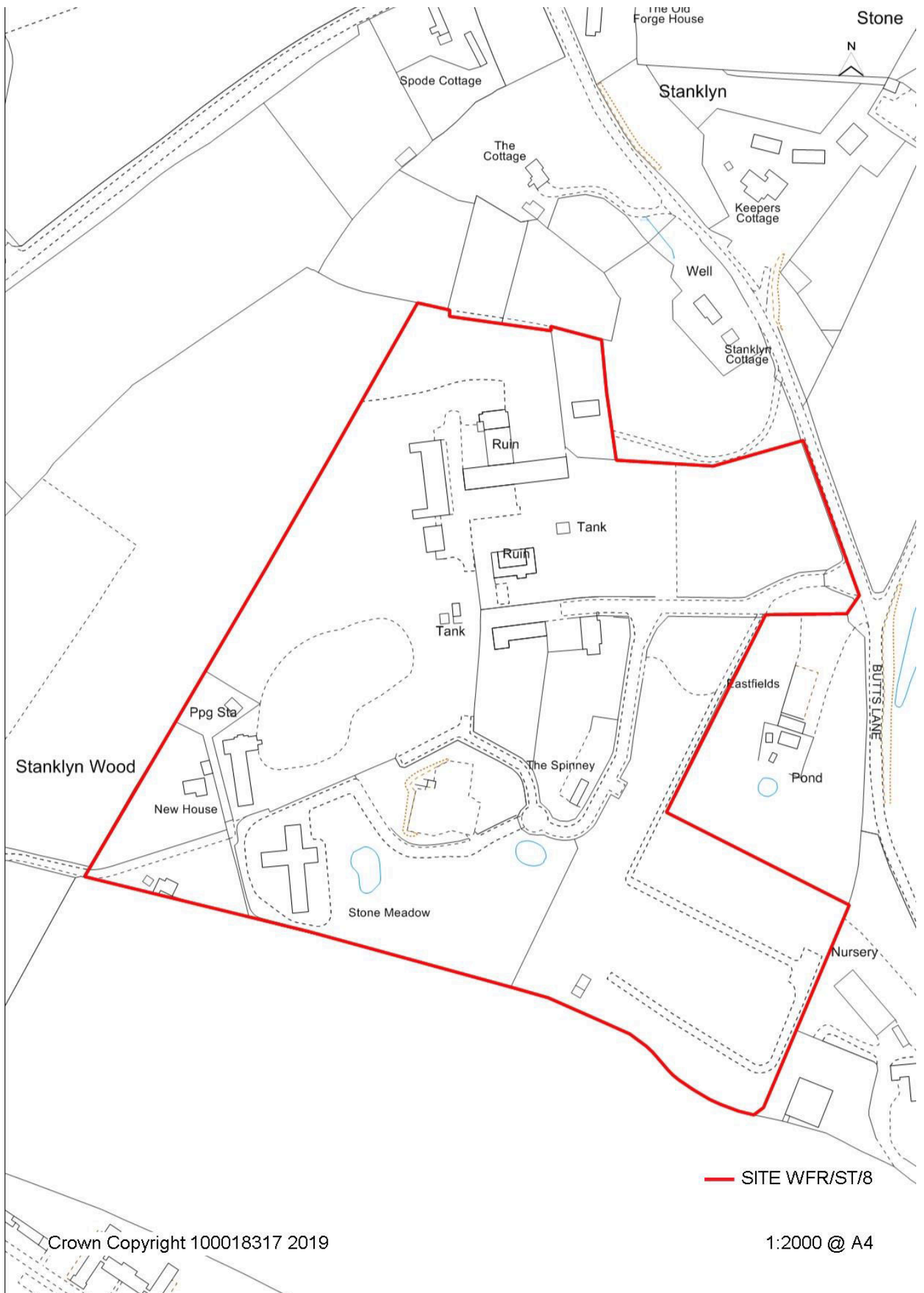


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— SITE WFR/ST/7
St

1:2000 @ A4

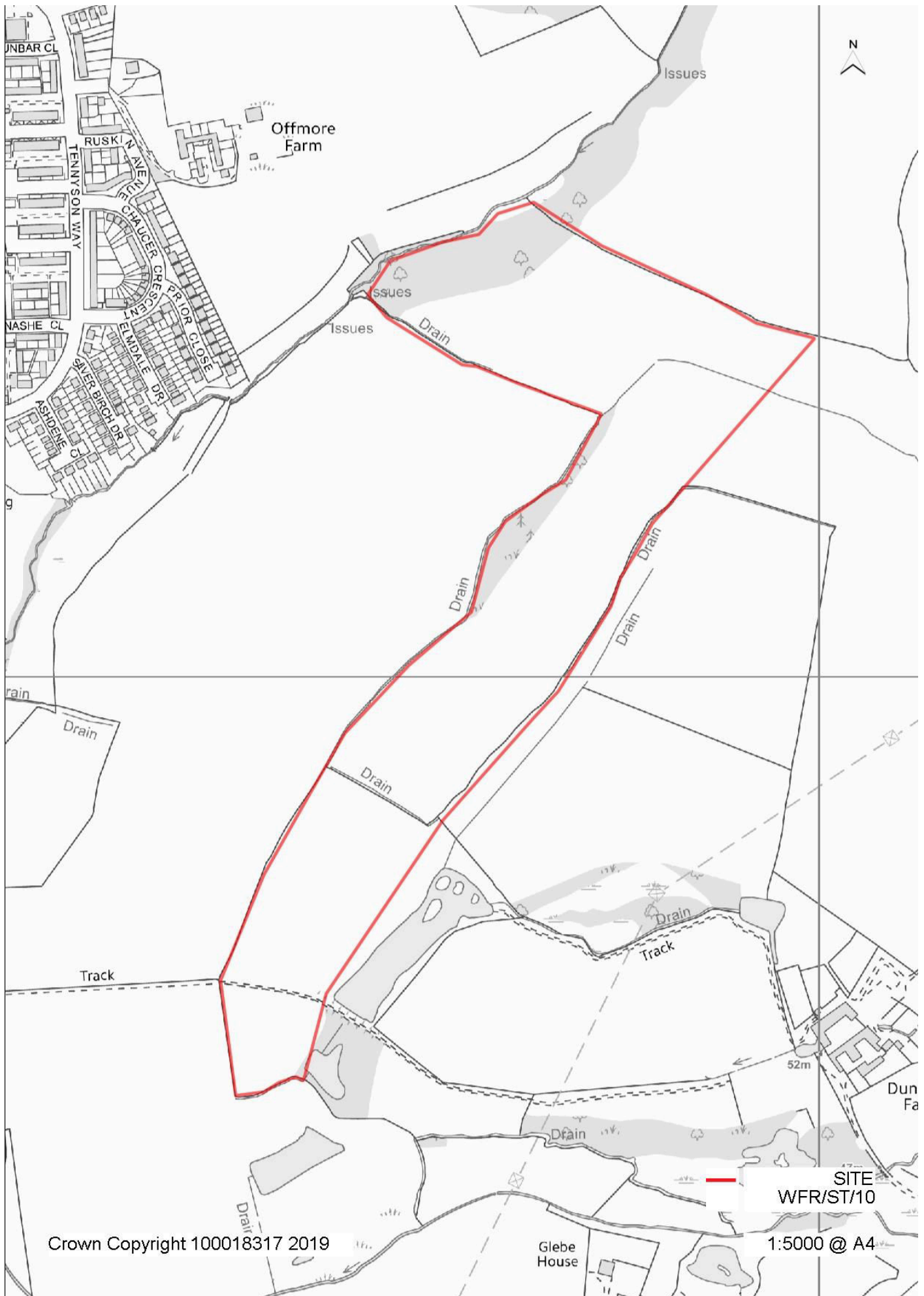
Nearest settlement: Stone	Site ref: WFR/ST/8	Easting 385794	Northing 274340	Site area (hectares): 7.09								
Site address: Former Depot, Butts Lane Ward: Wyre Forest Rural				Within built area								
				Adjoining built area								
				Other (See site description)								
Current or previous use: Former depot				Greenfield (undeveloped)								
				Brownfield (prev. developed)								
Site description: Site known as Stone Meadow – now being redeveloped for executive housing – buildings converted/redeveloped												
Ownership:		Private	✓	Public		Unknown						
Topography:	Flat	✓	Gently Sloping			Steeply Sloping						
Planning History: Various. Following approvals have or are being implemented: 16/0571/full, 17/0422/full, 18/0035/full, 18/0689 – totalling 11 dwellings												
CONSTRAINTS	On Site	Adj. to Site	Notes									
Listed Building	x	x										
Local List	x	x										
Conservation Area	x	x										
Green Belt	✓	x										
SSSI	x	x										
Local Wildlife Site	x	x										
Local Nature Reserve	x	x										
National Nature Reserve	x	x										
TPO	x	x										
Flood Zone 2	x	x										
Flood Zone 3	x	x										
Contamination	Unlikely	✓	Likely		Unknown							
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: Conversion/redevelopment of vacant buildings in open countryside												
Vehicular access			Good		Reasonable	✓	Poor					
Access to local facilities			Good		Reasonable		Poor	✓				
			No services within reasonable walking distance									
Public transport accessibility			Good		Reasonable		Poor	✓				
			No bus service within reasonable walking distance									
Suitability			Development is ongoing.									
Availability			N/A									
Achievability			N/A									
Potential timescale and capacity			Within 3 years – total of 11 dwellings									



Nearest settlement: Shenstone	Site ref: WFR/ST/9	Easting 386736	Northing 272156	Site area (hectares): 9.98	
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) <input checked="" type="checkbox"/>	
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					
CONSTRAINTS		On Site	Adj. to Site	Notes	
Listed Building		x	x		
Local List		x	x	Bradford House Farm near junction with A442 is Locally Listed as is Deanslake to NE of site	
Conservation Area		x	x		
Green Belt		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
SSSI		x	x		
Local Wildlife Site		x	x		
Local Nature Reserve		x	x		
National Nature Reserve		x	x		
TPO		x	x		
Flood Zone 2		x	x	Culverted watercourse runs through site	
Flood Zone 3		x	x		
Contamination		Unlikely	<input checked="" type="checkbox"/>	Likely	
Other: `Footpath 363 runs along western and southern site boundary. Aquifer protection zone affects western part of 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	Employment	Leisure
					Gypsy/ Travelling Showpeople
					Other
WFDC OFFICER VIEWS:					
Character / visual impact: Landscape currently dominated by large buildings. Accessed off busy road near junction with A442. Development proposal would not be any more detrimental to landscape or Green Belt than existing development.					
Vehicular access		Good		Reasonable	<input checked="" type="checkbox"/>
		Junction with A442 Droitwich-Kidderminster road nearby			
Access to local facilities		Good		Reasonable	Poor
		Residents would be car dependant			
Public transport accessibility		Good		Reasonable	Poor
		No bus routes nearby. Nearest is over 2km away.			
Suitability		Site is currently in employment use with some dwellings adjacent but is not considered sustainable location for residential development			
Availability		Site has been promoted by landowner for partial redevelopment			
Achievability		Development is considered to be achievable via the planning process			
Potential Timescale and capacity		Deliverable within 5 years. Potential for partial redevelopment for additional employment uses			



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)		<input checked="" type="checkbox"/>	
Current or previous use: Arable land				Greenfield (undeveloped)		<input checked="" type="checkbox"/>	
				Brownfield (prev. developed)			
Site description: Arable land lying to east of built-up area (not immediately adjacent to urban area)							
Ownership:		Private	<input checked="" type="checkbox"/>	Public		Unknown	
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping			Steeply Sloping	
Planning History: None of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building	x	x					
Local List	x	x					
Conservation Area	x	x					
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
SSSI	x	x					
Local Wildlife Site	x	x	Hoo and Barnet Brook SWS lies to south				
Local Nature Reserve	x	x					
National Nature Reserve	x	x					
TPO	x	x					
Flood Zone 2	x	x					
Flood Zone 3	x	x					
Contamination		Unlikely	<input checked="" type="checkbox"/>	Likely			
Other: Footpath runs through southern part of site connecting Heathy Mill Farm and Duncient Farm							
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 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	<input checked="" type="checkbox"/>
		No road access at present					
Access to local facilities		Good		Reasonable		Poor	<input checked="" type="checkbox"/>
		Remote from existing facilities					
Public transport accessibility		Good		Reasonable		Poor	<input checked="" type="checkbox"/>
		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		Land would need to be removed from the Green Belt					
Potential timescale and capacity		N/A					



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SITE
WFR/ST/10

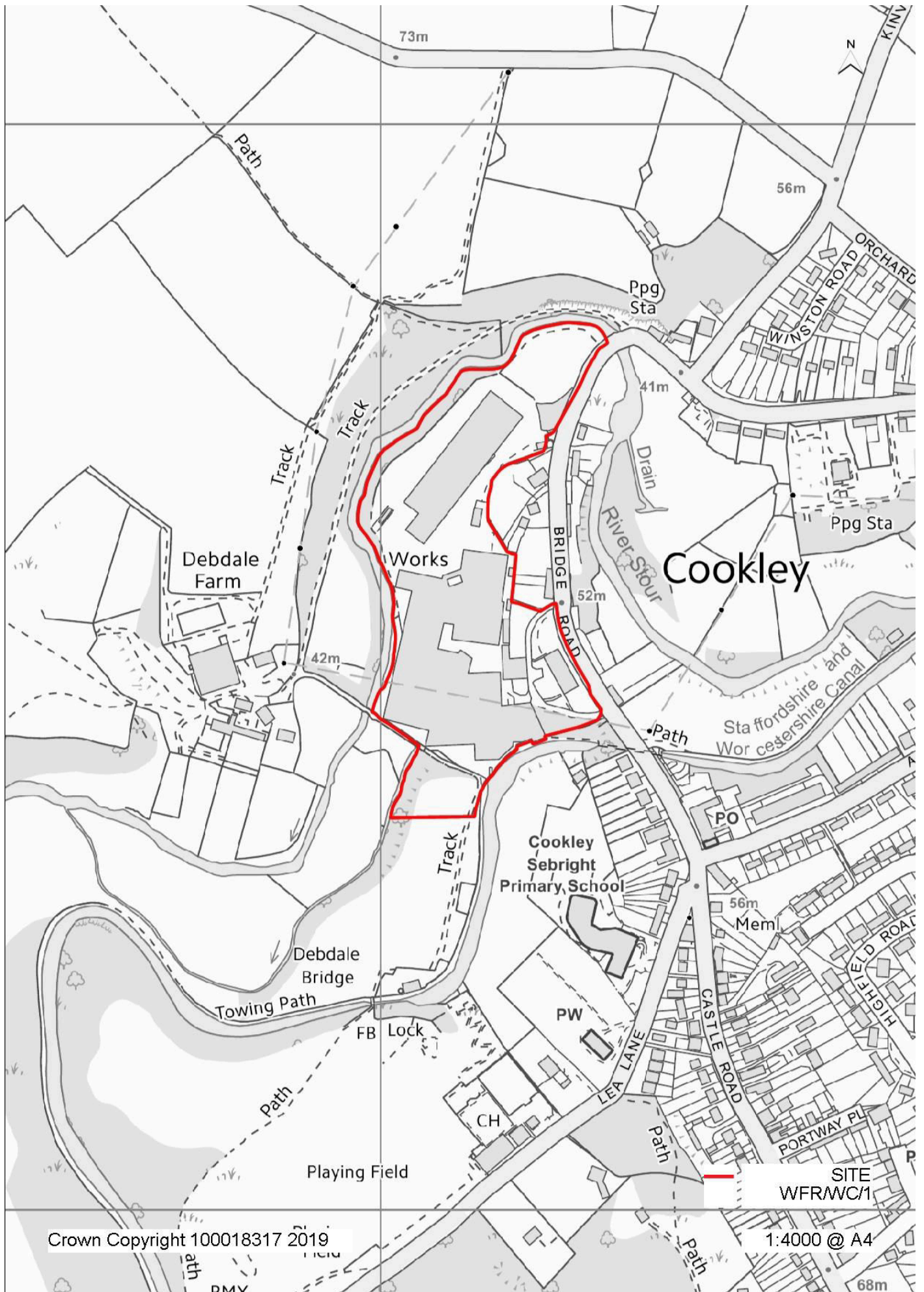
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**EASTERN
VILLAGE SITES**

**WYRE FOREST RURAL
WARD**

**WOLVERLEY AND COOKLEY
PARISH**

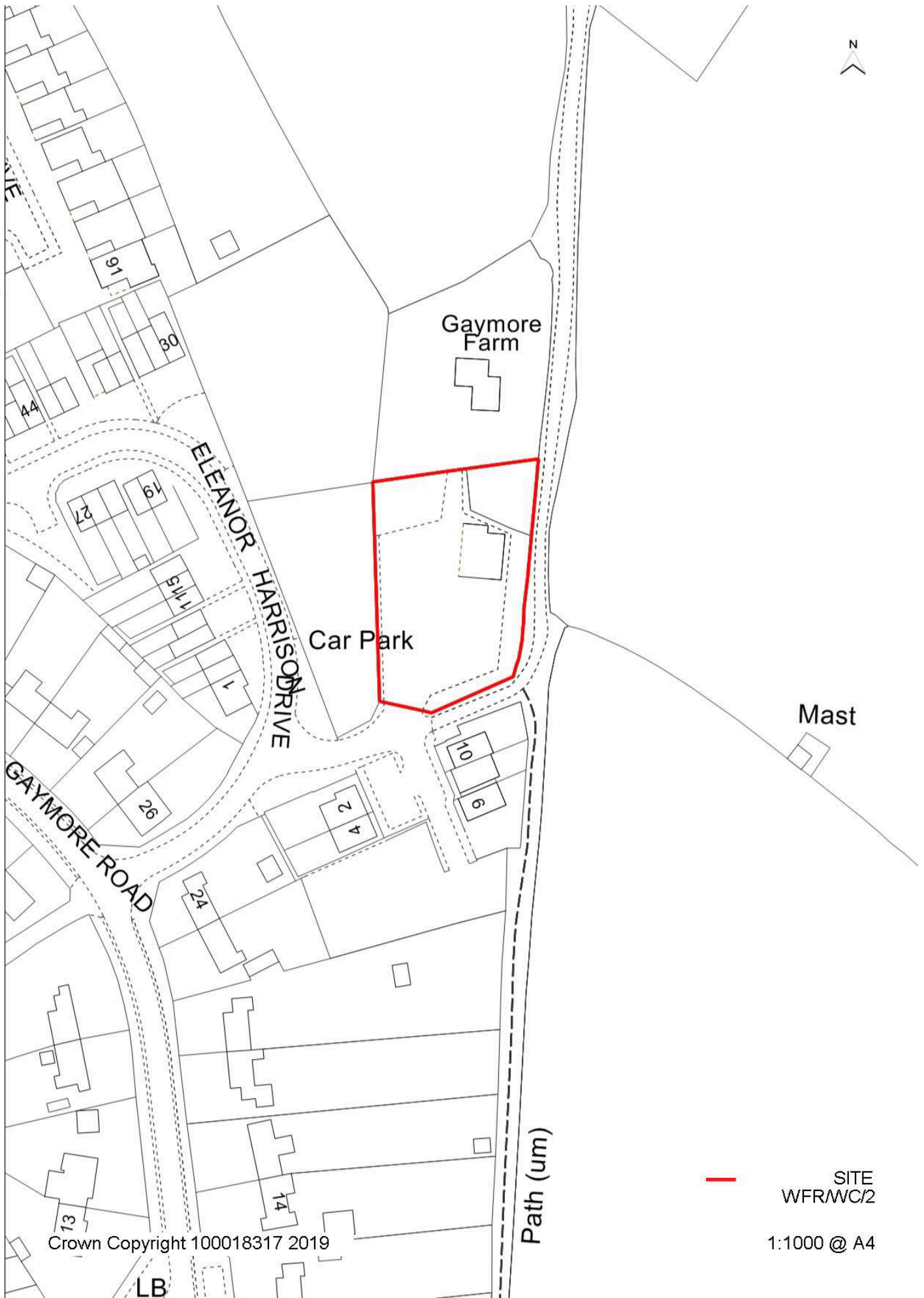
Nearest settlement: Cookley	Site ref: WFR/WC/1	Easting 384084	Northing 280582	Site area (hectares): 5.65			
Site address: Titan Steel Wheels, Bridge Road Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: Employment – wheel manufacturing				Greenfield (undeveloped)			
				Brownfield (prev. developed)		✓	
Site description: Manufacturing plant, offices and parking adjacent River Stour and canal							
Ownership:		Private		✓		Public	
Topography:		Flat		✓		Gently Sloping	
						✓	
						Steeply Sloping	
Planning History: Owners have previously submitted site for consideration for residential development. 01/605 Retention of 2.5m high access gate approved. 06/673 as 06/931 withdrawn. 96/681 Consolidate, resurface and drain car park approved.							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		✓	x	Two buildings on site			
Conservation Area		x	✓	Staffordshire & Worcestershire Canal Conservation Area			
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	✓	Impact on Special Wildlife Sites along River Stour and Staffs & Worcs Canal			
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		✓	✓	Majority of site adjacent but very small part on site at both northern and southern end			
Flood Zone 3		✓	✓	Majority of site adjacent but very small part on site at both northern and southern end			
Contamination		Unlikely		Likely		✓ Unknown	
Other: Redevelopment would remove heavy traffic from village. NIHHS site. Aquifer protection zone 6/140 Cookley. British waterways consultation zone EIA and major scale development (20110729) approx 1/3 of site. British Waterways consultation zone minor and household scale development (20110729) approx 1/3 of site. Adjacent River Stour. Adjacent minerals consultation areas. Public footpaths 592, 593 and 597 cross site, 591, 594, 595 and 596 run along boundary of 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: No adverse impact – potential to improve streetscene - some residential uses already exist in amongst employment uses							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities		Good	✓	Reasonable		Poor	
		Village shops and facilities within 5 minute walk					
Public transport accessibility		Good	✓	Reasonable		Poor	
		On hourly bus route					
Suitability		Although employee numbers have reduced, this is still important employer in area and there are no plans to relocate at this time					
Availability		N/A					
Achievability		N/A					
Potential timescale and capacity		N/A					



