

APPENDIX 1 Analysis of Constraints affecting Potential Allocations

HELAA REF	LOCATION	SOURCE	SIZE (HA)	HOUSING CAPACITY	Bfd/Gfd/GB	GREEN BELT	COUNTY ECOLOGIST	GREEN INFRA-STRUCTURE	HERITAGE	SFRA fluvial flooding	SFRA surface water flooding	Waste water treatment	Transport	Sustainability Appraisal	Constraints Summary	LPRP recommendation	Conclusion	Allocate Yes or No
KIDDERMINSTER TOWN																		
AS/1	Comberton Place	PO	0.49	23	Bfd	N/A	not assessed						adjacent railway station and ring road		No constraints to site being developed. Planning permission in place and site sold to developer	YES	site demolition started and construction underway late 2018	Yes
AS/2/22	Stadium Cl/Harriers	LPRPO	2.37	94	Bfd	N/A	not assessed						adjacent railway station		Dependant upon stadium relocating (see MI/37)	NO	If stadium relocates in future, site can be brought forward as large windfall	No
AS/3	Chester Road SSS	HELAA	0.41	10	Bfd	N/A	not assessed						railway station within easy walking distance via adjacent footbridge		Existing mature vegetation on the west side adjacent to railway is important. Protect and enhance for GI and setting. 14% affected by 1 in 1000 year surface water flood event	YES	outline approval for 10 dwellings. Site likely to be contaminated from previous use. Currently allocated in SAPLP. Site cleared of buildings summer 2019	Yes
AS/5	Victoria Sports Ground	PO	2.21	45	Gfd	N/A	not assessed						adjacent bus stop with easy access to employment areas		Site close to Spennells Valley LNR and abuts golf course. 98% in FZ2 and 87% affected by 1 in 1000 year surface water flooding event. Site sits within high value GI network	YES	outline planning approval for 45 dwellings. Site recently sold to housing developer. Considering scheme for affordable dwellings. Need to raise levels with development kept to centre of site.	Yes
AS/6	Lea St School	PO	0.47	24	Bfd	N/A	not assessed						railway station within 5 minutes' walk		Victorian School on Local List - the buildings have medium to high historic, aesthetic and communal value. Valued street trees on Cherry Orchard. In temporary use as PRU and education office.	YES	Would prefer to see original school building converted if possible with a new-build scheme off Cherry Orchard at the lower level. Structural issues may prevent retention of all of the locally listed school. County Council looking to dispose of site.	Yes
AS/20	N of Bernie C. Walk	HELAA	0.41	9	Gfd	N/A	not assessed						bus stop nearby connecting site to town centre		Access should be taken from existing cul de sac. Low density scheme. Landscape buffer required along railway corridor. Possible ransom strip issue.	MAYBE	Rear garden land with access available off existing hammerhead	Yes
BHS/2	Bromsgrove St	PO	4.84	35	Bfd	N/A	not assessed						town centre site near to rail station and bus routes		The southern part of the site is largely occupied by the recently Listed Former Worcester Cross Factory which is a landmark feature at the eastern gateway to the town approaching from the east. Any development on this prominent site needs to be of the highest design quality.	YES	Former Magistrate's Court was listed Grade II July 2018. Approximately 50% of existing car parking area will need to be retained. Housing capacity likely to be much higher. Potential to convert listed building for residential and commercial use. Much of site in District Council ownership	Yes
BHS/10	Frank Stone building	HELAA	0.32	N/A	Bfd	N/A	not assessed						town centre site near to rail station and bus routes		Sensitively designed replacement building to the rear of the retained street frontage has potential to enhance the appearance of the Conservation Area. Undesignated heritage asset. 5% in FZ3b, 3% in FZ3a and 92% in FZ2.	YES	Potential partial redevelopment site designed to fit in with Green St Conservation Area. More suitable for employment uses as site backs onto Meadow Mills Industrial Estate	Yes
BHS/11	Green St Depot	PO	0.2	N/A	Bfd	N/A	not assessed						town centre site near to rail station and bus routes		98% of site in FZ2. 43% affected by 1 in 1000 year surface water flood event. Front part of depot in Conservation Area and contains undesignated heritage assets. Wildlife corridor.	YES	approval for workshops. Site owned by District Council. Rear 0.2 ha is allocated	Yes