SITE
WFR/WC/1

1:4000 @ A4

Nearest settlement: Cookley	Site ref: WFR/WC/2	Easting 384759	Northing 280249	Site area (hectares): 0.18			
Site address: Haulage yard, Eleanor Harrison Drive Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: Small haulage yard				Greenfield (undeveloped)			
				Brownfield (prev. developed)		✓	
Site description: haulage yard on edge of village adjacent to residential development							
Ownership:		Private	✓	Public		Unknown	
Topography:	Flat		Gently Sloping	✓	Steeply Sloping		
Planning History: None							
CONSTRAINTS	On Site	Adj. to Site	Notes				
Listed Building	x	x					
Local List	x	x					
Conservation Area	x	x					
Green Belt	✓	x					
SSSI	x	x					
Local Wildlife Site	x	x					
Local Nature Reserve	x	x					
National Nature Reserve	x	x					
TPO	x	x					
Flood Zone 2	x	x					
Flood Zone 3	x	x					
Contamination	Unlikely	✓	Likely		Unknown		
Other: Aquifer Protection Zone. Bridleway 603 runs along site boundary							
REASON FOR INCLUSION:							
Call for Sites submission			Allocated without planning permission			Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites		✓	Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure
						Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: potential improvement to streetscene with removal of heavy goods vehicles depot from a residential area							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities		Good	✓	Reasonable		Poor	
		Village shops and services within easy walk					
Public transport accessibility		Good	✓	Reasonable		Poor	
		On hourly bus route					
Suitability		If existing business relocates, housing would be a suitable use of site					
Availability		Not available at the current time. Intentions of landowner are unknown					
Achievability		Development is achievable, subject to business relocating					
Potential timescale and capacity		beyond 10 years – up to 6 dwellings					

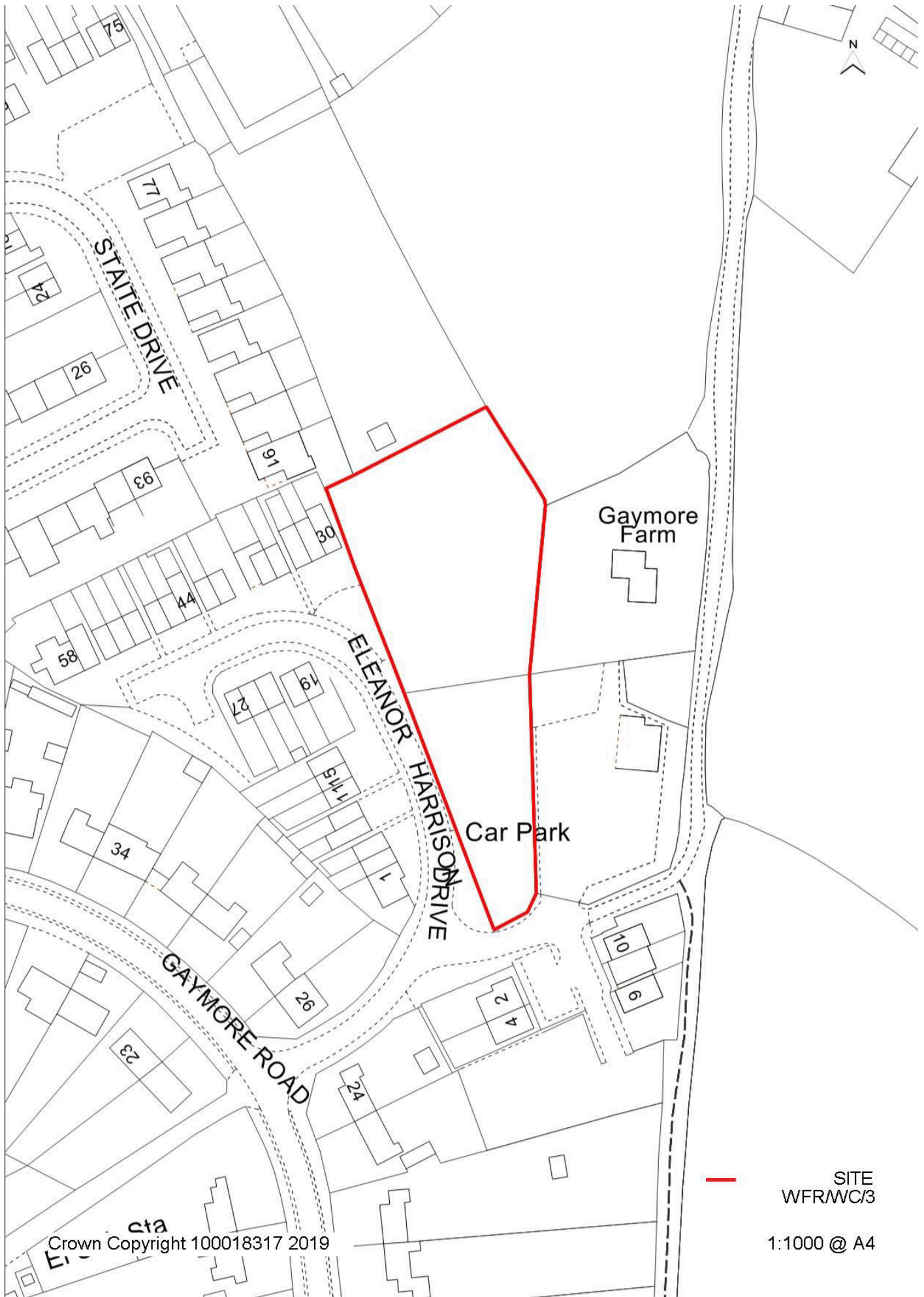


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SITE
WFR/WC/2

1:1000 @ A4

Nearest settlement: Cookley		Site ref: WFR/WC/3		Easting 384726		Site area (hectares): 0.33	
				Northing 280282			
Site address: Land off Eleanor Harrison Drive						Within built area	
Ward: Wyre Forest Rural						Adjoining built area <input checked="" type="checkbox"/>	
						Other (See site description)	
Current or previous use: open fields						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						Brownfield (prev. developed)	
Site description: pastureland between farm buildings and residential estate							
Ownership:		Private <input checked="" type="checkbox"/>		Public		Unknown	
Topography:		Flat		Gently Sloping <input checked="" type="checkbox"/>		Steeply Sloping	
Planning History: none							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely		Unknown	
Other: Aquifer Protection Zone 6/140 Cookley							
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 and views from adjacent housing across fields							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities		Good	✓	Reasonable		Poor	
		Village centre within easy walk					
Public transport accessibility		Good	✓	Reasonable		Poor	
		On hourly bus route					
Suitability		Site is adjacent to housing and well located for accessing facilities					
Availability		Intentions of landowner are unknown					
Achievability		Development is achievable subject to removal of land from Green Belt					
Potential timescale and capacity		Beyond 5 years – up to 10 dwellings					

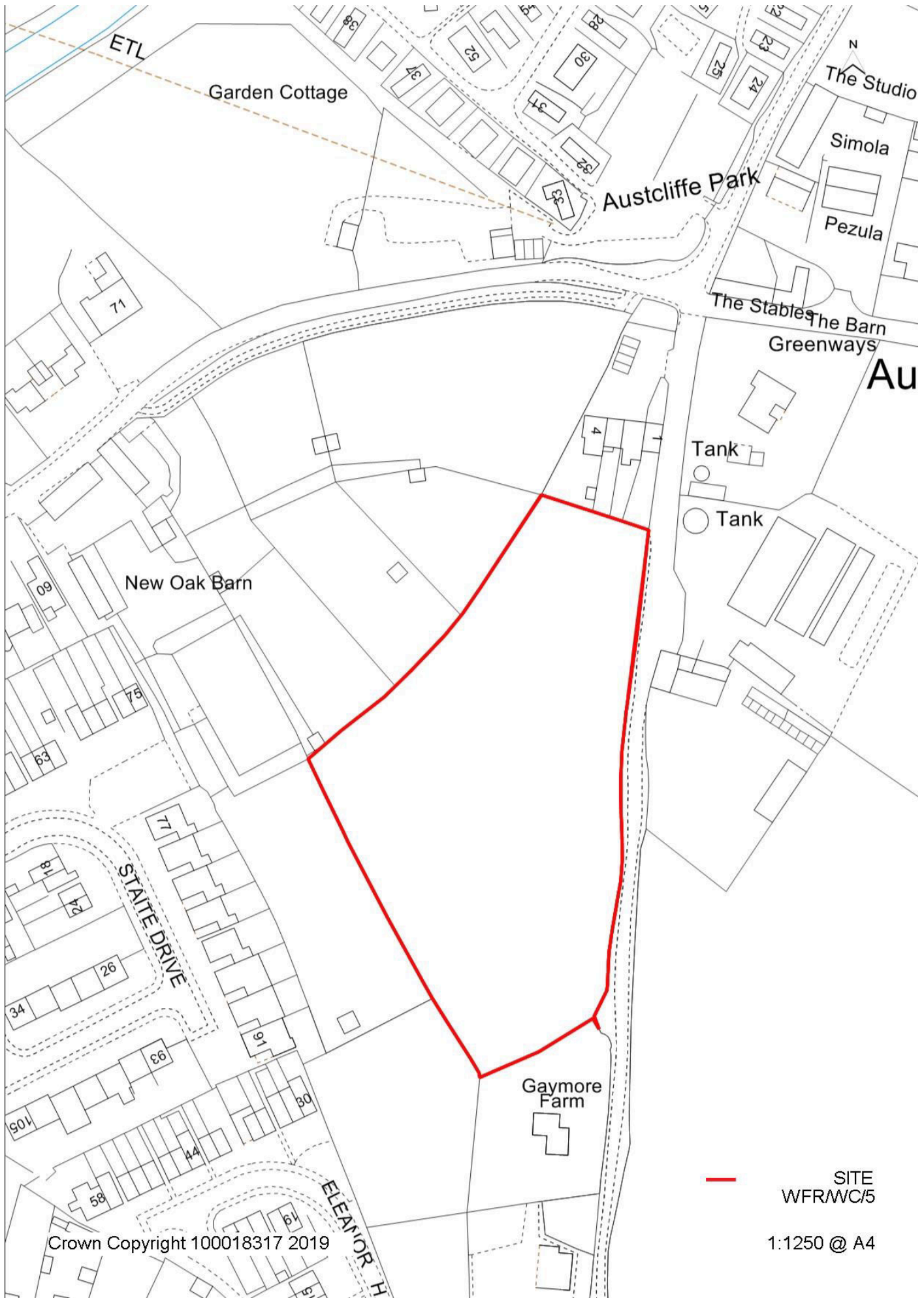


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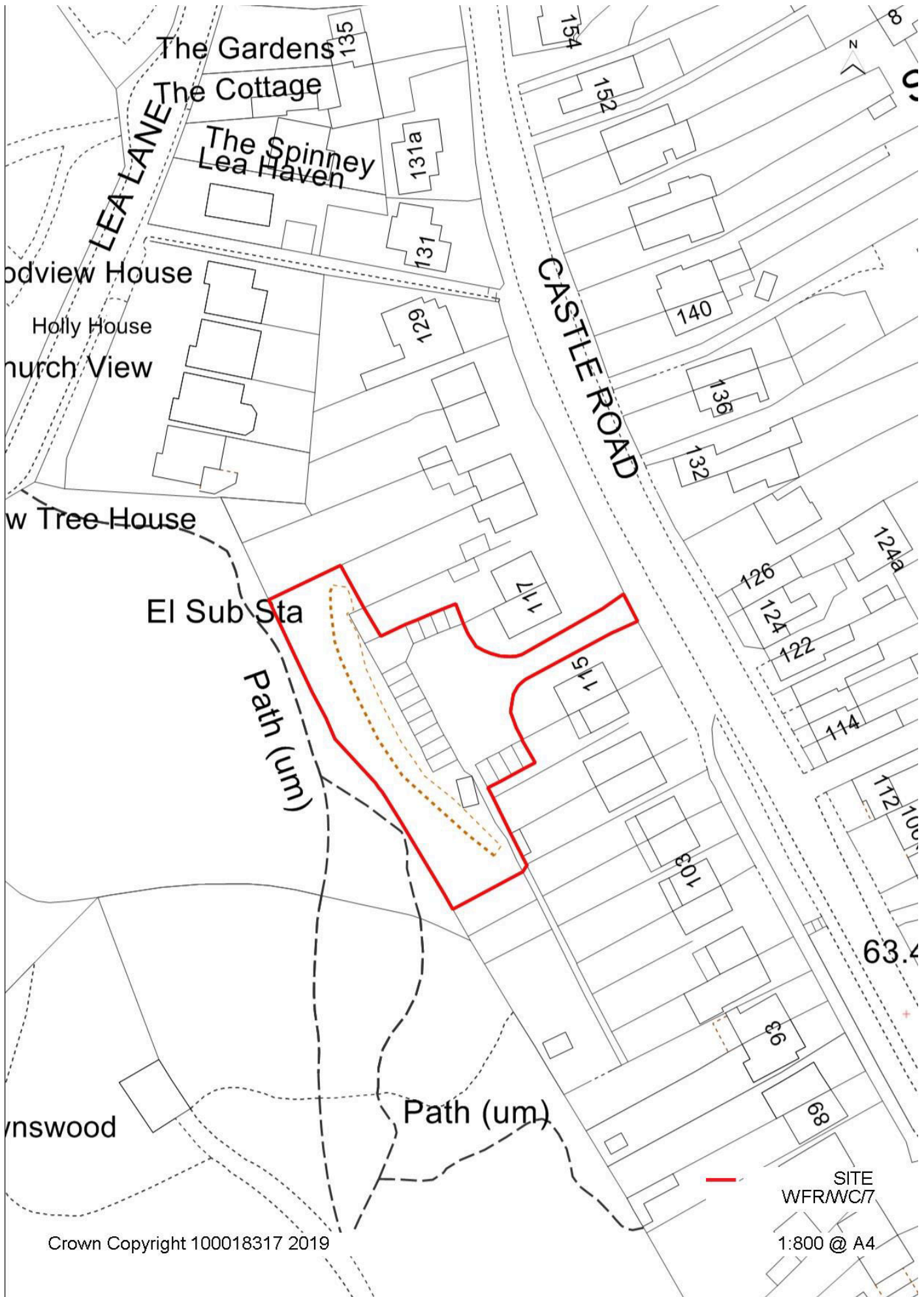
SITE
WFR/WC/3

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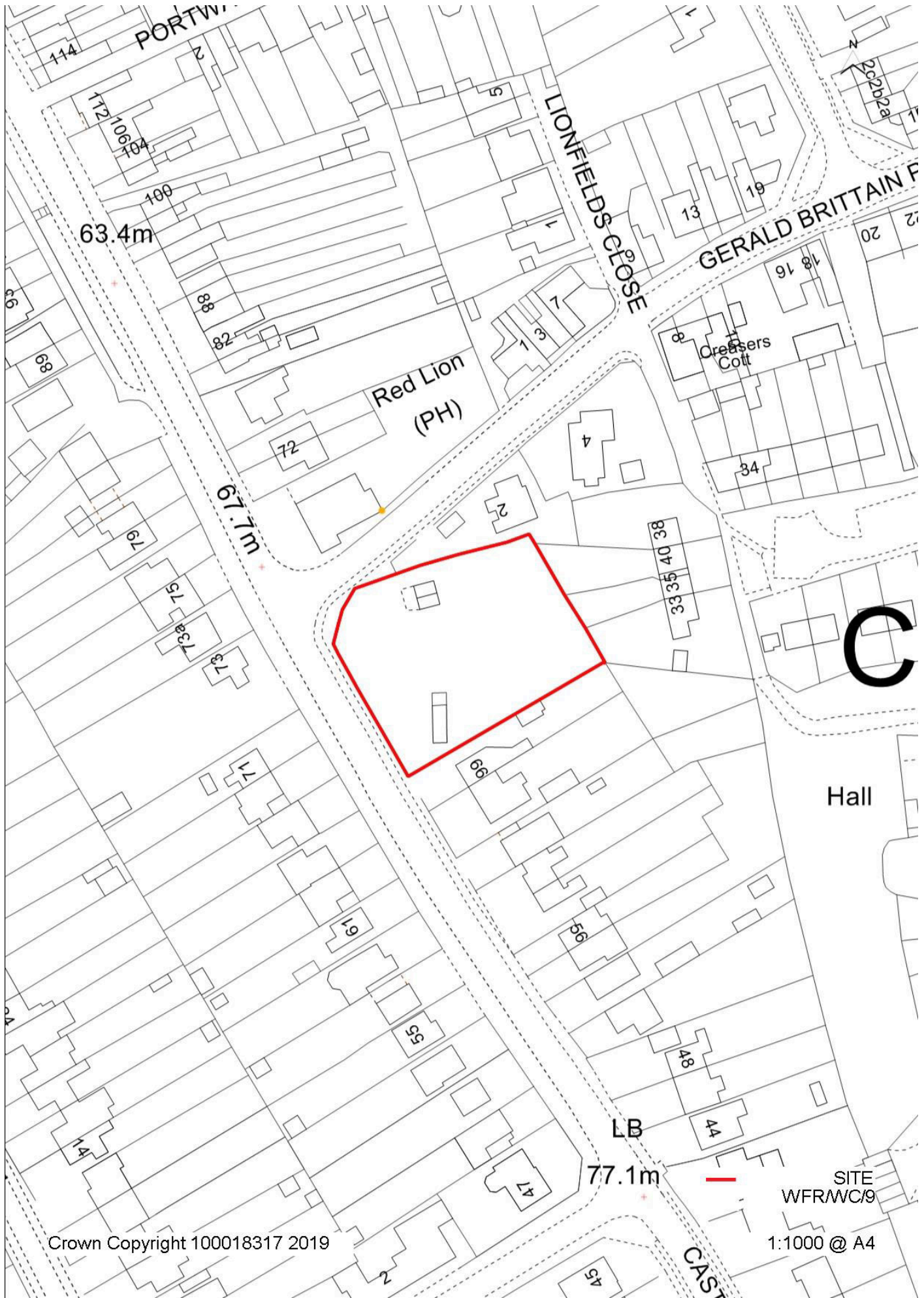
Nearest settlement: Cookley	Site ref: WFR/WC/5	Easting 384752	Northing 280393	Site area (hectares): 0.97								
Site address: Land at Gaymore Farm, Austcliffe Lane Ward: Wyre Forest Rural				Within built area								
				Adjoining built area		✓						
				Other (See site description)								
Current or previous use: Pastureland				Greenfield (undeveloped)		✓						
				Brownfield (prev. developed)								
Site description: grazing land adjacent to farm partially enclosed by hedgerows accessed along track												
Ownership:		Private	✓	Public		Unknown						
Topography:		Flat		Gently Sloping	✓	Steeply Sloping						
Planning History: None of relevance												
CONSTRAINTS		On Site	Adj. to Site	Notes								
Listed Building	x	x										
Local List	x	x										
Conservation Area	x	x										
Green Belt	✓	x										
SSSI	x	x										
Local Wildlife Site	x	x										
Local Nature Reserve	x	x										
National Nature Reserve	x	x										
TPO	x	x										
Flood Zone 2	x	x										
Flood Zone 3	x	x										
Contamination	Unlikely	✓	Likely		Unknown							
Other: Aquifer Protection Zone 06/140 Cookley. Bridleway 603 runs along site boundary												
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 houses on Staite Drive; adverse impact on setting of Gaymore Farm												
Vehicular access			Good		Reasonable	✓	Poor					
			Off farm track									
Access to local facilities			Good	✓	Reasonable		Poor					
			Village centre within walking distance									
Public transport accessibility			Good	✓	Reasonable		Poor					
			Bus stop nearby on hourly route									
Suitability			Site is separated from existing development and has no road frontage									
Availability			Site has been promoted through Call for Sites									
Achievability			Would require land to be removed from Green Belt									
Potential timescale and capacity			Beyond 15 years – up to 23 dwellings									