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BHS/16	Timber Yard Park Lane	PO	2.1	55	Bfd	N/A	not assessed						town centre site near to bus routes		FZ2 encroaches onto much of site. Edge of canal is partly in FZ3. Opportunity for waterside GI provision to buffer impacts to the nearby Staffordshire & Worcestershire Canal LWS. Building on site may be linked to Rock Works carpet building on opposite side of Park Lane. Adjacent Conservation Area with Listed Buildings opposite.	YES	Site being purchased by local developer. Residential led scheme most likely. May be suitable for some C2 provision and commercial use on part of site.	Yes
BHS/17	Rock Works	HELAA	0.36		Bfd	N/A	not assessed						town centre site near to bus routes		19th century carpet factory with north lights in roof. Included on local heritage list. Thought to be site of first Brussels Loom weaving in Kidderminster - high historical value. Part of industrial landscape of town. Potential for bats. Opportunities to enhance GI and setting of historic Park Lane area.	YES	Unstable cliff to rear. Zone for employment. Living Looms project keen to purchase. Not considered suitable for housing unless natural light levels can be improved through innovative design.	Yes
BHS/18	Blakebrook School	PO	1.38	40	Bfd	N/A	not assessed						located on main bus route not far from town centre		surface water pooling affects 18% of site (1 in 1000 year event). Listed Building to be converted to single dwelling. Planning approval in place and site clearance started late 2018. Approval for 40 new build dwellings.	YES	Target completion December 2019. Former school chapel (Listed) sold to developer. Potential use as dance studio and training centre.	Yes
BHS/21(PART)	East Field Bewdley Hill	LPRPO			GB		not assessed								Site is part of wide parcel of open land between Kidderminster and Bewdley and performs important function in Green Belt terms. Access from Bewdley Hill is unsuitable. Part of potential wildlife corridor linking areas of acidic grassland. Any development here would require significant mitigation. Development would be very visible when viewed from the north. Sensitive hillside location	NO	Not suitable for release from the Green Belt.	No
BHS/22	Selba Drive	LPRPO			Gfd	N/A	not assessed								Sensitive site setting with rural views from existing housing. Mature trees on site. Woodland on site should be retained. Site is currently allocated as open space and protrudes into Green Belt and a very open landscape.	NO	Well used by locals. Important piece of open space which protrudes into the open landscape of the adjacent Green Belt.	No
BHS/38	Kidderminster Fire Station	HELAA	0.37	20	Bfd	N/A	not assessed						Town centre site		Adjacent River Stour LWS. Conversion of main buildings required. Immediately adjacent Caldwell Tower (II*) and in Green Street Conservation Area. 58% in flood zone 2, 26% in 3a and 9 in 3b. Protected by flood bund. 19% affected by 1 in 1000 year surface water flooding event	YES	Suitable for conversion to residential. Site will become vacant in late 2019.	Yes
BHS/39	Boucher Building	BLR	0.04	10	Bfd	N/A	not assessed						Town centre site		Chlidema carpet factory site on local heritage list and in Green St Conservation Area. Entire site lies in FZ2.	YES	Building is under offer for residential use.	Yes

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BW/1	Churchfields	PO	7.09	231	Bfd	N/A	not assessed						current congestion and AQMA will be improved with new link road serving site		Adjacent St.Mary's Church (Grade I) Buildings on site are on local heritage list. Canal Conservation Area nearby. AQMA adjacent. Link road funding secured.	YES	Planning permission granted (outline) June 2019	Yes
BW/2	Limekiln Bridge	PO	1.16	80	Bfd	N/A	not assessed						current congestion and AQMA will be improved with new link road serving site		Adjacent canal Conservation Area. Site of chemical works (shown on 1st edition OS map). Adjacent Grade I St.Mary's Church. Prominent site. Development will be within setting of Church and Canal CA.	YES	Site can come forward once link road completed. Mostly in WFDC ownership	Yes
BW/3	Sladen School	PO	2.61	72	Bfd	N/A	not assessed						on bus route		Adjacent AQMA in Horsefair. Link road required before this site can come forward. TPOs on site. Playing fields - expect some to be retained as part of redevelopment	YES	County Council are marketing site. Likely to be released for a mix of supported housing and family housing.	Yes
FHN/11	BT building Mill Street	BLR	0.6	40	Bfd	N/A	not assessed						adjacent town centre		12% in FZ3b, 28% in FZ3a and 29% in FZ2. 36% also affected by surface water flooding. Site benefits from flood defences. Currently zoned for mixed uses	YES	Considered by Registered Provider but not taken forward. Site under offer late August.	Yes
FPH/1	Settling Ponds	PO			GB/bfd		not assessed								Hydrological issues, impact on SSSI, highways. Site partially overlays Wilden Marsh & Meadows SSSI. Potential indirect impacts to SSSI from noise, litter, light, pets, invasive species etc.		Not suitable for development for either residential or employment uses.	No
FPH/5	Ambulance Station	HELAA	0.21	12	Bfd	N/A	not assessed						On high frequency bus route with local centre nearby		None of significance. Site surrounded by residential uses.	YES	Once ambulance station is relocated to suitable location, this site will be brought forward.	Yes
FPH/6	Oasis	PO			Bfd	N/A	not assessed								7% affected by 1 in 1000 year surface water flood event	YES	Lease for employment uses renewed. No longer available for redevelopment.	No
FPH/8	SDF	PO	4.01		Bfd	N/A	not assessed						On high frequency bus route		7% affected by 1 in 1000 year surface water flood event. Ancient woodland - remnant of Oldington Wood and well-connected to wider GI network with river/canal corridor. This woodland must be retained, protected and enhanced. Woodland will need to be buffered from any adverse impacts of development.	YES	Will be difficult to mitigate any loss of ancient woodland. Buffer would be required around woodland as per Natural England guidance. SDF building still appears to be in limited use. Suggest allocate as likely to come forward later in plan period. NB woodland removed from site.	Yes
FPH/10	British Sugar Phase 2	PO	4.55	58	Bfd	N/A	not assessed						Site served by bus route		None of significance. Potential for passenger halt on SVR to be safeguarded.	YES	Potential interest in employment site. Bovis application received for 58 dwellings on residential parcel approved and started summer 2019	Yes
FPH/15	Severn Grove shops Rifle Range	LPRPO	0.49	12	Bfd	N/A	not assessed						estate served by regular buses		Current allocation - viability is only constraint to redevelopment	YES	not being pursued by WFCH in current business plan . May be viable to bring forward at later stage.	Yes

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FPH/18	Naylors Field Sutton Park Rise	PO	1.65	35	Gfd	N/A	not assessed						potential for S106 contributions towards junction improvements on Bewdley Hill		None of significance. Surrounded by residential development. Hedgerows to be retained	YES	No access constraints. County to release site for development	Yes
FPH/19	164/5 Sutton Park Road	LPRPO	0.72	4	Gfd	N/A	not assessed						potential visibility splay issue as on inside of bend		TPOs on site	NO	application approved for 3 additional dwellings on these large garden plots	Yes
FPH/23	British Sugar Phase 1 remainder	PO	2.29	59	Bfd	N/A	not assessed						On high frequency bus corridor		Proposals well advanced for final land parcels. No significant constraints	YES	Scheme for workshop units plus potential drive-thru being finalised prior to application on 1.84ha opposite Aldi. Extra care extension of 65 apartments adjacent to Berrington Court approved 2019	Yes
FPH/24	Romwire Site	PO	5	N/A	Bfd	N/A	not assessed						On high frequency bus corridor		25% of site affected by surface water flood 1 in 1000 year event. Final parcel of land has approval for emergency services hub. Specsavers occupy remainder of site.	YES	Emergency hub now approved and under construction on final parcel. Rest of site already developed.	Yes
FPH/25	r/o Vale IE	PO		N/A	Bfd	N/A	not assessed								Site abuts embankments of canal LWS and likely to impact on this. This area's long term management has been secured from owners of former British Sugar site. Also likely to impact on adjacent LWS and SSSI beyond site.	NO	Ecological constraints have ruled out any employment development on this site.	No
FPH/27	Adj. Easter Park, Worcester Road	PO	2.53	N/A	GB		not assessed						On hourly bus route. Frontage to A449		Some potential for unimproved grassland.	YES	Access to be taken from existing service road to rear of units	Yes
FPH/28	Hoobrook Site	PO	0.25	N/A	Bfd	N/A	not assessed						on bus route		Potential contamination	YES	LDO approval for business units	Yes
FPH/29	VOSA Worcester Road	PO	1.72	N/A	Bfd	N/A	not assessed						On hourly bus route		No significant constraints. Zoned for employment uses	YES	Currently site is little used. Potential for redevelopment.	Yes
LI/1	Zortech Avenue (former Ceramaspeed)	PO	3.27	N/A	Bfd	N/A	not assessed						On high frequency bus corridor		After being empty for several years, the building is being extended and reclad in order to attract new occupier	YES	Scheme to raise roof height being implemented(almost total rebuild). No requirement to specifically allocate. New occupier from autumn 2019.	No
LI/10	Land r/o Zortech Avenue	PO	1.48	N/A	GB		not assessed						On high frequency bus corridor		Site has tipping of hardcore. Costs of clearance need to be considered.	YES	Adjacent to other industrial buildings with good access. WFDC owned.	Yes
LI/12	Former Burlish Golf Course Clubhouse	other	1.35	N/A	GB/bfd		not assessed						On high frequency bus corridor		derelect buildings on site may require demolition	YES	Site back in WFDC control. Suggest lease site to Jennings' for showpeople site - suitable use with good access	Yes
LI/13	Land off Zortech Avenue	other	1.96	N/A	GB		not assessed						On high frequency bus corridor		none - shared access driveway with LI/10 and LI/12	YES	Adjacent to other industrial buildings with good access. WFDC owned.	Yes

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MI/26	Ratio Park, Finepoint	PO	0.69	N/A	Bfd	N/A	not assessed						On high frequency bus corridor		28% of site affected by surface water flooding from 1 in 1000 year event	YES	Phase 1 complete but not fully occupied	Yes
MI/34	Oakleaf, Finepoint	PO	1	N/A	Bfd	N/A	not assessed						On high frequency bus corridor		None of significance	YES	approval for offices not being implemented	Yes
MI/37	Harriers Training Ground	LPRPO	19.77	N/A	GB		not assessed								TPO trees adjacent site. Any built development would need to be kept to site of former golf driving range and adjacent existing built development. Playing pitches would remain in GB as acceptable use.	NO	Await further discussions and business plan. Masterplan requested September 2018. 3G pitch to be provided on site. Part of Minster Road Outdoor Sports allocation	No
OC/11	Stourminster School	PO	2.15	56	Bfd	N/A							served by several bus routes		6% is in FZ3b, 4% is FZ3a and 4% in FZ2. 19% of site is also affected by 1 in 1000 year surface water flood event. This area coincides with the wet woodland corridor running along the eastern edge of the site. This will need to be retained and enhanced. Badger sett on site.	YES	Developer interest and potential site layout received. Site being marketed by County Council.	Yes
KIDDERMINSTER NORTH																		
1025																		
BW/4	Stourbridge Road ADR	PO	3.6	91	Gfd	N/A							served by buses on Kidderminster Stourbridge route		Impact on adjacent SSSIs - one wet and one dry. Also setting of historic settlement of Hurcott . Potential to create improved wildlife corridor between Lea Castle and Hurcott Woods and Pools. Southern section - sensitivity to disturbance, hydrological impact, habitat deterioration.	YES	Miller Homes started on site early 2019. Rest of ADR (10.3ha) to be allocated as green gap - stopping up of Hurcott Lane will preclude any access to southern part of site other than across valley from Miller Homes site. Need to buffer SSSI and Hurcott village historical setting	Yes
FHN/7	North of Marlpool	HELAA	6	115	GB								on bus route		Sensitive rural landscape and GB corridor borders site. Northern woodland would need to be retained and enhanced to screen site from B4190. Adjoins Puxton LWS. Impact on closing of gap between Kidderminster and Fairfield will need careful assessment.	YES	Site could potentially be suitable for release as part of future Green Belt boundary review.	No
FHN/8	Snowdon Close	HELAA			GB										Access issues may stop this site coming forward.	YES	Not easy to bring forward. To remain in Green Belt	No
WA/BE/13	land off Habberley Road (r/o Salisbury Dr.)	LPRPO			GB		not assessed						access on dangerous bend		Would extend built development into gap between Kidderminster and Bewdley. Also close to Habberley Valley and areas of acidic grassland. Detrimental visual impact and highways difficulties with dangerous bend.	NO	Not suitable for release from Green Belt. Highly sensitive site of entirely rural character – permanent pasture and woodland. Development here will impose significant harm to landscape character.	No
WA/KF/2	Land off Ferndale Crescent	LPRPO			GB		not assessed								Would extend built development into open countryside with unacceptable impact on Green Belt and landscape	NO	Sensitive location that will impact on views to Habberley Valley NR and receptors at Low Habberley; Sandy lane, Franche Estate and the A442.	No
WA/KF/3 PH1	Land at Low Habberley Phase 1	LPRPO	5.6	120	GB		not assessed						bus services within reasonable walk		Well-contained land parcel. Would significantly affect views from Habberley Estate	YES	If land is to be released on this side of Kidderminster, this is potentially a good site as it is contained and would not signify urban sprawl	Yes