Nearest settlement: Cookley	Site ref: WFR/WC.7	Easting 384291	Northing 280064	Site area (hectares): 0.16			
Site address: Garage block, Castle Road Ward: Wyre Forest Rural				Within built area		<input checked="" type="checkbox"/>	
				Adjoining built area			
				Other (See site description)			
Current or previous use: Garage block				Greenfield (undeveloped)			
				Brownfield (prev. developed)		<input checked="" type="checkbox"/>	
Site description: garage block to rear of dwellings on Castle Road with woodland to the rear							
Ownership:		Private		<input checked="" type="checkbox"/>		Public	
Topography:		Flat				Gently Sloping	
Planning History:						Steeply Sloping	
None							
CONSTRAINTS	On Site	Adj. to Site	Notes				
Listed Building	x	x					
Local List	x	x					
Conservation Area	x	x					
Green Belt	✓	x	40% of site in Green Belt				
SSSI	x	x					
Local Wildlife Site	x	x					
Local Nature Reserve	x	x					
National Nature Reserve	x	x					
TPO	✓	x	TPO 9				
Flood Zone 2	x	x					
Flood Zone 3	x	x					
Contamination	Unlikely	✓	Likely		Unknown		
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: potential to improve streetscene							
Vehicular access		Good		Reasonable		<input checked="" type="checkbox"/>	
		Accessed off main road				Poor	
Access to local facilities		Good		Reasonable		<input checked="" type="checkbox"/>	
		Village centre nearby				Poor	
Public transport accessibility		Good		Reasonable		<input checked="" type="checkbox"/>	
		On bus route				Poor	
Suitability		Garages are in multiple ownerships and are well used. Development is not considered feasible					
Availability		N/A					
Achievability		N/A					
Potential timescale and capacity		N/A					



Nearest settlement: Cookley	Site ref: WFR/WC/9	Easting 384459	Northing 279927	Site area (hectares): 0.2			
Site address: Land at junction of Lionfield and Castle Road Ward: Wyre Forest Rural				Within built area		✓	
				Adjoining built area			
				Other (See site description)			
Current or previous use: unused land				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: small parcel of land within village on prominent corner							
Ownership:		Private		✓		Public	
Topography:		Flat		✓		Gently Sloping	
Planning History: none of relevance							
CONSTRAINTS	On Site	Adj. to Site	Notes				
Listed Building	x	x					
Local List	x	x					
Conservation Area	x	x					
Green Belt	x	x					
SSSI	x	x					
Local Wildlife Site	x	x					
Local Nature Reserve	x	x					
National Nature Reserve	x	x					
TPO	x	x					
Flood Zone 2	x	x					
Flood Zone 3	x	x					
Contamination	Unlikely	✓	Likely		Unknown		
Other: Potential loss of biodiversity. Aquifer protection zone 6/140. Elan Valley aqueduct 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: loss of open land							
Vehicular access		Good		✓		Reasonable	
						Poor	
Access to local facilities		Good		✓		Reasonable	
						Poor	
		Village centre easily accessible					
Public transport accessibility		Good		✓		Reasonable	
						Poor	
		On bus route					
Suitability		Elan aqueduct crosses site - development not possible					
Availability		N/A					
Achievability		N/A					
Potential timescale and capacity		N/A					

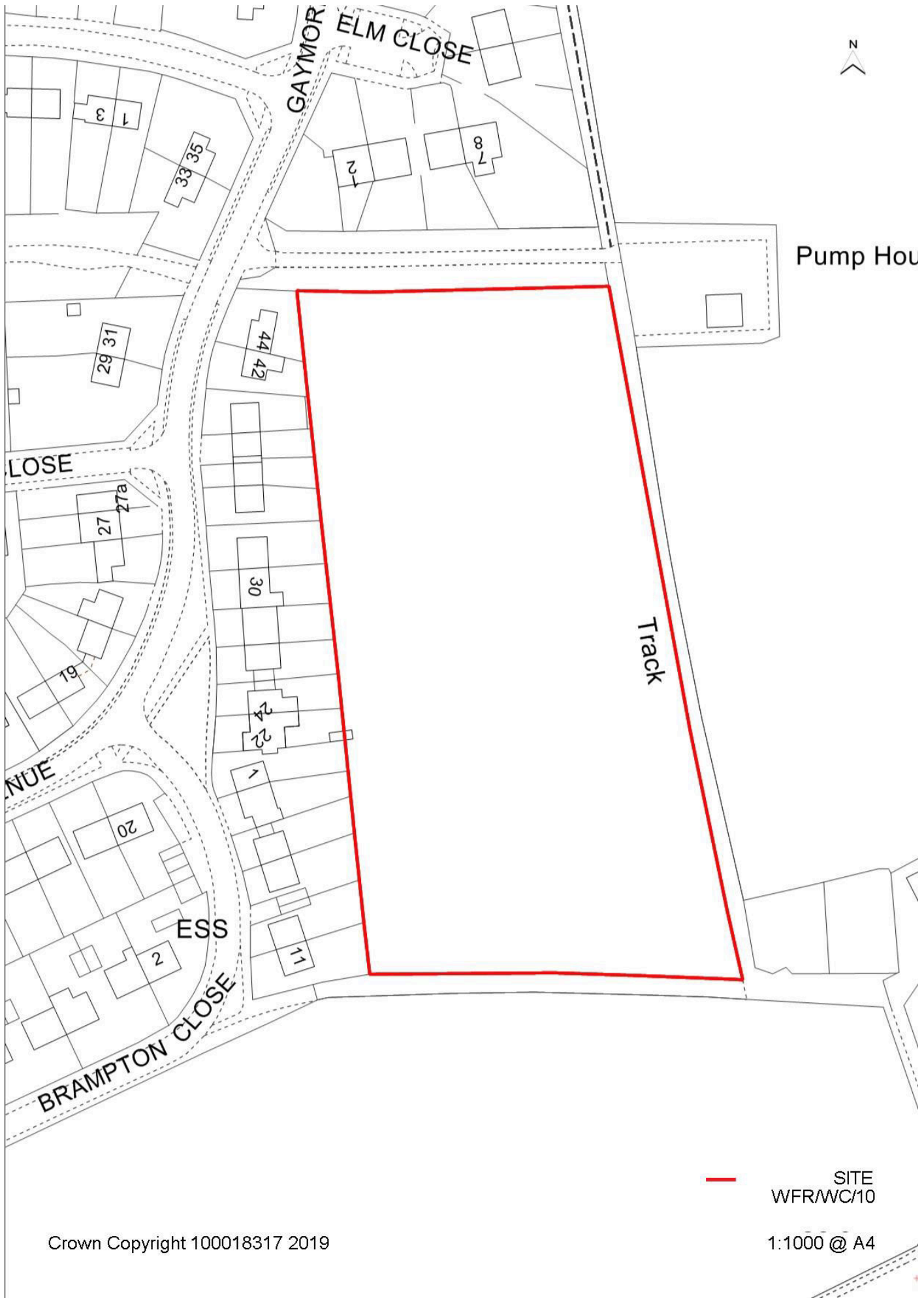


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SITE
WFR/WC/9

1:1000 @ A4

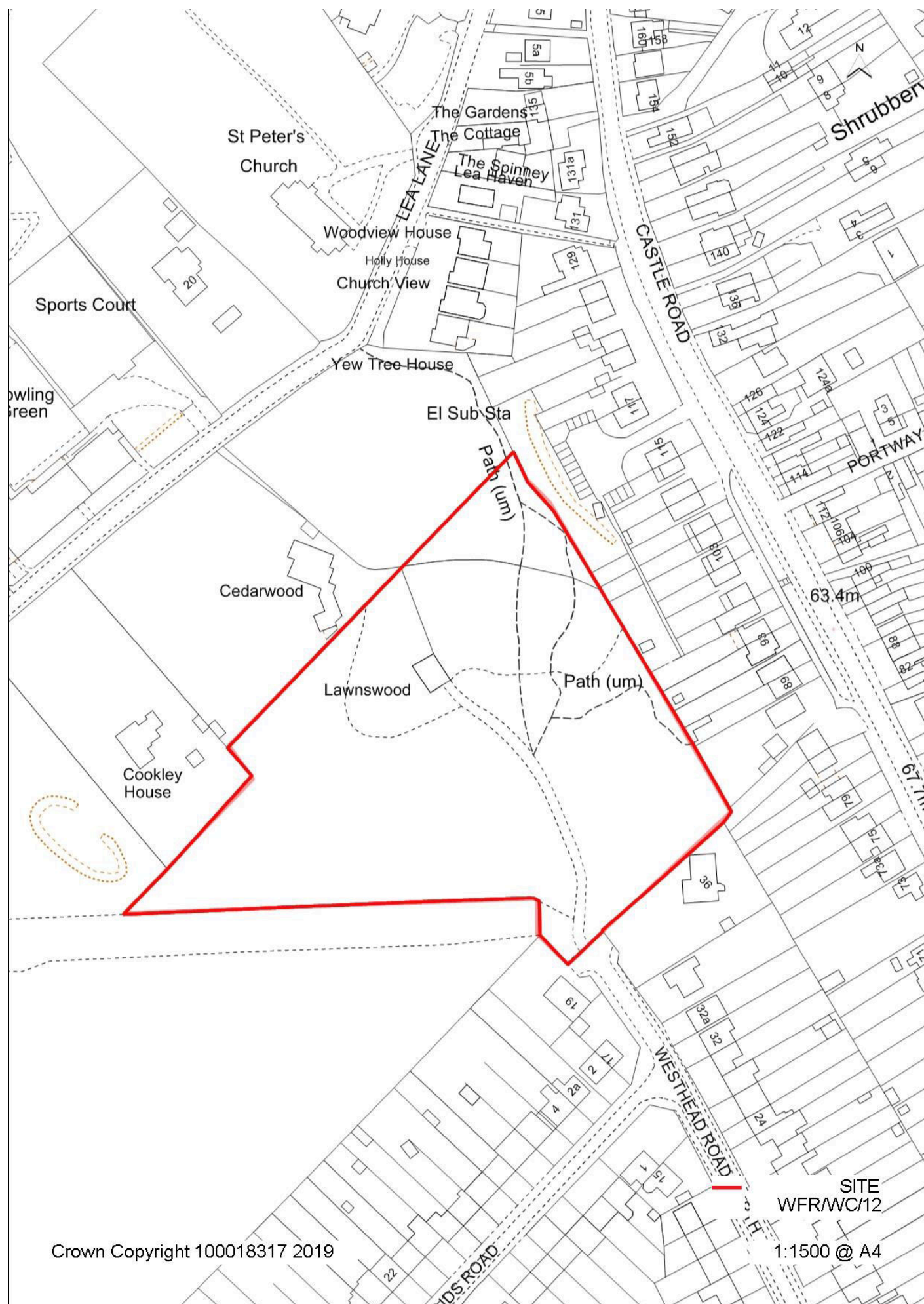
Nearest settlement: Cookley	Site ref: WFRWC/10	Easting 384749	Northing 279828	Site area (hectares): 1.23			
Site address: Land off Kimberlee Avenue Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: Pastureland				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: Greenfield parcel on edge of village to rear of housing accessed off track serving pumping station							
Ownership:		Private	✓	Public		Unknown	
Topography:		Flat	✓	Gently Sloping		Steeply Sloping	
Planning History: allocated as Area of Development Restraint in SAPLP							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		x	✓				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely		Unknown	
Other: Potential loss of biodiversity. 0.66% of site in aquifer protection zone 06/140. Adj Elan Valley Aqueduct. Public footpath 608 runs along boundary of 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: Loss of open aspect							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities		Good	✓	Reasonable		Poor	
		Village centre within easy walk					
Public transport accessibility		Good	✓	Reasonable		Poor	
		On bus route					
Suitability		Site backs onto housing and has good access to facilities					
Availability		Site has changed hands and the intentions of the landowner are not known					
Achievability		Development is considered to be achievable					
Potential timescale and capacity		Unknown – up to 30 dwellings					



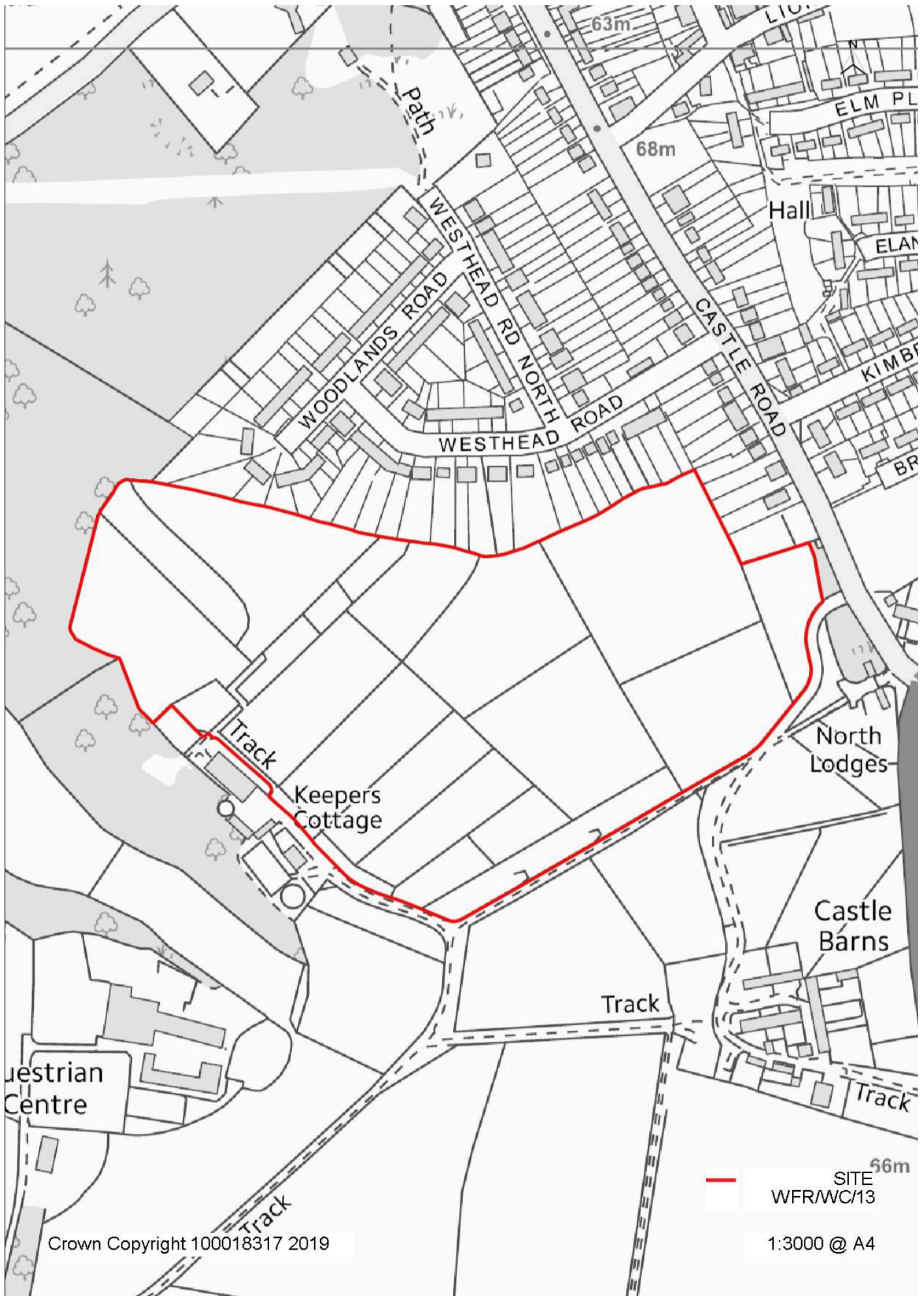
Nearest settlement: Cookley	Site ref: WFR/WC/11	Easting 384712	Northing 279685	Site area (hectares): 2.42				
Site address: Land off Brampton Close Ward: Wyre Forest Rural				Within built area				
				Adjoining built area		✓		
				Other (See site description)				
Current or previous use: field				Greenfield (undeveloped)		✓		
				Brownfield (prev. developed)				
Site description: field adjacent to village edge fronting onto A449.								
Ownership:		Private	✓	Public		Unknown		
Topography:	Flat	✓	Gently Sloping			Steeply Sloping		
Planning History: None of relevance								
CONSTRAINTS	On Site	Adj. to Site	Notes					
Listed Building	x	x						
Local List	x	x						
Conservation Area	x	x						
Green Belt	✓	x						
SSSI	x	x						
Local Wildlife Site	x	x						
Local Nature Reserve	x	x						
National Nature Reserve	x	x						
TPO	x	x						
Flood Zone 2	x	x						
Flood Zone 3	x	x						
Contamination	Unlikely	✓	Likely		Unknown			
Other: Potential loss of biodiversity. Public footpath 609n crosses site and footpath 612 runs along boundary of site. Public footpath 609 crosses the site and 612 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: Loss of open aspect; would bring village edge up to A449								
Vehicular access	Good		✓	Reasonable			Poor	
Access to local facilities	Good			Reasonable		✓	Poor	
Village centre within reasonable walking distance								
Public transport accessibility	Good		✓	Reasonable			Poor	
Bus stop nearby								
Suitability	Site would be suitable for housing development but is considered to be important green gap to be retained between Cookley and Lea Castle Hospital site							
Availability	Intentions of landowner are not known							
Achievability	N/A							
Potential timescale and capacity	N/A							



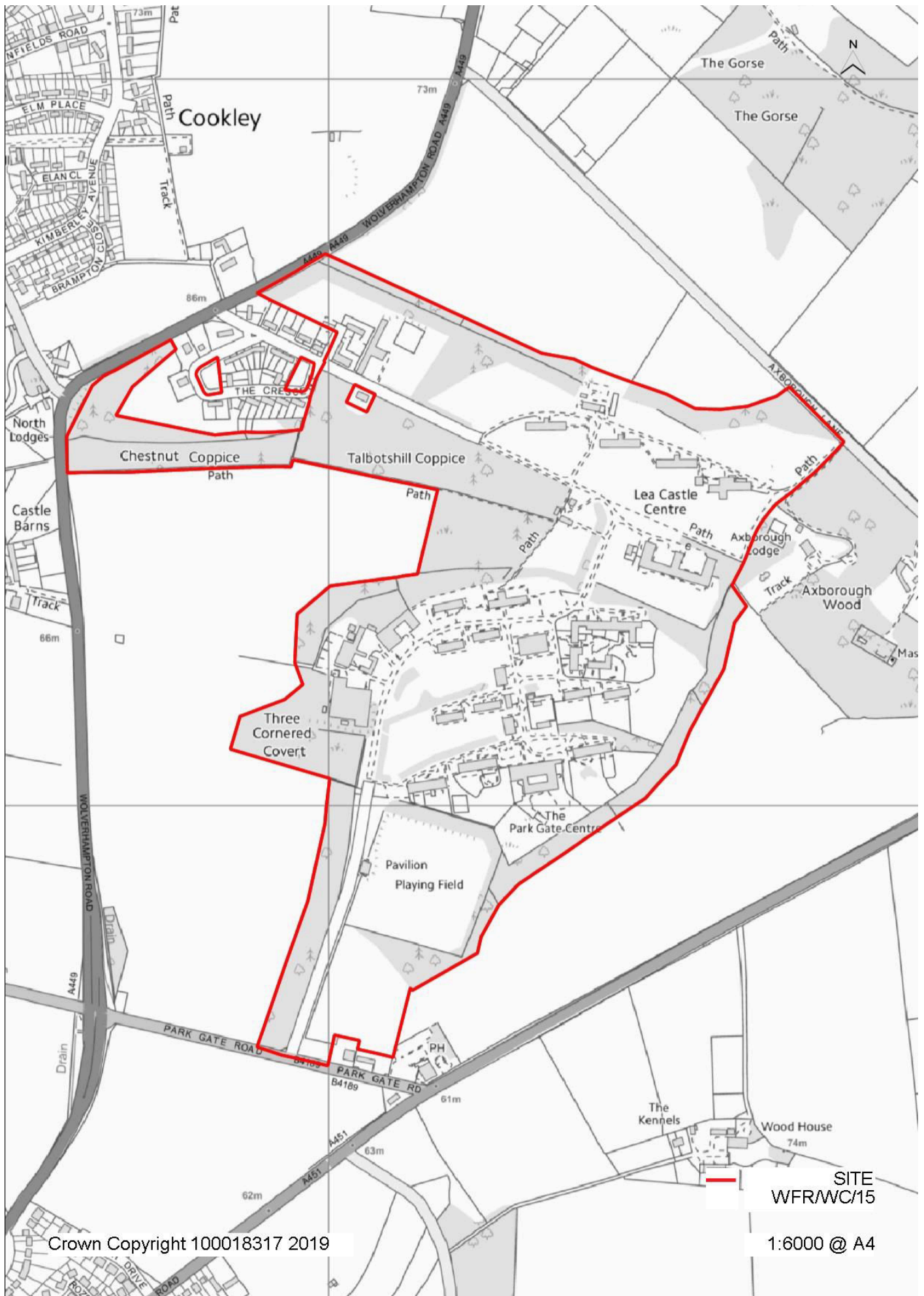
Nearest settlement: Cookley	Site ref: WFRWC/12	Easting 384252	Northing 279970	Site area (hectares): 1.78	
Site address: Lawnswood, Westhead Road North Ward: Wyre Forest Rural				Within built area	
				Adjoining built area ✓	
				Other (See site description)	
Current or previous use: house and former garden plus open land				Greenfield (undeveloped) ✓	
				Brownfield (prev. developed)	
Site description: house and former garden area now regenerated as scrub, housing development to east and south; open land to other sides					
Ownership:		Private	✓	Public	Unknown
Topography:		Flat	Gently Sloping	✓	Steeply Sloping
Planning History: none of relevance					
CONSTRAINTS	On Site	Adj. to Site	Notes		
Listed Building	x	x			
Local List	x	x			
Conservation Area	x	x			
Green Belt	✓	x			
SSSI	x	x			
Local Wildlife Site	x	x			
Local Nature Reserve	x	x			
National Nature Reserve	x	x			
TPO	✓	x	TPO 9 – beech woodland affects northern corner of site		
Flood Zone 2	x	x			
Flood Zone 3	x	x			
Contamination	Unlikely	Likely	Unknown		
Other: Potential adverse impact due to loss of vegetation. Site outside of settlement boundary. Elan Valley Aqueduct runs along southern site boundary. Aquifer protection zone. Informal path through site links directly to village facilities					
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	Good	✓	Reasonable	Poor	
	Village facilities within easy walking distance by footpath link				
Public transport accessibility	Good	✓	Reasonable	Poor	
	Bus stop within 5 minute walk via footpath link				
Suitability	Site is considered suitable for a small affordable housing development				
Availability	Landowner is keen to release part of site for development				
Achievability	Development is achievable subject to land being taken out of Green Belt				
Potential timescale and capacity	Post 2021 – up to 23 units				