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WA/KF/3 PH2	Land at Low Habberley Phase 2	LPRPO			GB		not assessed								Sensitive location. Development will impact on views to Habberley Valley Nature Reserve and Wassell Wood.	NO	Development here would encroach into open countryside to the north of the Ferndale Estate. Would cause significant harm to a rural landscape	No
WFR/WC/5	Gaymore Farm Cookley	LPRPO			GB		not assessed								Significant impact to the setting of Gaymore Farm and the historic character of dispersed settlement.	NO	Not suitable for release from the Green Belt for this plan period.	No
WFR/WC/10	Kimberlee Avenue ADR	PO	1.2	30	Gfd	N/A	not assessed						served by regular buses		Would extend built development out of Cookley towards wider Lea Castle development. Careful use of green buffers would be required.	YES	Existing Area of Development Restraint. Development would need to be kept close to northern end of site to maintain gap with Lea Castle	yes as RHS
WFR/WC/12	Lawnswood Cookley	HELAA	0.31	9	GB								regular buses within walking distance		5% affected by surface water 1 in 1000 year event. Small area proposed for release would have minimal impact on Green Belt and could provide much needed affordable housing.	YES	Area suggested for development is part of former garden to Lawnswood and not the wider parcel assessed. Development would have added benefit of providing formal footpath link direct to village centre from the adjoining housing estate	Yes as RHS
WFR/WC/13	Land south of Cookley	LPRPO			GB		not assessed	not assessed							Very sensitive site with open views to the south, impact on the setting of mature woodland character and high risk of coalescence between Kidderminster and Cookley.	NO	Site performs important Green Belt role. Adverse impacts on setting of nearby heritage assets. Development would be visually intrusive	No
WFR/WC/15	Lea Castle Hospital	PO	48.51	600	GB/bfd		not assessed						Development will require upgrading of adjacent junctions		Large areas of woodland on site will be retained and enhanced with mitigation measures for bats already put in place. Separate GI Strategy produced for the wider site.	YES	demolition well advanced - Homes England to start tendering process late 2018. Housing developer due on site early 2020	Yes
WFR/WC/16	Land south of Wolverley /Park Gate Road	PO			GB		not assessed								open rural landscape. Distinct from suburban fringe of Kidderminster	NO	If wider Lea Castle area is to be developed, then this area will become the strategic gap between Lea Castle village and Kidderminster	No
WFR/WC/17	Land at Wolverley Road	HELAA	4.75	80	GB		not assessed								Development would be significant encroachment into rural landscape with nearby parkland character. Any development should be kept back from road frontage with significant planted buffer in place to maintain rural approach to Wolverley.	YES	Not required for release at this time. If, in the future, further Green Belt release is required, this site may be suitable to bring forward but with development kept away from Wolverley Road frontage to limit impact on openness.	No
WFR/WC/18	Sion Hill School	PO	2.1	56	GB/bfd		not assessed						on regular bus route		Existing mature boundary trees should be retained.	YES	WFCH have cleared site. Application 18/0529 approved. Due on site autumn 2019	Yes
WFR/WC/19	Sion Hill School playing fields	HELAA	4.36	75	GB		not assessed								Enhance existing field boundaries. Eastern part of site now owned by adjoining primary school and accessed through their site.	MAYBE	WFCH are developing school site and are considering future development on this site. Sport England likely to object to loss of playing field. Site would be suitable for consideration for development in the future but is not required at this time.	No

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WFR/WC/20	Wolverley Camp Brown Westhead Park	LPRPO			GB		not assessed	not assessed							adjacent canal Conservation Area, site of Wolverley Camp General Hospital. Site is sensitive to development due to impact on the setting of mature woodland character, impact to local dispersed settlement pattern.	NO	Difficult to mitigate for impact on Conservation Area. Dispersed settlement pattern. Large development would be unsuitable at this location	No
WFR/WC/21	Land off Mill Lane (Fairfield)	LPRPO	0.99	6	GB								access only possible from Mill Lane (private road)		22% in FZ3b, 2% in FZ2. Any development would need to be restricted to eastern part of site and limited to 6 dwellings as accessed from private lane.		Not required for release at this time. If, in the future, further Green Belt release is required, this site may be suitable to bring forward for very limited numbers of dwellings.	No
WFR/WC/22	Low Lane Fairfield ADR	LPRPO & PO	0.93	26	Gfd	N/A							site served by regular bus route		Few constraints to development. Land to north has recently been developed for affordable housing and this could be extended onto this site. Access road already in place	YES	land to south (currently zoned as ADR will be safeguarded as allotments on policy map. Northern area will be allocated as a reserved housing site to be brought forward via a Neighbourhood Plan	Yes as RHS
WFR/WC/23	Hayes Road ADR	LPRPO & PO	0.93	14	Gfd	N/A	not assessed						site served by regular bus route		5% affected by surface water 1 in 1000 year event. Sloping site. Split development with terraces at each end of site	YES	owned by WFCH. Allocate as reserved housing site to be brought forward via a Neighbourhood Plan	yes as RHS
WFR/WC/32	Lea Castle East A451		18.6	300	GB		not assessed						site served by regular bus route		some potential for below ground archaeology. Culverted watercourse takes discharge from Hospital site.	YES	Bring forward as part of wider Lea Castle Village allocation	Yes
WFR/WC/33	Lea Castle West A449	LPRPO	24.16	400	GB		not assessed						site served by regular bus route		Landscape buffering needed to protect setting of Lea Castle Barns.	YES	Bring forward as part of wider Lea Castle Village allocation	Yes
WFR/WC/34	Lea Castle North Axborough Lane	other	11.12	100	GB		not assessed						site served by regular bus route		Highly sensitive site - open rural landscape. Low density development only	YES	Bring forward as part of wider Lea Castle Village allocation	Yes
WFR/WC/35	Hurcott Kennels	LPRPO			GB		not assessed	not assessed							1 in 1000 year event for surface water flooding affects <10 % of site	NO	Adverse impact on setting of Hurcott Wood and Pools.	No
WFR/WC/36	Rock Tavern car park Caunsall	LPRPO	0.11	3	GB/bfd		not assessed						site served by regular bus route		22% of site is affected by 1 in 1000 year surface water flood event.	YES	small brownfield site in centre of hamlet. Suitable for allocation	Yes
WFR/WC/37	Land at Caunsall Road	LPRPO	0.84	4	GB		not assessed						site served by regular bus route		8% of site is affected by 1 in 1000 year surface water flood event	YES	Road frontage only to be developed in line with existing settlement form	Yes
WFR/WC/38	Land south of Fairfield Lane (off Franche Rd)	LPRPO			GB		not assessed								Site access in FZ2 and affected by 1 in 1000 year surface water flood event.	NO	Development here would be very visible on approach from Kidderminster. Would narrow gap between settlements	No
WFR/WC/39	Lea Castle (Strong Farms)	LPRPO			GB		not assessed								parkland surrounding now demolished Lea Castle. Development would impose substantial harm to landscape character	NO	sand & gravel extraction application expected on site. Not considered suitable for large scale leisure development	No
WFR/WC/40	Stour Corridor (Strong Farms)	LPRPO			GB		not assessed	not assessed							around 10% of site area affected by 1 in 1000 year surface water flooding event	NO	Potential adverse impact on setting of Canal Conservation Area and LWS	No
KIDDERMINSTER EAST																		
AS/9	Railway Corner	LPRPO	0.24	3	GB		not assessed								Around 50% of site affected by 1 in 1000 year surface water flood event	YES	Not considered suitable for removal from Green Belt unless in tandem with adjoining site AS/10	No