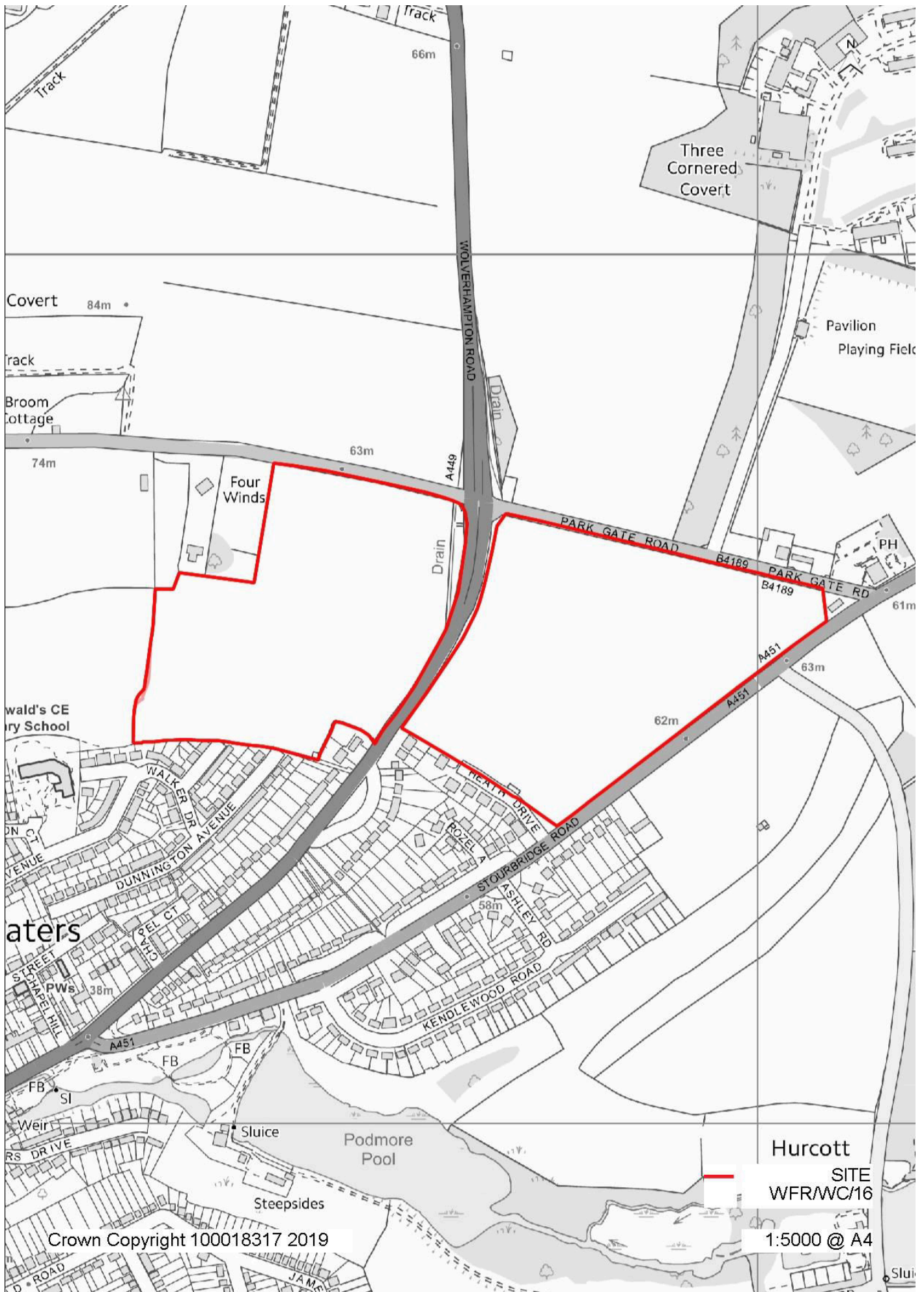
Nearest settlement: Cookley	Site ref: WFR/WC/13	Easting 384312	Northing 279570	Site area (hectares): 9.93			
Site address: Land south of Cookley Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: pastureland				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: large area of pastureland to south of Cookley village with Castle Barns complex to south and farmland							
Ownership:		Private	✓	Public		Unknown	
Topography:		Flat		Gently Sloping	✓	Steeply Sloping	
Planning History: none of relevance – part of larger application site for golf course – never implemented							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely		Unknown	
Other: Public footpath 625 runs along site boundary. Accessed off track serving Castle Barns complex							
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: views across to village. Very large area of open farm land							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities		Good		Reasonable		✓	Poor
		Village facilities within reasonable walking distance					
Public transport accessibility		Good		Reasonable		✓	Poor
		Bus stop on Castle Road					
Suitability		Site is adjacent to village edge but is part of an open landscape; danger of coalescence between settlements – not considered suitable					
Availability		Site has been promoted through Call for Sites					
Achievability		Development is achievable subject to land being removed from Green Belt					
Potential timescale and capacity		N/A					



Nearest settlement: Cookley	Site ref: WFR/WC/15	Easting 385001	Northing 279479	Site area (hectares): 48.66	
Site address: Lea Castle Hospital, Lea Castle Drive Ward: Wyre Forest Rural				Within built area	
				Adjoining built area ✓	
				Other (See site description)	
Current or previous use: former mental health hospital and special school – now demolished with sports pitches				Greenfield (undeveloped)	
				Brownfield (prev. developed) ✓	
Site description: former hospital site in parkland setting surrounded by woodland; residential uses and farmland adjoin site;					
Ownership:		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. 17/0205/outl approved Outline planning application to include up to 600 dwellings (C3), up to 3,350sqm of Class B1 employment uses, 150sqm of Class A1/A3/D1 uses (local shop/café/community space), public open space, ecological mitigation, drainage works, infrastructure and ancillary works. Detailed approval is sought for access arrangements, to include the main access from Park Gate Road, secondary access from The Crescent and limited access to a small number of properties from Axborough Lane, with all other matters reserved.					
CONSTRAINTS	On Site	Adj. to Site	Notes		
Listed Building	x	x			
Local List	x	x			
Conservation Area	x	x			
Green Belt	✓	x			
SSSI	x	x			
Local Wildlife Site	x	x			
Local Nature Reserve	x	x			
National Nature Reserve	x	x			
TPO	x	✓	Adj. TPO 106 Axborough Wood – ancient woodland		
Flood Zone 2	x	x			
Flood Zone 3	x	x			
Contamination	Unlikely	Likely	Unknown	some – not major issue	
Other: Mature trees and woodland to be retained. Viability. BAP protected fauna – pole cat. Near but not adj Aquifer protection zone, Elan Valley Aqueduct, high pressure gas pipeline. Public footpath 628 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: site is well screened from surrounding roads. Parkland setting should be retained where possible					
Vehicular access	Good	✓	Reasonable	Poor	
Good from Park Gate Road – A451 junction would require upgrading					
Access to local facilities	Good	Reasonable	✓	Poor	
Nearest facilities currently in Cookley					
Public transport accessibility	Good	Reasonable	✓	Poor	
Bus stops at entrance to Cookley village					
Suitability	Site is suitable for mixed use development				
Availability	Homes England have are in process of selling site to housing developer				
Achievability	Housing developer expected on site by early 2020				
Potential timescale and capacity	First completions expected end of 2020 – up to 600 dwellings				



Nearest settlement: Kidderminster	Site ref: WFRWC/16	Easting 384647	Northing 278558	Site area (hectares): 18.19			
Site address: land south of Wolverley 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 with residential development to south							
Ownership:		Private		✓		Public	
Topography:		Flat		Gently Sloping		✓	
Planning History:		none of relevance					
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	✓	Dwellings on A449			
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely		Unknown	
Other: public footpath 513 runs along site boundary							
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 – very visible from main roads in all directions. Low hedges around most of boundary							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities		Good		Reasonable		✓	Poor
		School nearby; shops in Broadwaters					
Public transport accessibility		Good		Reasonable		✓	Poor
		Bus stops at edge of built-up area					
Suitability		Although adjacent to urban edge, land is part of important strategic gap between Kidderminster and Lea Castle Hospital site					
Availability		Site has been promoted through Call for Sites					
Achievability		Development is achievable subject to removal of land from Green Belt					
Potential timescale and capacity		Beyond 15 years – up to 400 dwellings					



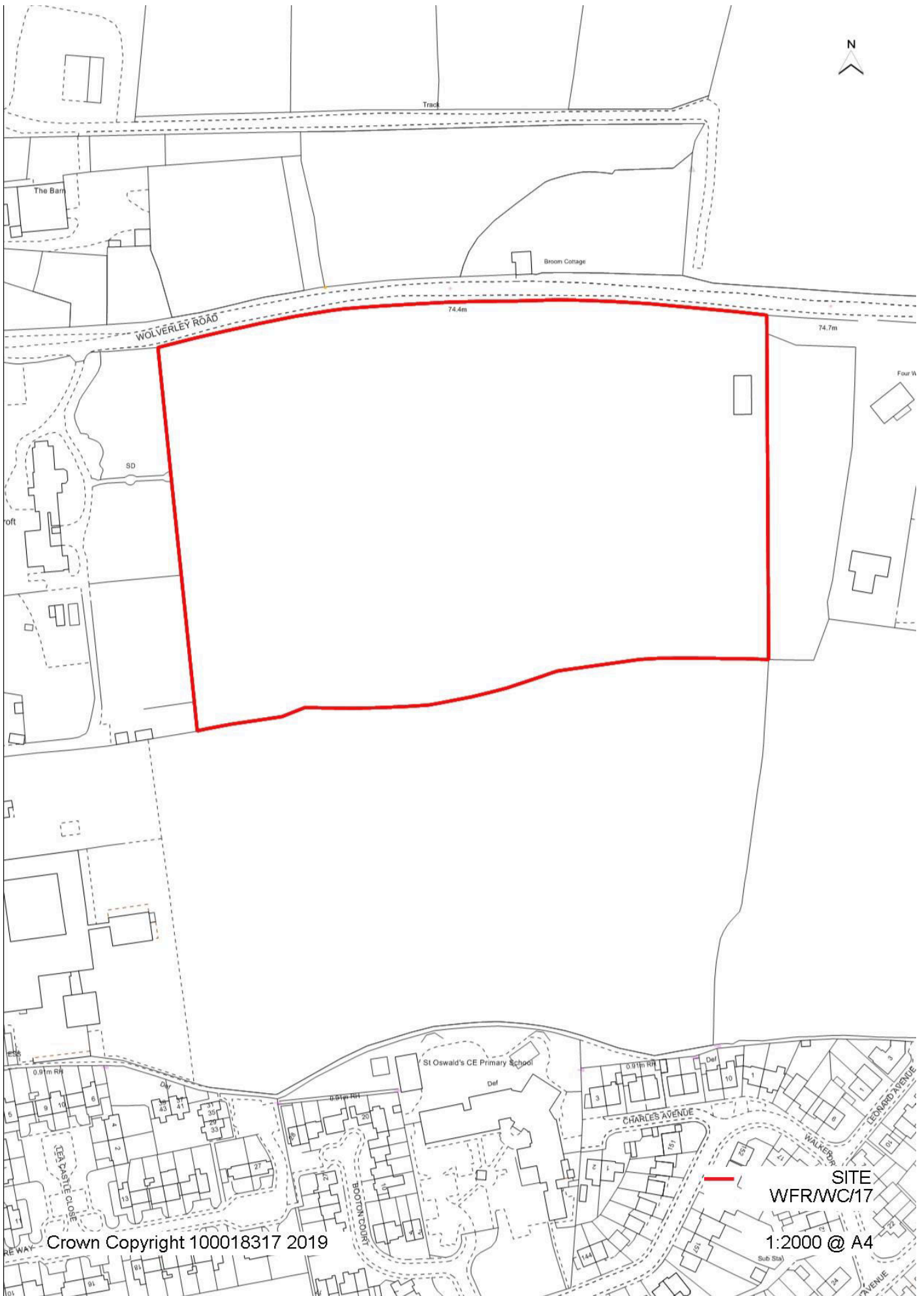
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Hurcott
SITE
WFR/WC/16

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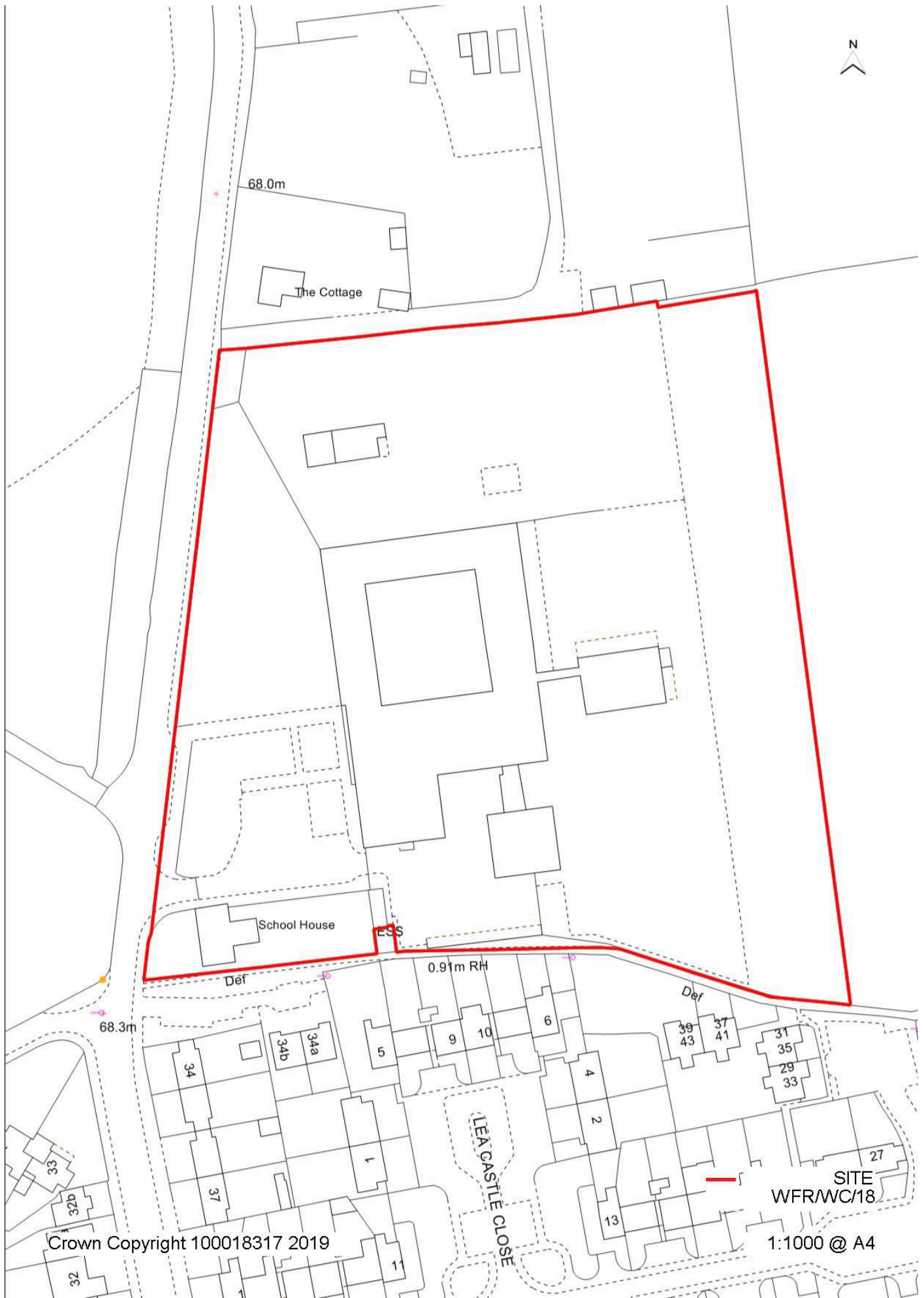
Nearest settlement: Kidderminster	Site ref: WFR/WC/17	Easting 384171	Northing 278696	Site area (hectares): 4.75			
Site address: land at Wolverley Road Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: farmland				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: farmland fronting B4189 with former school playing field to south							
Ownership:		Private		✓		Public	
Topography:		Flat		✓		Gently Sloping	
Planning History: none							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely		Unknown	
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: Prominent open site on brow of hill overlooking town							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities		Good		Reasonable		✓	Poor
		Local shop on Sion Hill Estate					
Public transport accessibility		Good		Reasonable		✓	Poor
		Bus stop on Sion Hill					
Suitability		Site may be suitable for limited development on the southern part					
Availability		Site has been promoted through Call for Sites					
Achievability		Development is achievable subject to removal of site from Green Belt					
Potential timescale and capacity		Beyond 15 years – up to 80 dwellings					



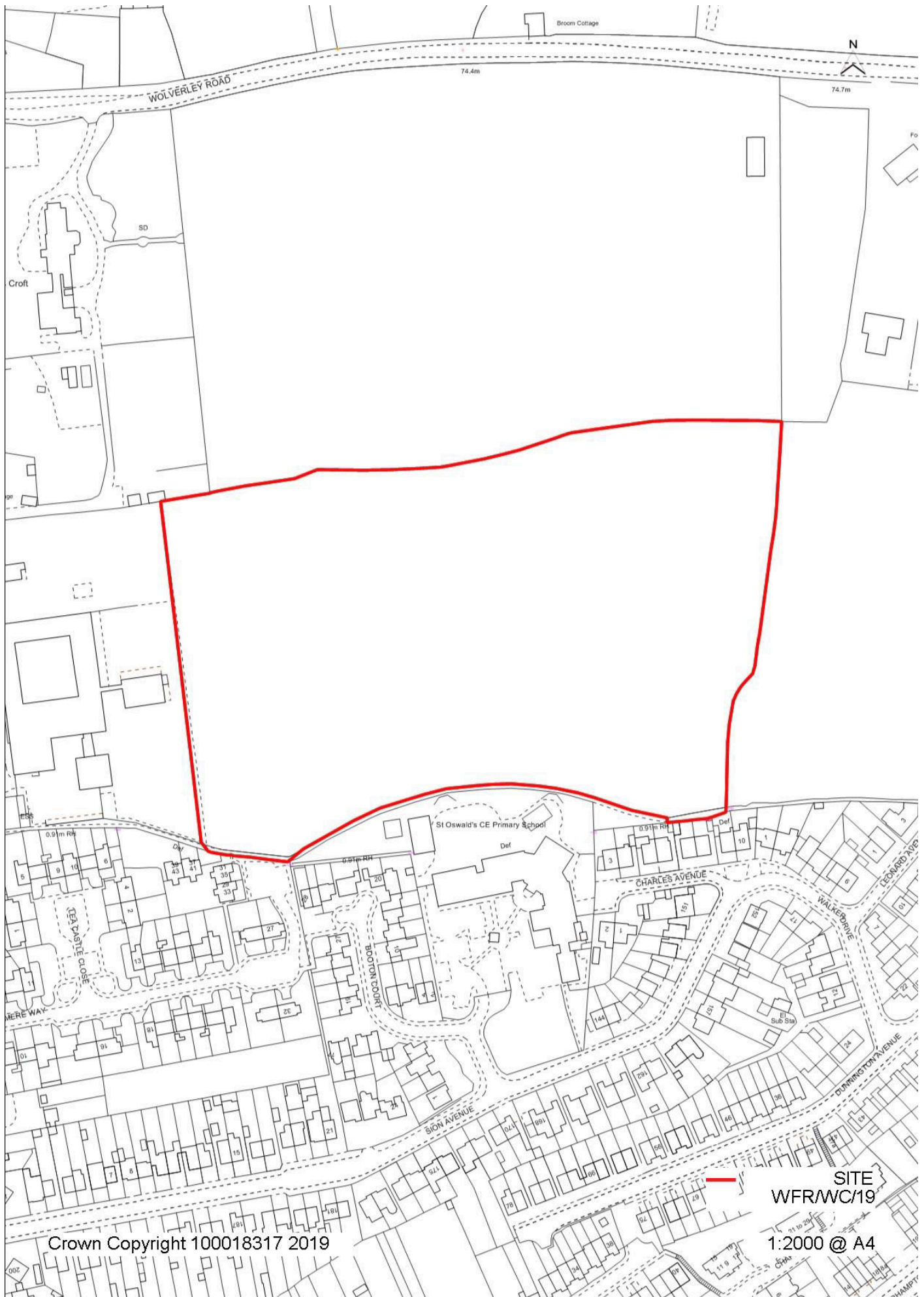
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SITE
WFR/WC/17
1:2000 @ A4