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AS/10	r/o Spennells	PO	13.48	200	GB		not assessed								Some pooling of surface water occurs along southern edge	YES	Well used network of paths by local residents. Retain in agricultural use in this Plan	No
OC/4	r/o Baldwin Road	PO			GB										potential adverse impact on wetland habitats to north (SSSIs). Site is sensitive to visual impact and loss of views across wider landscape. Development would be very prominent above ridgeline.	NO	Do not allocate as development here would be very intrusive into landscape and would affect historic lanes around Hurcott village and potential hydrological harm to SSSI	No
OC/5	Husum Way	PO	2.1	30	GB								junction improvements required		5% affected by surface water 1 in 1000 year event. Development should be sympathetic to setting of Hodgehill Farm complex.	YES	Part of site will be required for junction improvements. Design to be sympathetic to heritage assets adjacent	Yes
OC/6	r/o Offmore	PO	28.36	300	GB		not assessed						new access required to south of railway bridge		area along stream may be affected by flooding/surface water pooling - not modelled.		Allocate as part of proposed eastern extension to Kidderminster. Will allow public access for recreation.	Yes
OC/12	Comberton Lodge	PO	0.84	10	GB								on regular bus route with main road frontage		19% of site in FZ3b, 4% in 3a and 11% in FZ2. This land to rear of site will be used for GI to buffer LWS which forms rear site boundary. 5% also affected by surface water flood events.	YES	Developable area limited by flooding and ecological constraints	Yes
OC/13N	Land at Stone Hill North	PO	57.1	1100	GB		not assessed						would expect buses to be diverted through development. Southern end has good access to existing bus network		entire site (both N & S)- 3% FZ3b, 1% in 3a and 1% in FZ2. 6% affected by surface water flood events. These areas will be used for GI and not be developed.	NO	Site proposals to include new nature reserve running along western boundary with significant areas of woodland. Ecological gain. There will be no development between Hoobrook LWS and A448 - development will be mostly hidden from view from the main road. New community facilities proposed include a primary school and potential doctors' surgery	Yes
OC/13S	Land at Stone Hill South	PO			GB		not assessed								Major ecological constraints affect the area south of A448 including protected species (corn buntings) and difficulties accessing site across pools system	NO	Do not allocate as ecological harm cannot be mitigated for	No
WFR/ST/1	Captains & The Lodge	PO	3.98	116	GB/bfd										5% of site affected by 1 in 1000 year surface water flood event. Development as suggested would have detrimental impact on ancient woodland, Captains Pool and LWS. Net developable area would need to be reduced to allow for wide buffer to protect these areas	NO	Site is not proposed for allocation for reasons stated.	No
WFR/ST/2	Land off Stanklyn Lane	PO			GB		not assessed								Highly sensitive open rural landscape. Important to keep settlement along Stanklyn Lane separate from Spennells Estate. Potential harm to Roadside Verge Nature Reserve on Stanklyn Lane. Evidence of nesting site for corn buntings	YES	Do not allocate. Need to keep rural character of Stanklyn Lane which is an old common lane unaltered	No

APPENDIX 1 Analysis of Constraints affecting Potential Allocations

HELAA REF	LOCATION	SOURCE	SIZE (HA)	HOUSING CAPACITY	Bfd/Gfd/GB	GREEN BELT	COUNTY ECOLOGIST	GREEN INFRA-STRUCTURE	HERITAGE	SFRA fluvial flooding	SFRA surface water flooding	Waste water treatment	Transport	Sustainability Appraisal	Constraints Summary	LPRP recommendation	Conclusion	Allocate Yes or No
WFR/ST/3	Land north of Stone Hill	LPRPO			GB		not assessed								Need to protect and retain rural character of approach to Kidderminster along A448	NO	Do not allocate. Need to keep rural character between Kidderminster and Stone village - keep area free of further built development	No
WFR/ST/4	Land west of Stanklyn Lane	LPRPO			GB		not assessed								northern edge of site may be subject to pooling	NO	The woodland corridor and setting of Stanklyn Lane are vulnerable to the impact of development	No
WFR/ST/6	Heath Lane Stone	PO			GB		not assessed	not assessed							Highways access not suitable for large lorries carrying fairground equipment. Corn buntings recorded in area	NO	Adverse impact on rural road network and ecological constraints	No
WFR/ST/10	Extension to land at Stone Hill North	LPRPO			GB		not assessed	not assessed							small areas along brook may be subject to flooding/pooling. Development of site would be major encroachment into a rural landscape	NO	small part of land purchased by TW to extend their site. Will mostly be used as open space	No
WFR/CB/6	Land north of Birmingham Road	LPRPO			GB		not assessed	not assessed							Open rural landscape with Hurcott Wood as backdrop. Important to keep free of development and retain separation between Kidderminster and Blakedown	NO	Do not allocate for development - adverse effect on setting of Hurcott Lane and Hurcott Hall Farm	No
WFR/CB/7	Land south of Birmingham Road	PO			GB		not assessed	not assessed							Development would effect setting of Hodge Hill Farm and Barns. Important to retain open aspect and retain gap between Kidderminster and Blakedown	NO	Do not allocated for development	No
STOURPORT SITES																		
AKR/1	Bridge Street Basins	PO			Bfd	N/A	not assessed						on high frequency bus route		Opportunities to protect and enhance historic townscape and setting of basins	YES	area in WFDC ownership to be brought forward for small residential development as a windfall.	No
AKR/2	Cheapside	PO	2.2	72	Bfd	N/A							easy access to bus routes		22% in flood zone 3b, 28% in FZ2. Lies at confluence of River Stour and River Severn. Conversion of buildings in flood risk areas more acceptable. Need to retain as much as possible of industrial heritage. Part of Conservation Area. Listed Buildings on site to be brought back into residential use	YES	retain allocation for mixed use scheme. Viability issues around retaining buildings for conversion	Yes
AKR/7	Swan Hotel/Working Mens Club	PO	1.52	20	Bfd	N/A	not assessed						easy access to bus routes		Historic buildings and townscape should be integrated into any redevelopment proposals	YES	Multiple ownerships involved. Current allocation. Existing bowling clubs not affected by proposal.	Yes
AKR/10	Queens Road shops	LPRPO	0.37	22	Bfd	N/A	not assessed						near high frequency bus route		5% of site affected by 1 in 1000 year surface water flood event. Existing allocation	YES	WFCH looking to relocate shop/meeting room onto site of Walshes CC, relocate playground to north of site and then redevelop both plots for 30 dwellings. 8 flats to be demolished over shops	Yes
AKR/13	Land at Areley Common	LPRPO			Gfd	N/A	not assessed	not assessed							About 15% of site is affected by 1 in 1000 year surface water flood event	NO	See application 17/0045 reasons for refusal	No
AKR/14	Pearl Lane	PO	15.09	250	Gfd	N/A	not assessed						near high frequency bus route		Site considered to be a challenge for water management - known historic flooding issues on adjacent estate. Northern part may contain evidence of Roman remains	NO	Allocate for maximum of 250 dwellings as limited capacity at local school and potential capacity issues with roads	Yes

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AKR/15	Rectory Lane	PO			Gfd	N/A	not assessed								Rural open agricultural landscape. Development could potentially affect setting of St. Bartholomew's Church and Conservation Area	NO	Do not allocate	No
AKR/18	Yew Tree Walk	LPRPO	3.73	85	GB										Site as submitted - 23% in FZ3b, 1% in FZ3a and 5% in FZ2. 10% is also affected by 1 in 1000 year surface water flood event. Site boundary amended to remove entire development plot into FZ1.	NO	Do not allocate. Potential issues - contamination, land stability, wildlife disturbance, viability (see main paper)	No
AKR/20	Carpets of Worth	PO	3.3	110	Bfd	N/A							easy access to bus routes		11% in FZ 3b. 13% affected by 1 in 1000 year surface water flooding event. Part of site in Conservation Area.	YES	site being marketed by CBRE. Retain entrance building if possible.	Yes
LI/2	Wyre Forest Golf Club Kingsway	PO	8.2	80	GB										Burlish Crossing junction has minimal further capacity.	MAYBE	Do not allocate.	No
LI/5	Burlish Crossing	PO	6.03	157	GB										Burlish Crossing junction has minimal further capacity.	MAYBE	Do not allocate.	No
LI/6/7	Lickhill Road North	PO	3.67	94	GB		not assessed								8% affected by 1 in 1000 year surface water flood event. Burlish Crossing junction has minimal further capacity.	MAYBE	Do not allocate.	No
LI/11	Land west of former school site Coniston Crescent (formerly part of golf course)	other	9.52	200	GB								Will require upgrade to Kingsway junction with A451		8% of site affected by 1 in 1000 year surface water flood event. Key constraint is loss of part of strategic gap between the towns.	MAYBE	Site would be a logical rounding-off of the urban edge. Access to be off Kingsway	Yes
MI/1	County Buildings	PO	0.69	40	Bfd	N/A	not assessed						easy access to bus routes		6% affected by 1 in 1000 year surface water flood event. Listed buildings adjacent	YES	Police relocating to Civic by end of 2018. Fire station to move to emergency hub once complete in late 2019. Health centre still remains. Phased redevelopment possible	Yes
MI/3	Parsons Chain	PO	2.88		Bfd	N/A							easy access to bus routes		Former railway embankment to be retained - naturalised woodland. Listed building adjacent site. Part of site likely to be required for highways improvements	YES	recently used as site compound for pipeline project. Link road to be provided through site to bypass busy island. Potential for some C2 use on site together with small area for employment uses.	Yes
MI/5	Baldwin Road	PO	1.79	72	Bfd	N/A	not assessed						easy access to bus routes		multiple land ownerships; much of land adjacent to Baldwin Road is prone to flooding with 13% in FZ3b, 31% in FZ3a and 1% in FZ2. 11% ids also affected by 1 in 1000 years surface water flood event.	YES	Multiple permissions in place totalling 54 units with application for 19 dwellings yet to be determined.	Yes
MI/6	Steatite Way	PO	3.29	106	Bfd	N/A	not assessed						easy access to bus routes		6% affected by 1 in 1000 year surface water flood event	YES	Housing developer has option on site. Full application received March 2019	Yes
MI/7	Worcester Road Car Sales (southern part)	HELAA	0.29	15	Bfd	N/A	not assessed						easy access to bus routes		5% of site affected by 1 in 1000 year surface water flood event. Potential contamination from former use as part of power station complex	YES	Allocate for housing - part of current mixed use allocation	Yes
MI/10	Four Acres ADR	PO		N/A	Gfd	N/A							bus service along Worcester Road		11% in FZ2, 7% affected by 1 in 1000 year surface water flood event. Ecological constraints as site is adjacent to SSSI would limit developable area if redeveloped for housing	YES RHS	Allocate majority of site as a caravan park	Yes