Nearest settlement: Kidderminster	Site ref: WFRWC/18	Easting 383983	Northing 278497	Site area (hectares): 2.1	
Site address: Former school site, Sion Hill Ward: Wyre Forest Rural				Within built area	
				Adjoining built area <input checked="" type="checkbox"/>	
				Other (See site description)	
Current or previous use: site of former middle school – now demolished				Greenfield (undeveloped)	
				Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: cleared site with residential permission in place fronting onto Sion Hill with parkland opposite. School closed in 2007 and was finally demolished in 2019 following several arson attacks					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	Unknown
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping	Steeply Sloping
Planning History: 18/0529 – erection of 56 dwellings 18/3002/DEM completed					
CONSTRAINTS	On Site	Adj. to Site	Notes		
Listed Building	x	<input checked="" type="checkbox"/>	Sion Hill House and its parkland		
Local List	x	x			
Conservation Area	x	x			
Green Belt	<input checked="" type="checkbox"/>	x			
SSSI	x	x			
Local Wildlife Site	x	x			
Local Nature Reserve	x	x			
National Nature Reserve	x	x			
TPO	<input checked="" type="checkbox"/>	x	TPO 388 along western and northern boundaries		
Flood Zone 2	x	x			
Flood Zone 3	x	x			
Contamination	Unlikely	<input checked="" type="checkbox"/>	Likely		Unknown
Other: public footpath 644 runs along southern boundary					
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: A well-designed scheme will improve current streetscene					
Vehicular access	Good	<input checked="" type="checkbox"/>	Reasonable		Poor
Access to local facilities	Good	<input checked="" type="checkbox"/>	Reasonable		Poor
	convenience store within short walk				
Public transport accessibility	Good	<input checked="" type="checkbox"/>	Reasonable		Poor
	bus stop nearby				
Suitability	Site is suitable and has permission in place				
Availability	Site is cleared and available for development				
Achievability	Funding in place and site ready to start				
Potential timescale and capacity	Complete by end March 2021 – 56 dwellings				



Nearest settlement: Kidderminster	Site ref: WFR/WC/19	Easting 384163	Northing 278521	Site area (hectares): 4.36			
Site address: Former Sion Hill School Playing Field, Sion Hill Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: School playing field				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: Playing field – mostly now surplus to requirement, but part used by adjoining primary school with housing adjacent							
Ownership:		Private		Public		✓	
Topography:		Flat		Gently Sloping		✓	
				Steeplly Sloping			
Planning History: Adjacent site of now demolished school to be redeveloped for affordable housing 18/0529/full							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	✓	TPO 388 adjacent to site			
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely	Unknown		
Other: Some areas are susceptible to surface water flooding. Public footpath 644 runs along site boundary							
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 well contained and adjacent to existing housing development							
Vehicular access		Good		Reasonable		✓	
						Poor	
Access to local facilities		Good		Reasonable		✓	
						Poor	
		local shop on Sion Hill estate					
Public transport accessibility		Good		Reasonable		✓	
						Poor	
		Adjacent to a main bus route					
Suitability		Site is considered suitable for housing development - eastern part to be retained as playing field					
Availability		Site has been promoted through Call for Sites					
Achievability		Development is considered to be achievable subject to removal of land from Green Belt					
Potential timescale and capacity		Beyond 10 years – 75 dwellings					

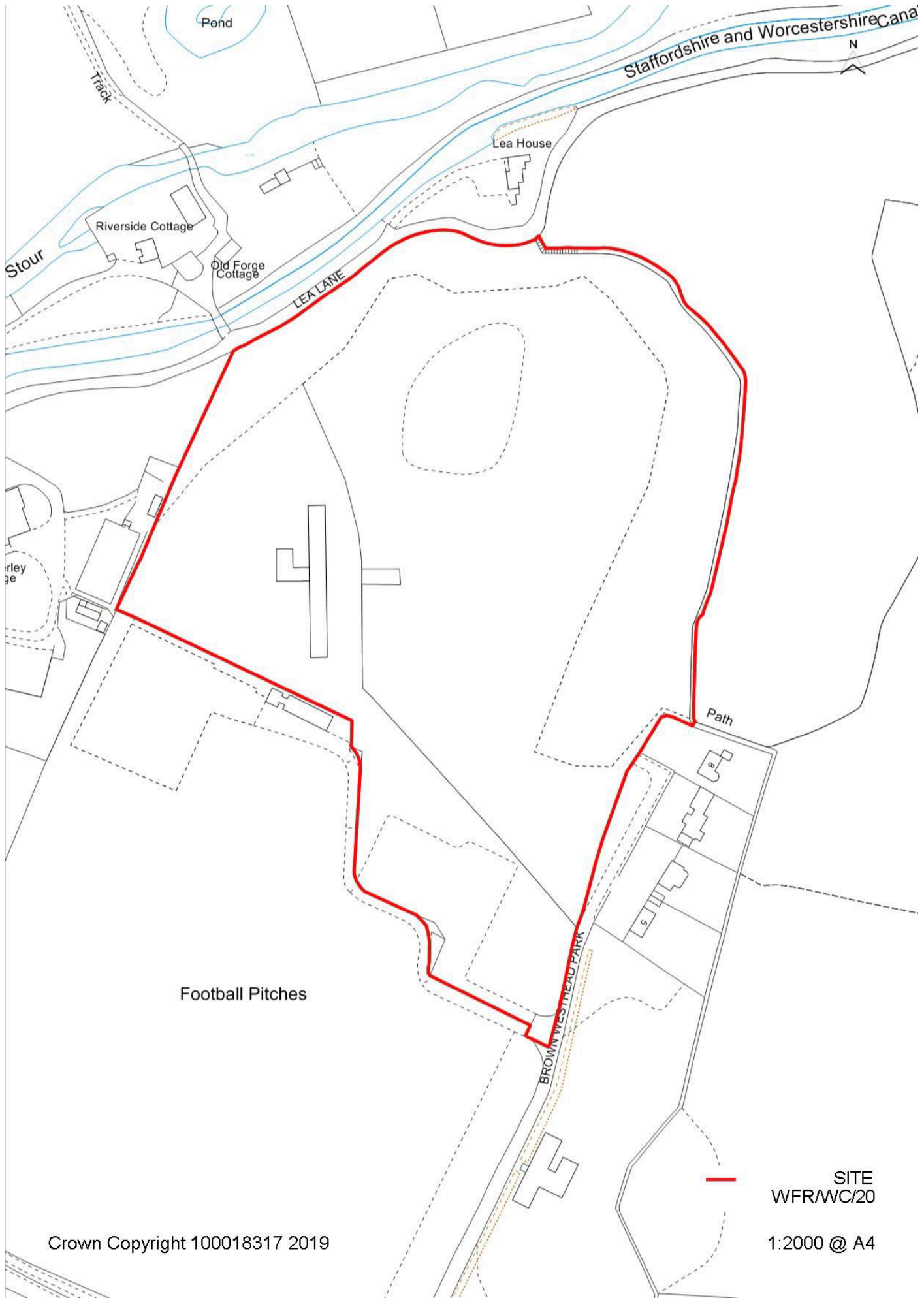


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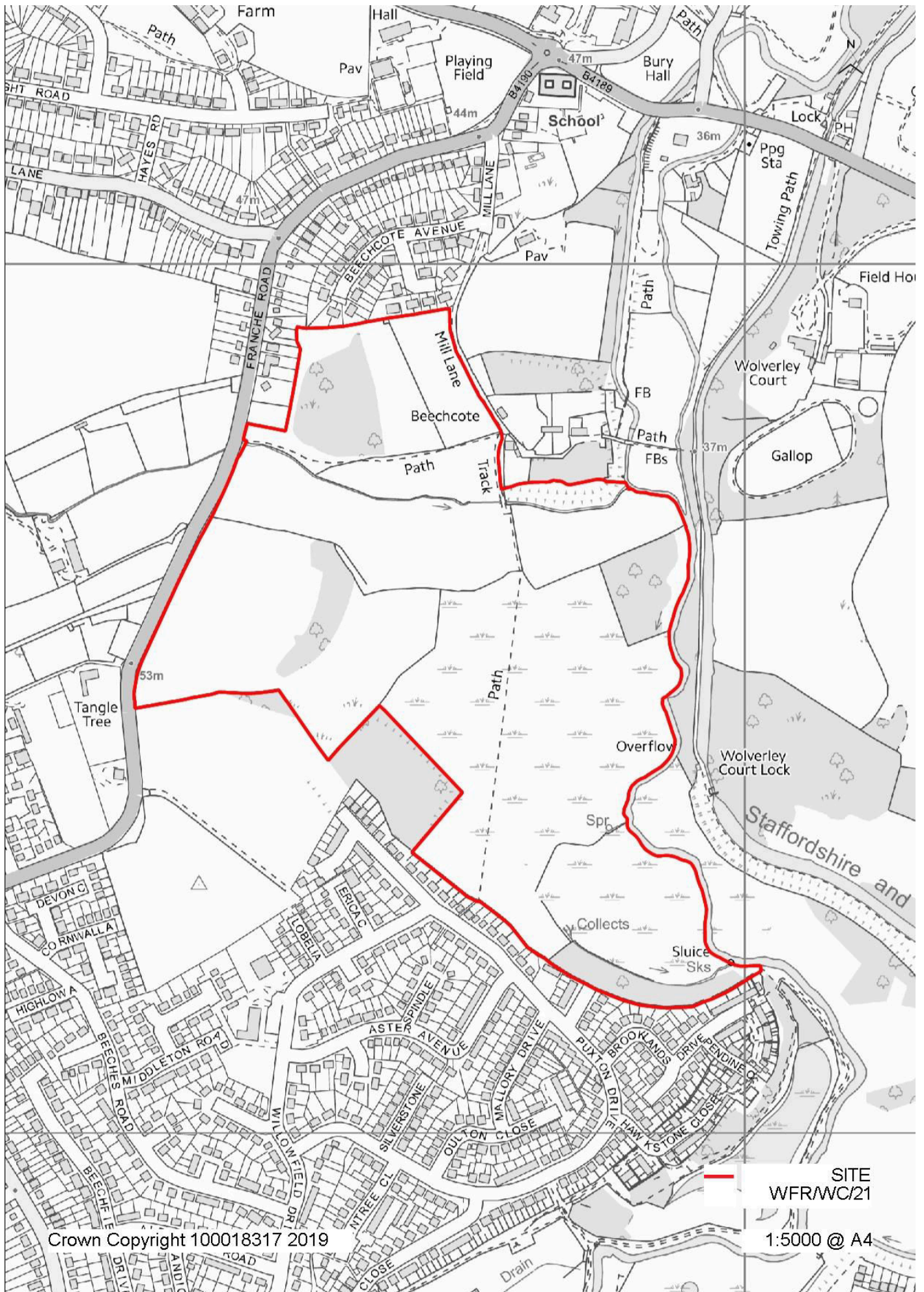
SITE
WFR/WC/19

1:2000 @ A4

Nearest settlement: Wolverley	Site ref: WFR/WC/20	Easting 383533	Northing 279344	Site area (hectares): 6.29			
Site address: Land at Brownwesthead Park, Wolverley Road Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: amenity land – previously WW2 hospital known as Wolverley Camp				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)		✓	
Site description: : Site of former WW2 hospital with sportsground and campsite adjacent. Access road also serves 4 dwellings							
Ownership:		Private	✓	Public		Unknown	
Topography:		Flat	✓	Gently Sloping		Steeply Sloping	
Planning History: none of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	✓	Staffordshire & Worcestershire Canal nearby			
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely		Unknown	
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). Public footpath 623 runs along site boundary							
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	✓	Poor	
		Facilities available in either Wolverley or Cookley village – within reasonable walking distance					
Public transport accessibility		Good		Reasonable	✓	Poor	
		Bus stops on Wolverley Road					
Suitability		Development at this location would not reflect the wayside settlement pattern in the area and would be highly visible – not considered suitable					
Availability		Site has been promoted through the Call for Sites					
Achievability		N/A					
Potential timescale and capacity		N/A					



Nearest settlement: Kidderminster	Site ref: WFRWC/21	Easting 382672	Northing 278564	Site area (hectares): 27.76			
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 marshy ground to north of Marlpool Estate with limited grazing land							
Ownership:		Private	✓	Public		Unknown	
Topography:		Flat	✓	Gently Sloping		Steeply Sloping	✓
Planning History: none of relevance – part of proposed Stour Valley Country Park							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		✓	x	Much of site covered by Puxton Marsh Local Wildlife Site			
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		✓	x	Much of site in flood zone 2			
Flood Zone 3		✓	x	Much of site in flood zone 3			
Contamination		Unlikely	✓	Likely		Unknown	
Other: Only small area is developable. Public footpaths 631 and 632 cross site. Minerals consultation area. British waterways consultation zone (part of site) EIA and major scale development and minor and household scale development (20110729) Constraint Rivers and Streams Honeybrook.							
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 – important strategic gap between Kidderminster and Fairfield							
Vehicular access		Good		Reasonable		Poor	✓
Access to local facilities		Good		Reasonable	✓	Poor	
		Local shops accessible from southern end of site					
Public transport accessibility		Good		Reasonable	✓	Poor	
		Bus stops on Puxton Drive					
Suitability		Only potentially suitable area for development is northern parcel which could allow release of remainder of site for Country Park use					
Availability		Site has been promoted through Call for Sites					
Achievability		Very limited development is achievable subject to removal of land from Green Belt					
Potential timescale and capacity		Beyond 15 years – up to 10 dwellings					

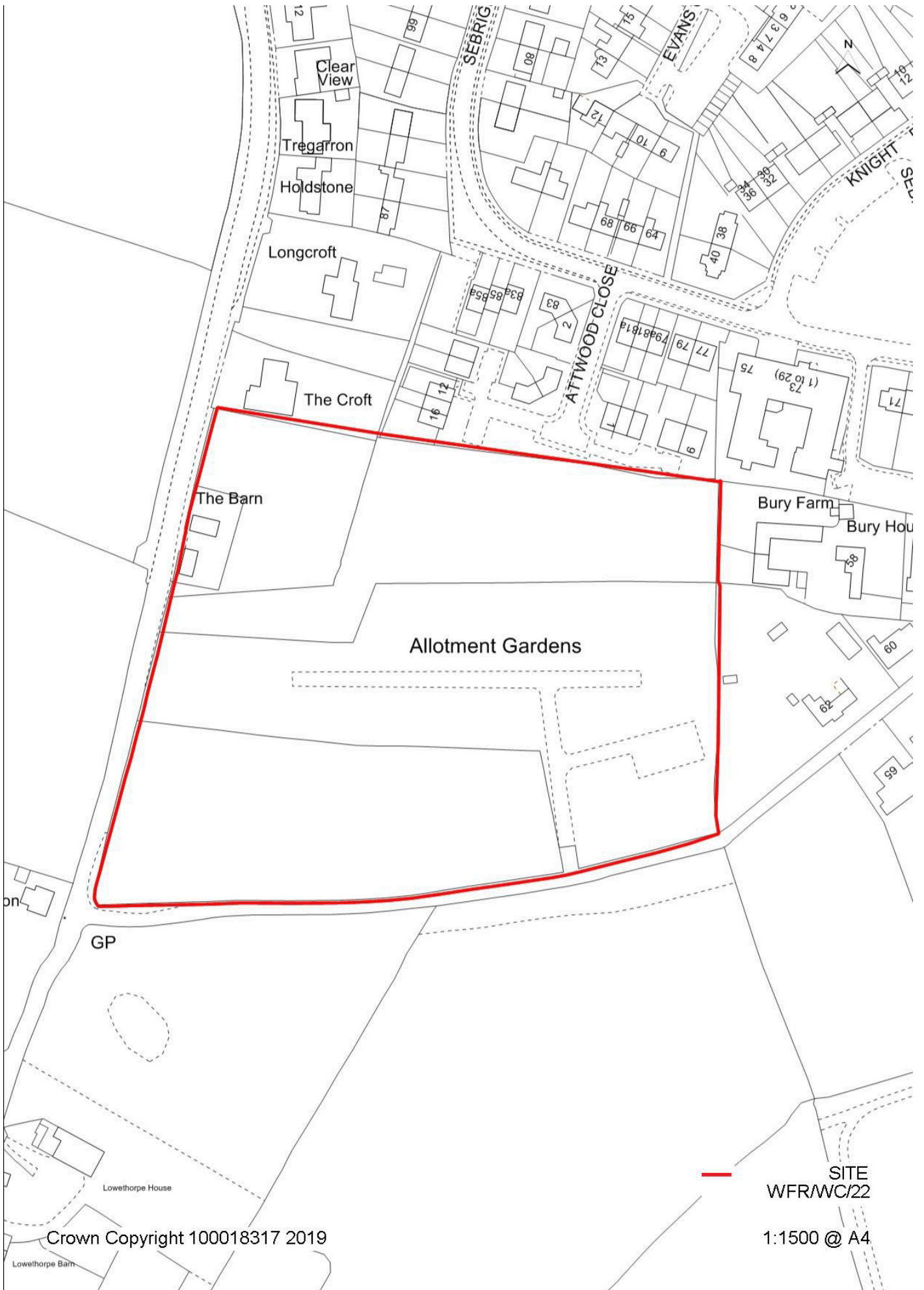


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SITE
WFR/WC/21

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Nearest settlement: Fairfield	Site ref: WFR/WC/22	Easting 381931	Northing 279101	Site area (hectares): 2.99								
Site address: Land off Lowe Lane Ward: Wyre Forest Rural				Within built area								
				Adjoining built area		✓						
				Other (See site description)								
Current or previous use: open land and community allotments.				Greenfield (undeveloped)		✓						
				Brownfield (prev. developed)								
Site description: Open pasture land with community allotments on 1.22 ha (leased to parish council from WFDC)												
Ownership:		Private	✓	Public		Unknown						
Topography:		Flat		Gently Sloping	✓	Steeply Sloping						
Planning History: Allocated as Area of Development Restraint in SAPLP												
CONSTRAINTS	On Site	Adj. to Site	Notes									
Listed Building	x	x										
Local List	x	x										
Conservation Area	x	x										
Green Belt	x	✓										
SSSI	x	x										
Local Wildlife Site	x	x										
Local Nature Reserve	x	x										
National Nature Reserve	x	x										
TPO	x	x										
Flood Zone 2	x	x										
Flood Zone 3	x	x										
Contamination	Unlikely	✓	Likely		Unknown							
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 on edge of settlement. Potential loss of biodiversity												
Vehicular access		Good	✓	Reasonable			Poor					
		From Attwood Close										
Access to local facilities		Good		Reasonable		✓	Poor					
		Within walking distance of shops on Sebright Road.										
Public transport accessibility		Good	✓	Reasonable			Poor					
		Within walking distance of bus stops										
Suitability		Land to north has recently been developed for affordable housing – part of this site would be suitable for further development. Allotments to be safeguarded										
Availability		Land has been promoted through Call for Sites (part of site)										
Achievability		Development is considered to be achievable										
Potential timescale and capacity		Unknown – up to 26 dwellings										



Nearest settlement: Fairfield	Site ref: WFR/WC/23	Easting 382305	Northing 279292	Site area (hectares): 1.16			
Site address: Land off Hayes Road Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: open land				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: open land to rear of housing with footpath running through							
Ownership:		Private		✓		Public	
Topography:		Flat		Gently Sloping		Steeply Sloping	
Planning History: allocated as Area of Development Restraint for future housing development in SAPLP.							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		x	✓				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely	Unknown		
Other: Site adj minerals consultation area. Potential loss of biodiversity. 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 an open site							
Vehicular access		Good	✓	Reasonable	Poor		
Access to local facilities		Good	✓	Reasonable	Poor		
		Within walking distance of facilities at Franche Road and Sebright Road					
Public transport accessibility		Good	✓	Reasonable	Poor		
		Within walking distance of bus stops					
Suitability		Adjacent existing housing and services – suitable for housing development					
Availability		Landowners are keen to bring site forward for affordable housing					
Achievability		Achievable subject to viability and funding being available					
Potential timescale and capacity		Unknown – up to 14 dwellings					

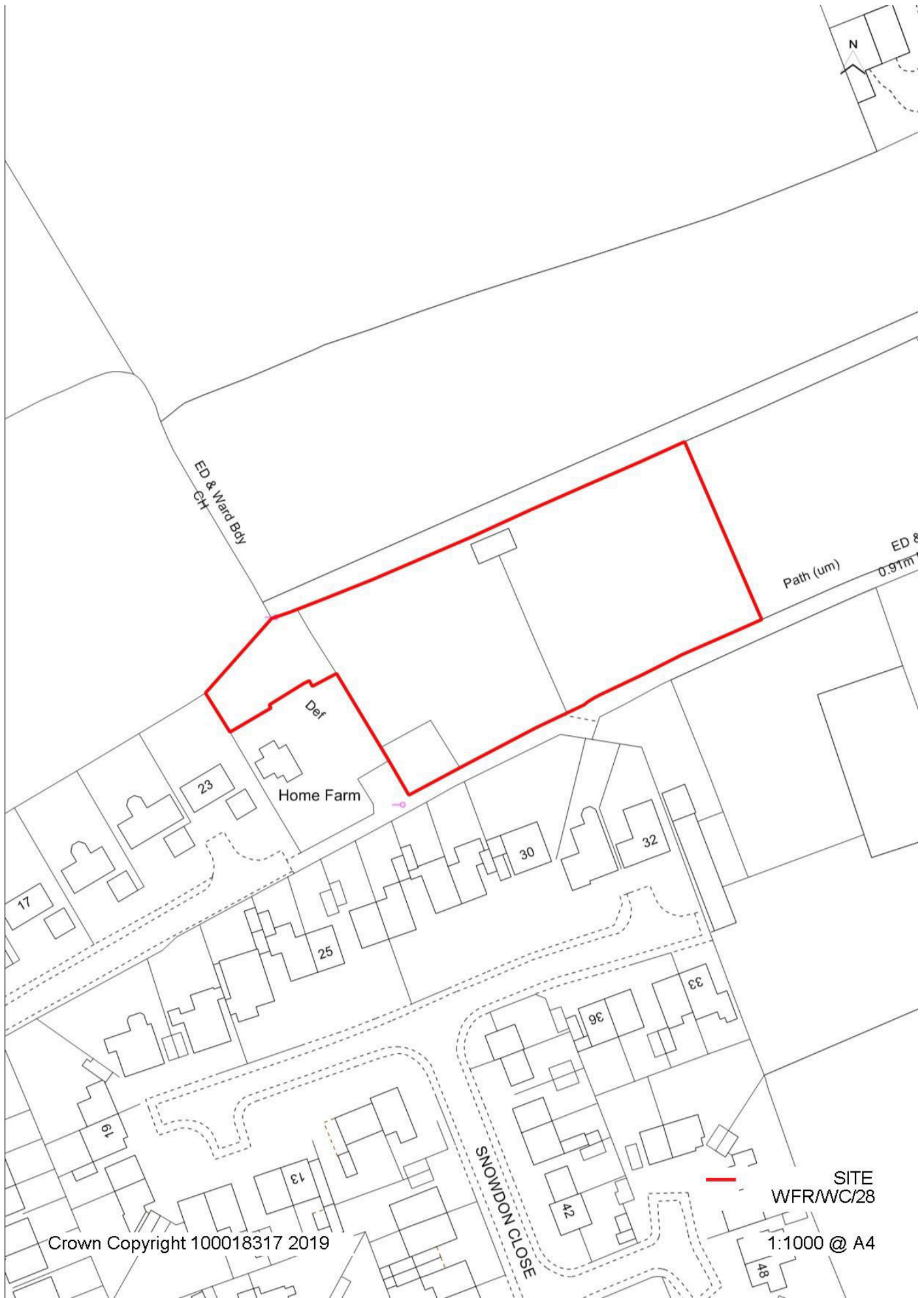


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SITE
WFR/WC/23

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Nearest settlement: Kidderminster	Site ref: WFR/WC/28	Easting 382125	Northing 278519	Site area (hectares): 0.48				
Site address: Land off Franche Court Drive Ward: Wyre Forest Rural				Within built area				
				Adjoining built area		✓		
				Other (See site description)				
Current or previous use: orchard				Greenfield (undeveloped)		✓		
				Brownfield (prev. developed)				
Site description: orchard adjacent Home Farm accessed by track at end of Franche Court Drive with houses on Snowdon Close to south and farmland surrounding								
Ownership:		Private	✓	Public		Unknown		
Topography:	Flat	✓	Gently Sloping			Steeply Sloping		
Planning History: None of relevance								
CONSTRAINTS	On Site	Adj. to Site	Notes					
Listed Building	x	x						
Local List	x	x						
Conservation Area	x	x						
Green Belt	✓	x						
SSSI	x	x						
Local Wildlife Site	x	x						
Local Nature Reserve	x	x						
National Nature Reserve	x	x						
TPO	x	✓	Adj TPO 43 (Franche Road, Kidderminster)					
Flood Zone 2	x	x						
Flood Zone 3	x	x						
Contamination	Unlikely	✓	Likely		Unknown			
Other: potential loss of trees; footpath runs along southern boundary connecting through to Wolverley Road								
REASON FOR INCLUSION:								
Call for Sites submission	✓	Allocated without planning permission				Sites with planning permission		
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites		
Officer suggested - rural sites		Officer suggested – potential urban extension				Other		
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure	
						Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:								
Character / visual impact: impact on open views from housing on Snowdon Close and setting of Hoobrook in valley to the north								
Vehicular access	Good		Reasonable		✓	Poor		
Access to local facilities	Good		Reasonable		✓	Poor		
Public transport accessibility	Good		Reasonable		✓	Poor		
Suitability	Site is suitable for limited development in western parcel - would continue existing building line							
Availability	Site has been promoted through Call for Sites							
Achievability	Development is achievable subject to land being removed from Green Belt							
Potential timescale and capacity	Beyond 15 years – up to 6 dwellings							

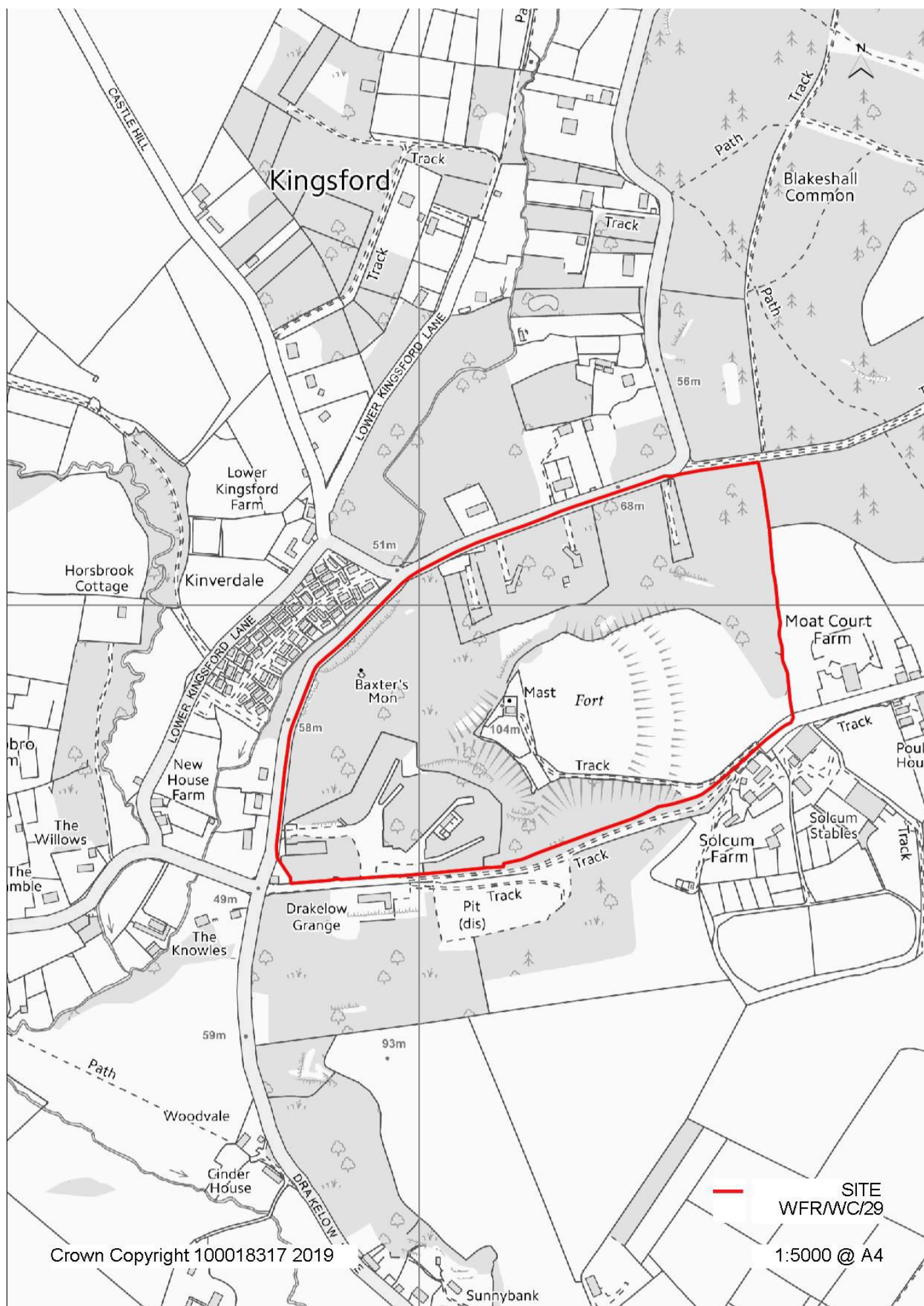


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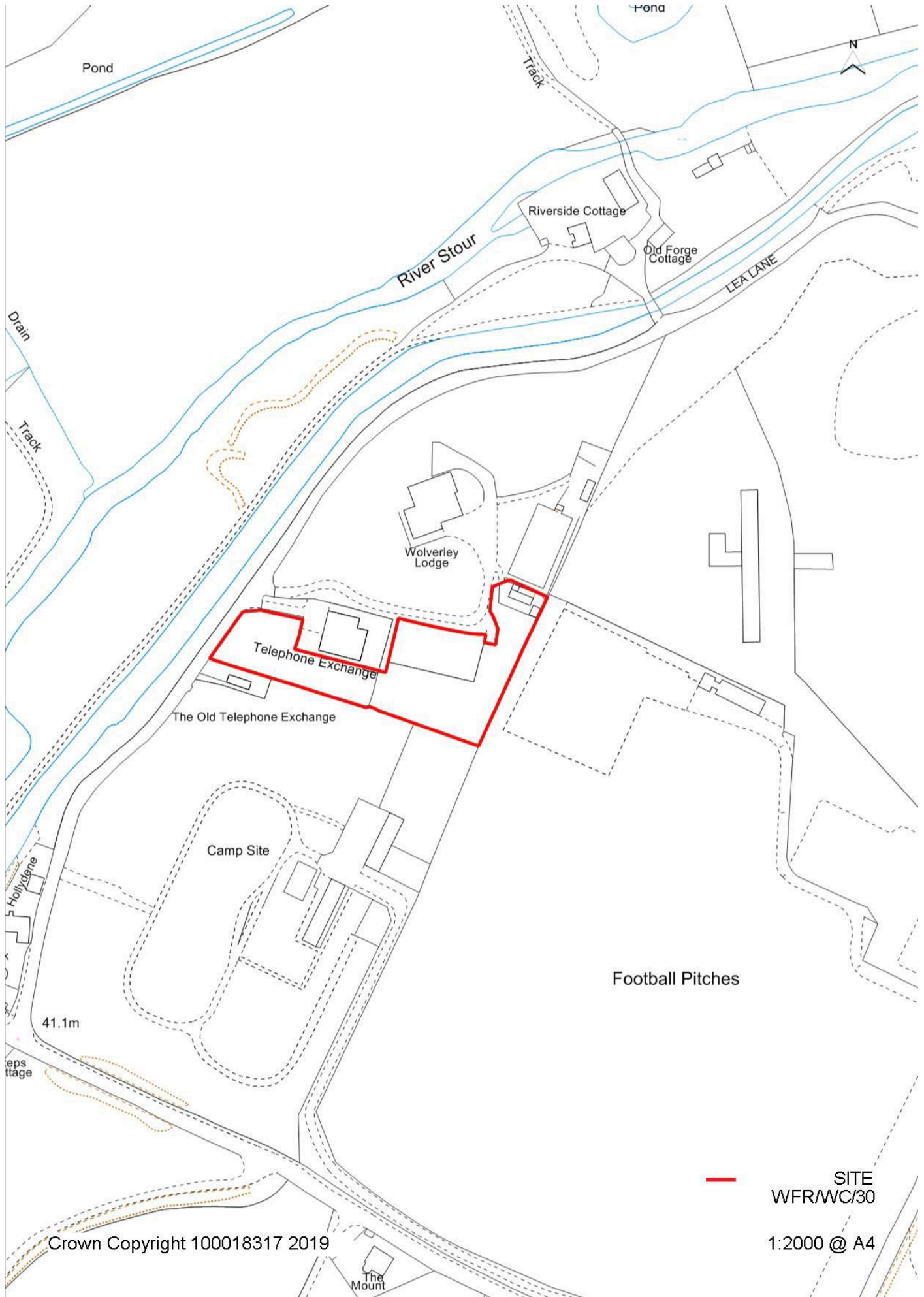
SITE
WFR/WC/28

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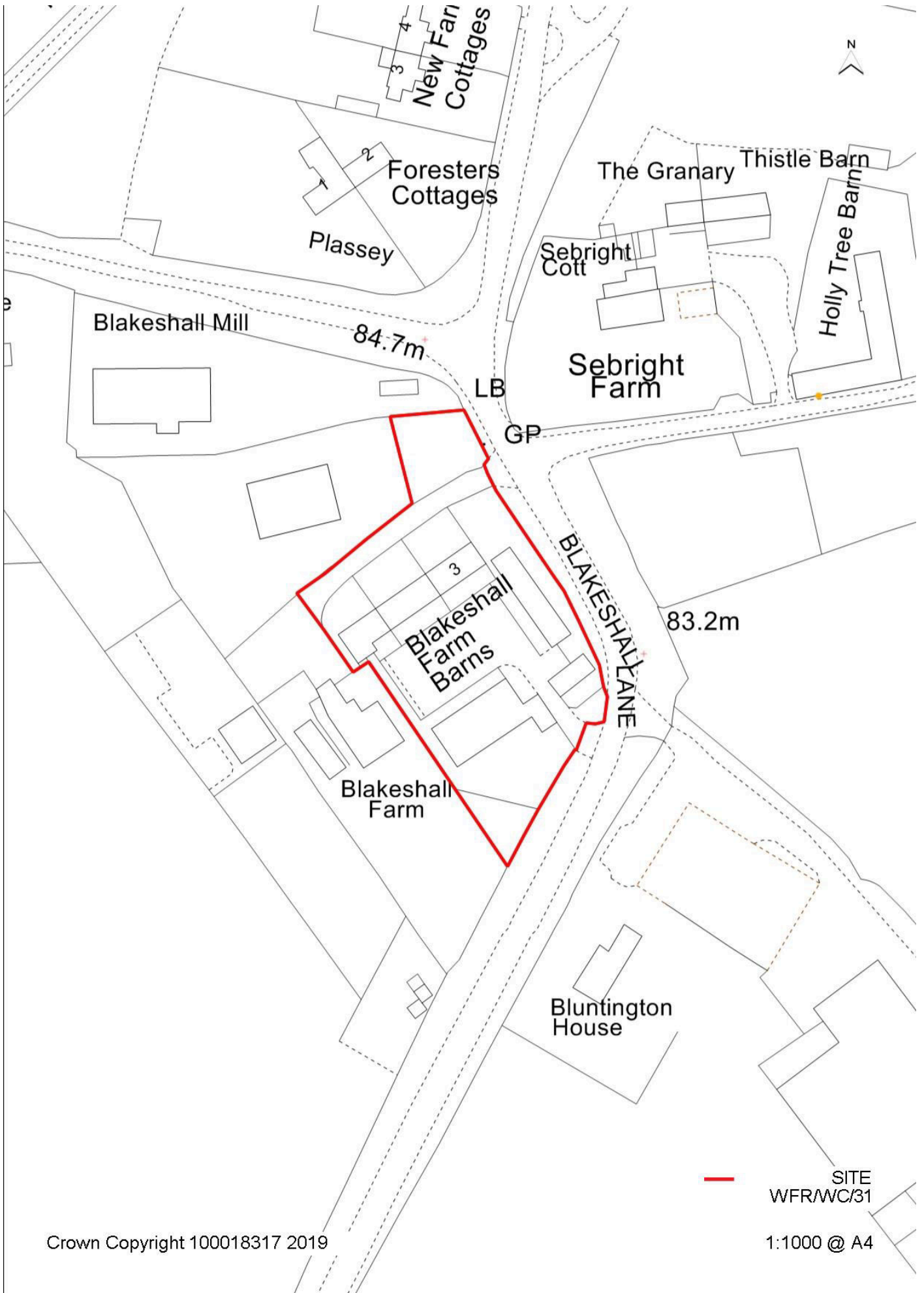
Nearest settlement: Wolverley	Site ref: WFR/WC/29	Easting 382140	Northing 280908	Site area (hectares): 19.2			
Site address: Drakelow Tunnels, Drakelow Lane Ward: Wyre Forest Rural				Within built area			
				Adjoining built area			
				Other (See site description)		<input checked="" type="checkbox"/>	
Current or previous use: Underground tunnels				Greenfield (undeveloped)		<input checked="" type="checkbox"/>	
				Brownfield (prev. developed)			
Site description: Large mainly wooded site with some steeply sloping areas. Tunnels complex with static caravan site opposite in area of narrow twisting lanes							
Ownership:		Private	<input checked="" type="checkbox"/>	Public		Unknown	
Topography:		Flat		Gently Sloping		Steeply Sloping	<input checked="" type="checkbox"/>
Planning History: 19/0242/full – not yet determined - Change of use to B8 storage use, including erection of 2 portacabins and boundary treatment, refurbishment of metal structure to form canopy, creation of alternative bat habitat and change of use of part of site to use as a museum and revised parking provision 13/0405/Full - museum, gift shop, coffee shop, parking and construction of 6 dwellings (Refused). 06/33 Extension and alterations to tunnels to provide skills training centre with residential accommodation and associated parking and landscaping withdrawn. 97/444 Change of use of part of tunnel complex to rifle range Approved.							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		<input checked="" type="checkbox"/>	x	Scheduled ancient monument and Listed Building. Richard Baxter Monument Grade II Listed.			
Local List		<input checked="" type="checkbox"/>	x	Drakelow tunnels locally listed			
Conservation Area		x	x				
Green Belt		<input checked="" type="checkbox"/>	x				
SSSI		x	x				
Local Wildlife Site		<input checked="" type="checkbox"/>	x	Local Wildlife Site Kingswood Heath			
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		<input checked="" type="checkbox"/>	x	Tree Preservation Order 190 Drakelow Depot, Wolverley woodland TPO – birch, hazel, oak ,pine			
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	<input checked="" type="checkbox"/>	Likely		Unknown	
Other: Scheduled ancient monument and Listed Building. Groundwater Vulnerability. BAP protected fauna – badgers on site. Minerals consultation area. Public footpath 542 runs along boundary of site and bridleway 564 runs along a small part of the boundary of 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)			<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	<input checked="" type="checkbox"/>	Leisure
							Gypsy/ Travelling Showpeople
							Other
							<input checked="" type="checkbox"/>
WFDC OFFICER VIEWS:							
Character / visual impact: Potential adverse impact on Local Wildlife Site, Scheduled Ancient Monument and Listed Building							
Vehicular access		Good		Reasonable		Poor	<input checked="" type="checkbox"/>
		Accessed along very narrow lanes					
Access to local facilities		Good		Reasonable		Poor	<input checked="" type="checkbox"/>
		No facilities within reasonable walk					
Public transport accessibility		Good		Reasonable		Poor	<input checked="" type="checkbox"/>
		On bus route Kidderminster to Kinver -2 buses daily (morning only)					
Suitability		Not considered suitable for heritage, ecological and access reasons					
Availability		Planning application submitted					
Achievability		N/A					
Potential timescale and capacity		N/A					



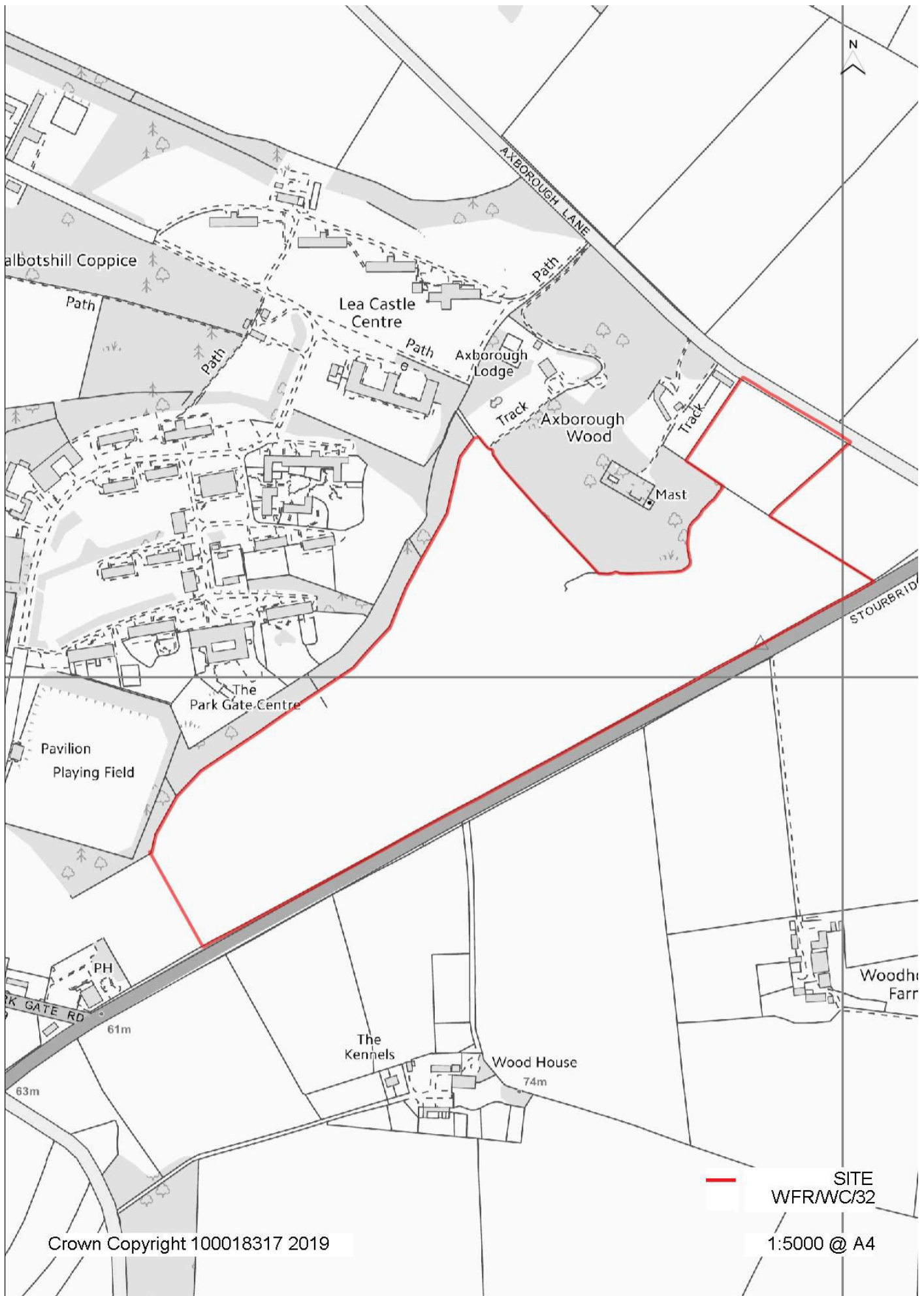
Nearest settlement: Wolverley	Site ref: WFR/WC/30	Easting 383292	Northing 279279	Site area (hectares): 0.483				
Site address: Wolverley Lodge, Lea Lane Ward: Wyre Forest Rural				Within built area				
				Adjoining built area				
				Other (See site description)		<input checked="" type="checkbox"/>		
Current or previous use: Area of hardstanding forming part of wider 'Wolverley Camp' site sold off together with house at Wolverley Lodge. Telephone exchange built on part of site in 1968.				Greenfield (undeveloped)				
				Brownfield (prev. developed)		<input checked="" type="checkbox"/>		
Site description: Area of hardstandings to south of driveway to Wolverley Lodge – does not appear to have ever been part of grounds. Telephone Exchange built on part of site in late 60's. Camping and Caravanning Club Site adjacent.								
Ownership:		Private	<input checked="" type="checkbox"/>	Public		Unknown		
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping			Steeply Sloping		
Planning History: 18/0748/PIP approved for residential development for up to 4 dwellings On Brownfield Land Register								
CONSTRAINTS	On Site	Adj. to Site	Notes					
Listed Building	x	x						
Local List	x	x						
Conservation Area	x	✓	Staffordshire and Worcestershire Canal adjacent					
Green Belt	✓	x						
SSSI	x	x						
Local Wildlife Site	x	✓	Staffordshire and Worcestershire Canal adjacent					
Local Nature Reserve	x	x						
National Nature Reserve	x	x						
TPO	✓	x	2XOak, 2xSycamore, 1xBeech, 1xEvergreen Oak & 1 Lime					
Flood Zone 2	x	x						
Flood Zone 3	x	x						
Contamination	Unlikely	<input checked="" type="checkbox"/>	Likely		Unknown			
Other: British Waterways Consultation Zone EIA and major scale development. Part – Minerals consultation area								
REASON FOR INCLUSION:								
Call for Sites submission	<input checked="" type="checkbox"/>	Allocated without planning permission				Sites with planning permission		
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites		
Officer suggested - rural sites		Officer suggested – potential urban extension				Other		
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail		Employment		Leisure	
						Gypsy/ Travelling Showpeople	Other	
WFDC OFFICER VIEWS:								
Character / visual impact: Site is well screened from neighbouring house and road.								
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable		Poor		
Access to local facilities		Good		Reasonable	<input checked="" type="checkbox"/>	Poor		
		Facilities in Wolverley and Cookley within reasonable walk						
Public transport accessibility		Good		Reasonable	<input checked="" type="checkbox"/>	Poor		
		Buses run along Wolverley Road						
Suitability		PIP shows that land is suitable for limited development						
Availability		Site has been promoted through Call for Sites						
Achievability		Development is achievable						
Potential timescale and capacity		Within 3 years – up to 4 dwellings						



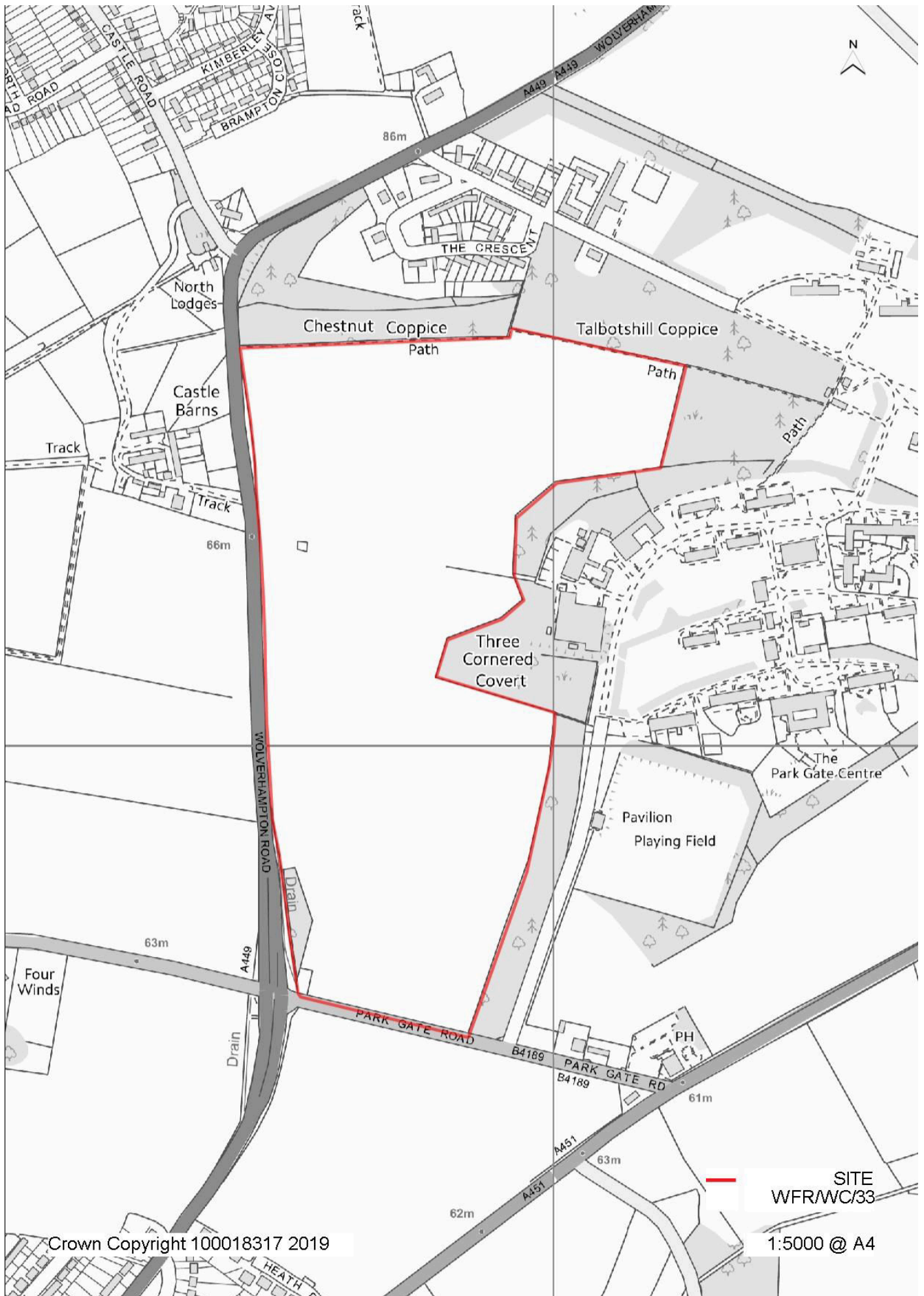
Nearest settlement: Wolverley	Site ref: WFR/WC/31	Easting 383040	Northing 281069	Site area (hectares): 0.69			
Site address: Blakeshall Farm Barns, Blakeshall Lane Ward: Wyre Forest Rural				Within built area			
				Adjoining built area			
				Other (See site description)		<input checked="" type="checkbox"/>	
Current or previous use: Farm barns complex				Greenfield (undeveloped)		<input checked="" type="checkbox"/>	
				Brownfield (prev. developed)			
Site description: Complex of barns recently converted to residential use fronting onto lane with dwellings nearby							
Ownership:		Private		<input checked="" type="checkbox"/>		Public	
Topography:		Flat		<input checked="" type="checkbox"/>		Gently Sloping	
Planning History:		14/0674/full implemented					
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		✓	x	Buildings are on local heritage list for Wolverley			
Conservation Area		x	x				
Green Belt		✓	x				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely		Likely		Unknown	
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		Employment		Leisure
							Gypsy/ Travelling Showpeople
							Other
WFDC OFFICER VIEWS:							
Character / visual impact: redundant barns complex now converted to dwellings							
Vehicular access		Good		<input checked="" type="checkbox"/>		Reasonable	
						Poor	
Access to local facilities		Good				Reasonable	
						Poor	
		No services within reasonable walking distance					
Public transport accessibility		Good				Reasonable	
						Poor	
		No bus service within reasonable walking distance					
Suitability		Development has been completed					
Availability		N/A					
Achievability		N/A					
Potential timescale and capacity		N/A					



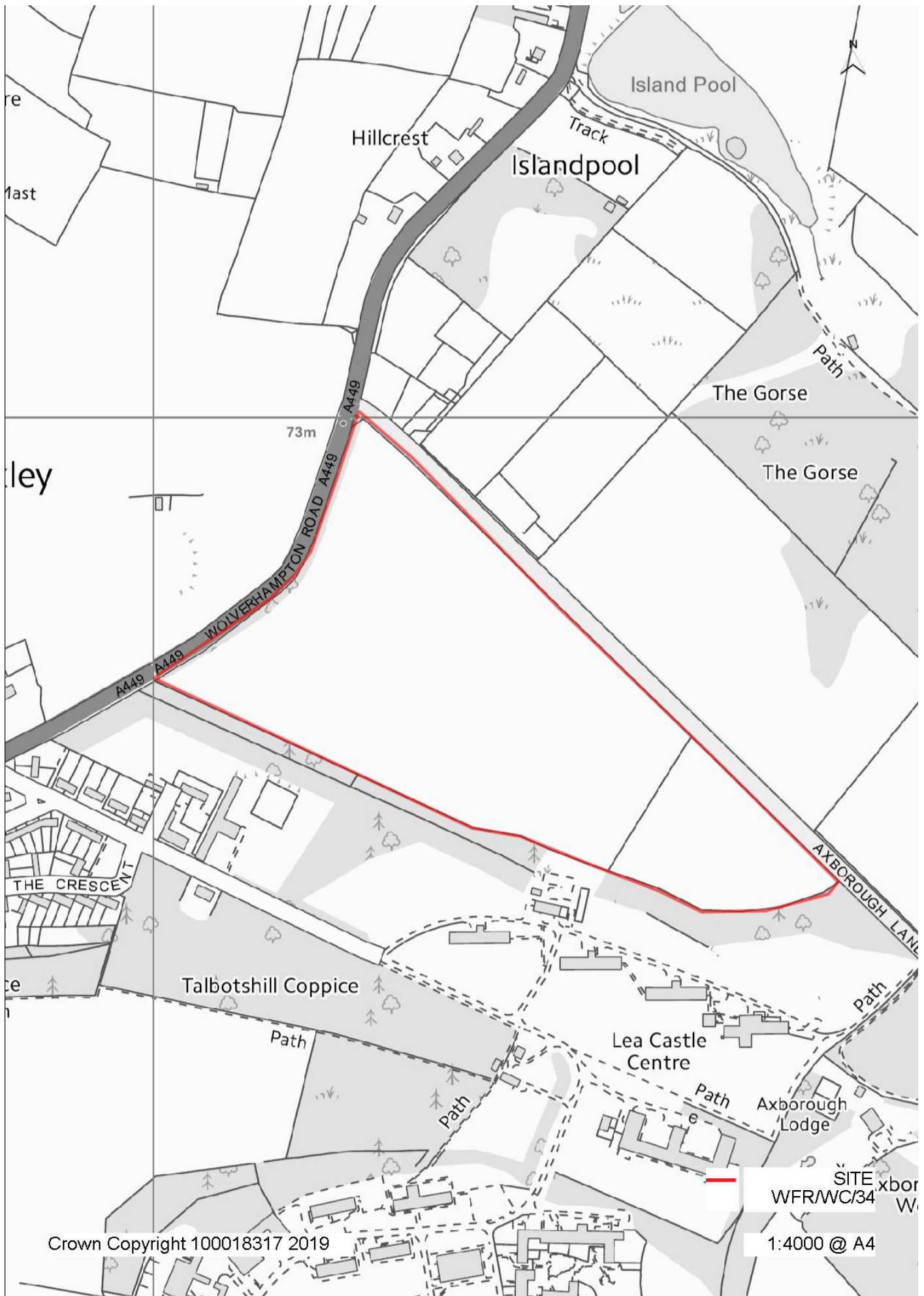
Nearest settlement: Cookley	Site ref: WFR/WC/32	Easting 385603	Northing 279064	Site area (hectares): 18.6			
Site address: Lea Castle East –A451 Ward: Wyre Forest Rural				Within built area			
				Adjoining built area			
				Other (See site description) <input checked="" type="checkbox"/>			
Current or previous use: Arable land				Greenfield (undeveloped) <input checked="" type="checkbox"/>			
				Brownfield (prev. developed)			
Site description: Arable land lying to east of former Lea Castle Hospital site fronting A451 Stourbridge Road							
Ownership:		Private	Public	<input checked="" type="checkbox"/>	Unknown		
Topography:		Flat	Gently Sloping	<input checked="" type="checkbox"/>	Steeply Sloping		
Planning History: None of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		✓	✓				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	<input checked="" type="checkbox"/> Likely				
Other: Ancient woodland lies adjacent to northern boundary Main gas pipeline crosses immediately adjacent to northern boundary							
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	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	Reasonable		Poor	
		Frontage to A451 Stourbridge Road					
Access to local facilities		Good		Reasonable		Poor	<input checked="" type="checkbox"/>
		Park Gate Inn adjacent					
Public transport accessibility		Good		Reasonable	<input checked="" type="checkbox"/>	Poor	
		Kidderminster to Stourbridge bus – nearest stop at edge of urban area					
Suitability		Considered suitable for development as part of wider sustainable settlement					
Availability		Site has been promoted by Homes England					
Achievability		Site is considered to be deliverable subject to land being removed from Green Belt via Local Plan process					
Potential timescale and capacity		Together with adjoining sites - development over entire plan period. Overall capacity of wider area – up to 1400 dwellings plus employment					



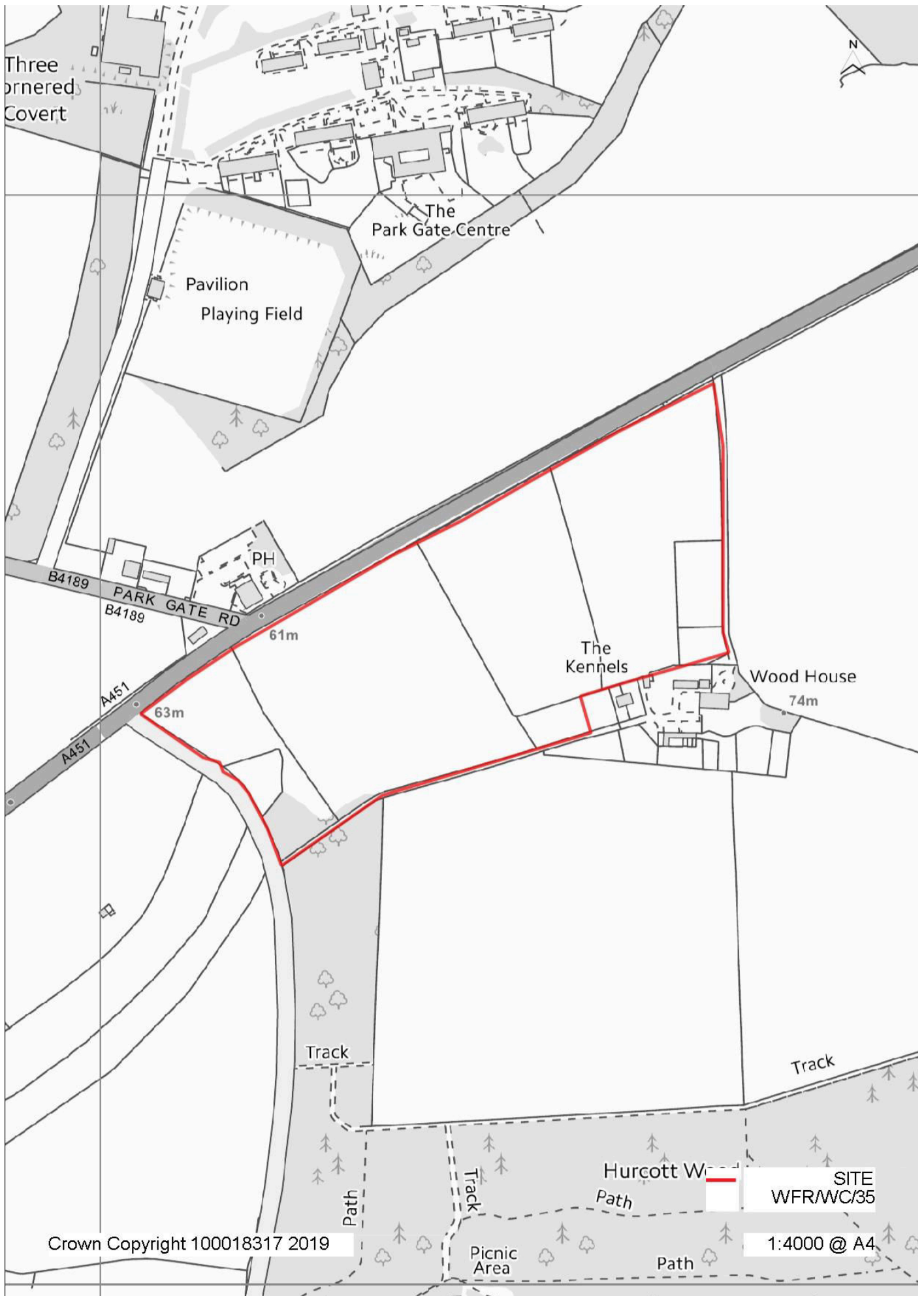
Nearest settlement: Cookley		Site ref: WFR/WC/33		Easting 384811		Site Area (Hectares): 24.58Ha	
				Northing 279064			
Site address: Lea Castle West – A449 Ward: Wyre Forest Rural						Within built area	
						Adjoining built area	
						Other (See site description) <input checked="" type="checkbox"/>	
Current or previous use: Arable land with small tree belt near southern corner. Woodland screens neighbouring former hospital site.						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						Brownfield (prev. developed)	
Site description: Arable land lying to west of former hospital complex adjacent A449							
Ownership:		Private		Public		<input checked="" type="checkbox"/> Unknown	
Topography:		Flat		Gently Sloping		<input checked="" type="checkbox"/> Steeply Sloping	
Planning History: None of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		✓	✓				
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x	Small area of ancient woodland in southern corner of site			
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	<input checked="" type="checkbox"/> Likely				
Other: Footpath runs along northern edge of site crossing former hospital grounds and connecting Wolverhampton Road with far end of Axborough Lane							
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 checked="" type="checkbox"/>	Employment	Leisure	<input checked="" type="checkbox"/> Gypsy/ Travelling Showpeople
							Other <input checked="" type="checkbox"/>
WFDC OFFICER VIEWS:							
Character / visual impact: Open landscape – development would create new gateway - careful landscaping required							
Vehicular access		Good <input checked="" type="checkbox"/>		Reasonable		Poor	
		Frontage to A449					
Access to local facilities		Good		Reasonable <input checked="" type="checkbox"/>		Poor	
		Facilities in Cookley village					
Public transport accessibility		Good		Reasonable <input checked="" type="checkbox"/>		Poor	
		Bus 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 1400 dwellings across wider area.					



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)		<input checked="" type="checkbox"/>	
Current or previous use: Arable land fronting narrow lane which connects A449 and A451				Greenfield (undeveloped)		<input checked="" type="checkbox"/>	
				Brownfield (prev. developed)			
Site description: Arable land lying to north of former Lea Castle Hospital site							
Ownership:		Private		Public		<input checked="" type="checkbox"/>	
Topography:		Flat		Gently Sloping		<input checked="" type="checkbox"/>	
Planning History:		None of relevance					
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building	x	x					
Local List	x	x					
Conservation Area	x	x					
Green Belt	✓	✓					
SSSI	x	x					
Local Wildlife Site	x	x					
Local Nature Reserve	x	x					
National Nature Reserve	x	x					
TPO	x	x					
Flood Zone 2	x	x					
Flood Zone 3	x	x					
Contamination		Unlikely	<input checked="" type="checkbox"/>	Likely			
Other: Views towards Kinver Church from top of site. Area of known acid grassland opposite site on Axborough Lane.							
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: 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 and capacity		Site could be developed as part of wider mixed use scheme expected to be delivered over entire plan period with up to 1400 homes					

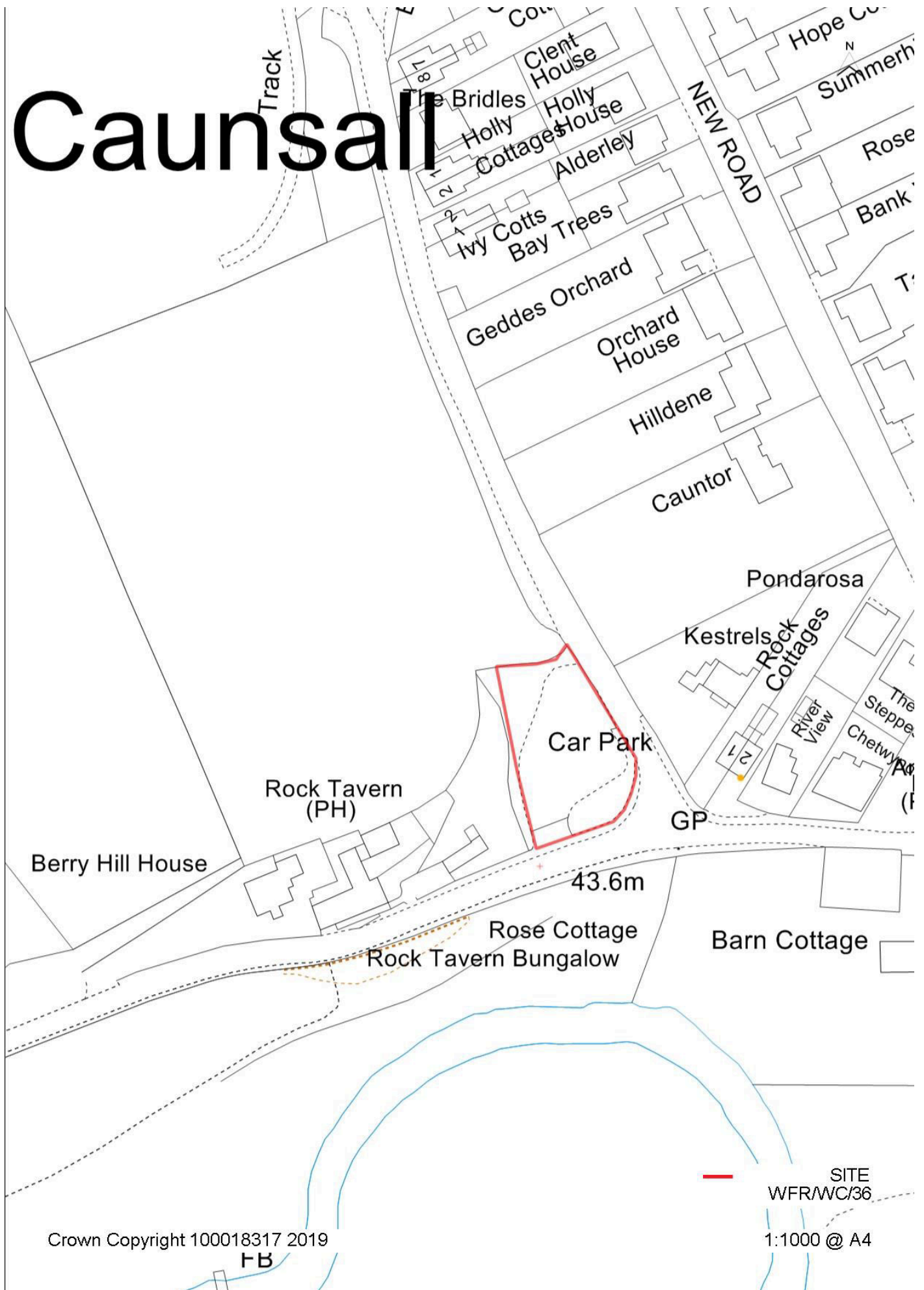


Nearest settlement: Fairfield	Site ref: WFR/WC/35	Easting 385353	Northing 278595	Site area (hectares): 10.70			
Site address: Land adjacent Hurcott Kennels, Stourbridge Road Ward: Wyre Forest Rural				Within built area			
				Adjoining built area			
				Other (See site description)		<input checked="" type="checkbox"/>	
Current or previous use: Arable farmland				Greenfield (undeveloped)		<input checked="" type="checkbox"/>	
				Brownfield (prev. developed)			
Site description: Far land adjacent former hunt kennels accessed from Hurcott Lane/Stourbridge Road with woodland backdrop.							
Ownership:		Private	<input checked="" type="checkbox"/>	Public		Unknown	
Topography:	Flat		Gently Sloping	<input checked="" type="checkbox"/>	Steeply Sloping		
Planning History: None of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	✓	The Wood House, Hurcott Lane on local list			
Conservation Area		x	x				
Green Belt		✓	✓				
SSSI		x	x	Hurcott & Podmore Pools SSSI lies to south beyond Hurcott Woods LNR			
Local Wildlife Site		x	x				
Local Nature Reserve		x	x	Hurcott Woods lies beyond adjacent field to south of site			
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	<input checked="" type="checkbox"/>	Likely			
Other: Mostly Grade 2 farmland; partly within minerals consultation area							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission			Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail		Employment		Leisure
						Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: 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	<input checked="" type="checkbox"/>	Poor	
		Existing access points from Hurcott Lane (not suitable) and Stourbridge Road					
Access to local facilities		Good		Reasonable		Poor	<input checked="" type="checkbox"/>
		Other than Park Gate PH					
Public transport accessibility		Good		Reasonable	<input checked="" type="checkbox"/>	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 and capacity		N/A					



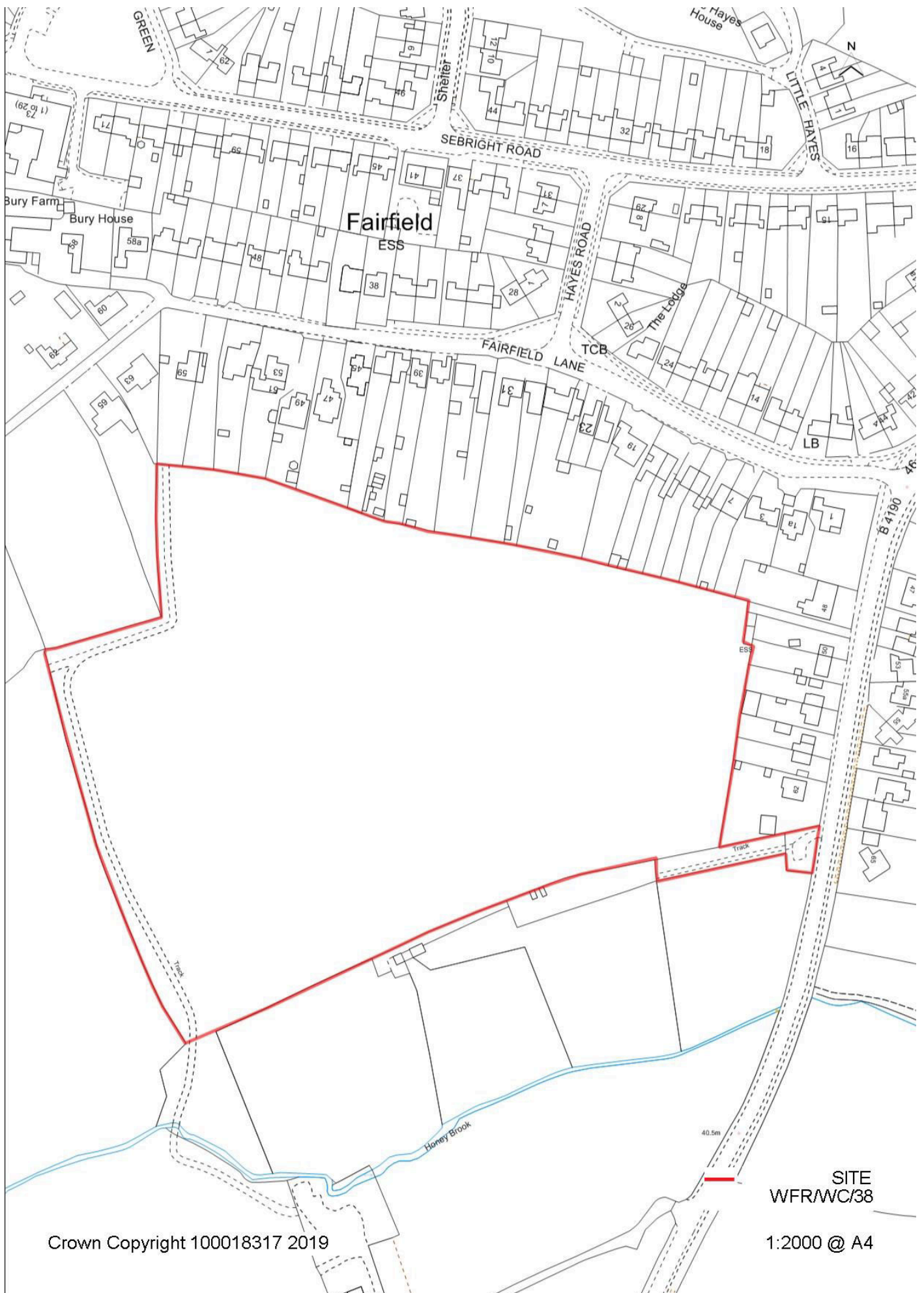
Nearest settlement: Cookley	Site ref: WFR/WC/36	Easting 384878	Northing 280952	Site area (hectares): 0.095				
Site address: Rock Tavern Car Park Ward: Wyre Forest Rural				Within built area		✓		
				Adjoining built area				
				Other (See site description)				
Current or previous use: car park for Rock Tavern PH (now closed)				Greenfield (undeveloped)				
				Brownfield (prev. developed)		✓		
Site description: Former pub car park at junction of Caunsall Road and Kinver Lane								
Ownership:		Private	✓	Public		Unknown		
Topography:	Flat	✓	Gently Sloping			Steeply Sloping		
Planning History: Permission granted for redevelopment of PH for 2 dwellings with car parking on part of car park. (15/0169) Remainder of car park could accommodate 3 dwellings.								
CONSTRAINTS	On Site	Adj. to Site	Notes					
Listed Building	x	x						
Local List	x	✓	River View is on Local List					
Conservation Area	x	x						
Green Belt	✓	✓	Village washed over Green Belt					
SSSI	x	x						
Local Wildlife Site	x	✓	River Stour SWS is opposite site					
Local Nature Reserve	x	x						
National Nature Reserve	x	x						
TPO	x	x						
Flood Zone 2	x	✓	River Stour floodplain lies across road from site					
Flood Zone 3	x	✓						
Contamination	Unlikely	✓	Likely					
Other: Footpath 424 opposite links through to Austcliffe across River Stour / canal and main village of Cookley Site known to suffer from surface water flooding after heavy rainfall. This will need addressing								
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 well-screened and small infill development would have minimal impact on streetscene								
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 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 allocation in Local Plan							
Potential timescale for development and capacity	2021-26 3 dwellings							

Caunsall

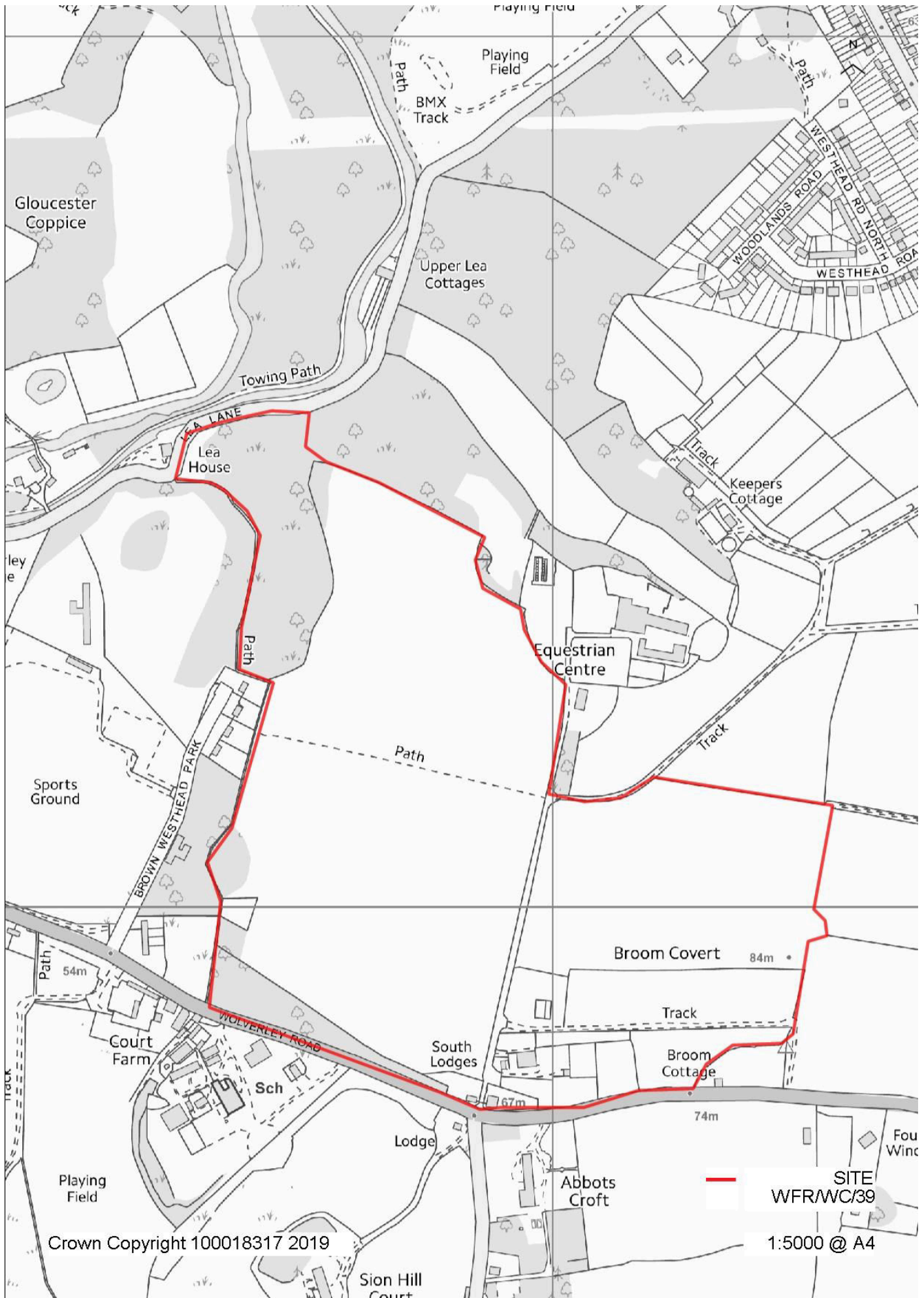


Nearest settlement: Cookley	Site ref: WFR/WC/37	Easting 385099	Northing 280979	Site area (hectares): 0.84			
Site address: Land at Caunsall Road, Caunsall Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: Pasture land				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: Pastureland fronting lane with residential development surrounding. Long rear gardens extend along western boundary							
Ownership:		Private	✓	Public		Unknown	
Topography:		Flat		Gently Sloping	✓	Steeply Sloping	
Planning History: None of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	✓	Caunsall Farm and barns opposite site on Local List			
Conservation Area		x	x				
Green Belt		✓	✓	Village is washed over Green Belt			
SSSI		x	x				
Local Wildlife Site		x	x				
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	x				
Flood Zone 3		x	x				
Contamination		Unlikely	✓	Likely			
Other: footpath opposite links to Austcliffe Lane and main Cookley facilities							
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 achievable subject to land being allocated in Local Plan					
Potential timescale and capacity		Post 2021 – 4 dwellings fronting the road					

Nearest settlement: Fairfield	Site ref: WFR/WC/38	Easting 382244	Northing 278927	Site area (hectares): 5.54			
Site address: Land south of Fairfield Lane off Franche Road, Fairfield Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: Pasture land				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: Pastureland to rear of housing in Fairfield accessed off B4190							
Ownership:		Private	✓	Public		Unknown	
Topography:		Flat		Gently Sloping	✓	Steeply Sloping	
Planning History: None of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	x				
Local List		x	x				
Conservation Area		x	x				
Green Belt		✓	✓	Part of strategic gap between Kidderminster and Fairfield			
SSSI		x	x				
Local Wildlife Site		x	x	Areas of acid grassland adjacent to Honeybrook			
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		✓	✓	Affects access point from main road (B4190)			
Flood Zone 3		✓	✓	Affects access point from main road (B4190)			
Contamination		Unlikely	✓	Likely			
Other: Minerals consultation area. Valley of Honeybrook lies to south of site. Mostly Grade 2 farmland. Entrance to site frequently suffers from standing water							
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 built development.							
Vehicular access		Good		Reasonable		Poor	✓
		Busy road with access liable to flooding					
Access to local facilities		Good	✓	Reasonable		Poor	
		Shop, primary school and doctors surgery within walking distance					
Public transport accessibility		Good	✓	Reasonable		Poor	
		Hourly service runs past site entrance					
Suitability		Not considered suitable for development – impact on openness and narrowing of gap between settlements					
Availability		Promoted by landowner					
Achievability		If flooding issues could be overcome development would be achievable subject to the land being removed from the Green Belt					
Potential Timescale and Capacity (if known)		N/A					



Nearest settlement: Wolverley	Site ref: WFR/WC/39	Easting 383895	Northing 279085	Site area (hectares): 33.89								
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		Unknown						
Topography:		Flat		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												
CONSTRAINTS		On Site	Adj. to Site	Notes								
Listed Building		x	x	Sion Hill House and associated parkland to south of site entrance								
Local List		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Two lodges to former Lea Castle at Wolverley Road entrance								
Conservation Area		x	x									
Green Belt		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
SSSI		x	x									
Local Wildlife Site		x	x									
Local Nature Reserve		x	x									
National Nature Reserve		x	x									
TPO		<input checked="" type="checkbox"/>	x	Beech, oak, lime and Wellingtonia on site								
Flood Zone 2		x	x									
Flood Zone 3		x	x									
Contamination		Unlikely	<input checked="" type="checkbox"/>	Likely								
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		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	<input checked="" type="checkbox"/>				
			Nearest facilities at Lock PH or on Sion Hill estate									
Public transport accessibility			Good		Reasonable	<input checked="" type="checkbox"/>	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 precede any leisure development									



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)		<input checked="" type="checkbox"/>	
Current or previous use: Former sand and gravel extraction site				Greenfield (undeveloped)		<input checked="" type="checkbox"/>	
				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	<input checked="" type="checkbox"/>	Public		Unknown	
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping		Steeply Sloping	
Planning History: None of relevance							
CONSTRAINTS		On Site	Adj. to Site	Notes			
Listed Building		x	<input checked="" type="checkbox"/>	Wolverley Court (nursing home) Grade II			
Local List		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Court Farm complex and Wolverley Court lock locally listed			
Conservation Area		x	<input checked="" type="checkbox"/>	Staffordshire & Worcestershire Canal Conservation Area			
Green Belt		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
SSSI		x	x				
Local Wildlife Site		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wolverley Court Lock Carr – wet woodland, swamp			
Local Nature Reserve		x	x				
National Nature Reserve		x	x				
TPO		x	x				
Flood Zone 2		x	<input checked="" type="checkbox"/>	River Stour			
Flood Zone 3		x	<input checked="" type="checkbox"/>	River Stour			
Contamination		Unlikely	<input checked="" type="checkbox"/>	Likely			
Other: Minerals consultation zone. Footpath runs along eastern boundary							
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. 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	<input checked="" type="checkbox"/>	Reasonable		Poor	
		Access off busy B road but good visibility.					
Access to local facilities		Good		Reasonable		Poor	<input checked="" type="checkbox"/>
		Nearest facilities at Lock PH					
Public transport accessibility		Good		Reasonable		Poor	<input checked="" type="checkbox"/>
		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					