APPENDIX 1 Analysis of Constraints affecting Potential Allocations

HELAA REF	LOCATION	SOURCE	SIZE (HA)	HOUSING CAPACITY	Bfd/Gfd/GB	GREEN BELT	COUNTY ECOLOGIST	GREEN INFRA-STRUCTURE	HERITAGE	SFRA fluvial flooding	SFRA surface water flooding	Waste water treatment	Transport	Sustainability Appraisal	Constraints Summary	LPRP recommendation	Conclusion	Allocate Yes or No
MI/11	3 Sandy Lane Titton	HELAA	0.32	13	Bfd	N/A							bus service along Worcester Road		former haulage yard with a dwelling on site. Adjacent to edge of Hartlebury Common SSSI	YES	Allocate for limited number of dwellings.	Yes
MI/12	Robbins Depot	HELAA	0.19	12	Bfd	N/A	not assessed								Redevelopment would potentially improve the streetscene and remove lorries from a residential area	YES	Business premises still in use. Site is washed over residential and so could come forward as a windfall	No
MI/17	Stourport Manor	PO			GB										A notable encroachment of high density development into an otherwise rural and open landscape. Wilden Top Road is a distinctive, historic common road at risk of impact from any upgrading necessary to facilitate access to the development site.	NO	Do not allocate. Block development would be incongruous at this location. Adverse impact on historic roadway	No
MI/18	North of Wilden Lane IE	PO		N/A	GB		not assessed						on bus route		5% in FZ3b. Site already in B8 use with Certificate of Lawfulness issued.	YES	Redraw Green Belt boundary to remove site and allocate as part of Wilden Industrial Estate	Yes
MI/20	Land at Wilden Top	LPRPO			GB		not assessed								Highly sensitive landscape. Wilden Top Road is historic former common roadway	NO	Site is remote from facilities and development would have adverse impact on open landscape	No
MI/21	Wilden Top ADR	PO	2.71	37	Gfd	N/A									Highly sensitive landscape. Wilden Top Road is historic former common roadway. Some ecological constraints	YES	Already taken out of Green Belt in earlier plan. Potential to bring forward limited development on part of site.	Yes as RHS
MI/24	Land adj. Rock Tavern Wilden Lane	HELAA	0.06	2	GB		not assessed						on bus route		None	YES	Small infill plot. Car parking to be provided to front of development as with adjoining terrace	Yes
MI/33	Wilden Lane IE	PO		N/A	Bfd	N/A	not assessed						on bus route		none	YES	Vacant plot on industrial estate	Yes
MI/35	106 Minster Road (former AtoZ Wedding Services)	BLR			Bfd	N/A	not assessed								no constraints. Currently vacant. Owner keen to pursue commercial use at this time	YES	currently washed over residential so could come forward as windfall site	No
MI/36	Firs Yard Wilden Lane	LPRPO			GB										32% in FZ3b, 17% in FZ3a, 21% in FZ2. Surface water flood event (1 in 1000 year) would affect 23% of site. Any development would need to be outside of this area. Need to limit and make good any adverse impact on SSSI	YES	4 gypsy pitches are proposed on this site. In existing use. Potential for planning gain	Yes
MI/38	School site Coniston Crsecent	LPRPO	3.64	115	GB/bfd		not assessed						Will require upgrade to Kingsway junction with A451		Concerns that this will narrow gap between Stourport and Kidderminster still further. Access to be taken from The Kingsway by allotments	MAYBE	The Kingsway will become the northern edge of the Green Belt. Site will require at least 40% GI to soften edge between development and open countryside	Yes
BEWDLEY SITES																		
BR/BE/1	Bewdley Fire Station	HELAA	0.2	15	Bfd	N/A	not assessed						town centre location well-served by buses		52% in FZ3b, 13% in FZ3a and 6% in FZ2. 11% is also affected by surface water flooding.	YES	very constrained site with small listed buildings adjacent. Design small apartment block with bin/cycle storage at groundfloor. Capacity depends on max eaves height allowed. Top storey flats in roofspace. No parking requirement	Yes

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HELAA REF	LOCATION	SOURCE	SIZE (HA)	HOUSING CAPACITY	Bfd/Gfd/GB	GREEN BELT	COUNTY ECOLOGIST	GREEN INFRA-STRUCTURE	HERITAGE	SFRA fluvial flooding	SFRA surface water flooding	Waste water treatment	Transport	Sustainability Appraisal	Constraints Summary	LPRP recommendation	Conclusion	Allocate Yes or No
BR/BE/6	Highclere	PO			Gfd	N/A	not assessed								LWS to south of site - Snuff Mill Dingle - potential hydrological issues and site of unimproved grassland habitat	NO	Development would impose substantial harm to historic setting of Bewdley	No
BR/BE/10	The Lakes Dry Mill Lane	LPRPO			Gfd	N/A	not assessed								Loss of open aspect and potential harm to setting of heritage assets. Adverse impact on Wyre Forest SSSI	NO	See Inspector's Decision on planning appeal which was dismissed March 2018.(16/0550/OUTL)	No
BR/BE/15	Snuff Mill Walk	LPRPO			Gfd	N/A	not assessed								Adjacent listed building. Several TPO trees along edge of steeply sloping site. Drains into LWS	NO	Development would impose substantial harm to historic setting of Bewdley	Yes
WA/BE/1	Stourport Road triangle	PO	3.67	100	GB		not assessed						good access to regular bus route		Retain northern part of site as open space - site of former walled garden to Sandbourne House and minimise impact on adjacent SVR viaduct.	YES	Masterplan being drawn up by new landowner in conjunction with LPA. Boundaries to be reinforced with additional landscaping and river corridor opened up	Yes
WA/BE/3	Catchem's End	PO	5.61	75	GB								on regular bus route		16% in FZ3a and 4% in FZ2. 21% is affected by 1 in 1000 year surface water flood event. However, this does not affect the eastern development parcel apart from a small area of surface water flooding which falls within area of open space	YES	Masterplan drawn up by Persimmon. Western parcel may be suitable for small allotment scheme. Developer to meet with Town Council. 2.55 hectares retained as open space	Yes
WA/BE/4	Northwood Lane	LPRPO			Gfd	N/A	not assessed								Potential adverse impact on views from Severn Valley Railway; poor amenity of future residents; potential land stability issues	NO	Not considered suitable for development as poor amenity for future residents and potential overlooking issues with existing housing opposite	No
WA/BE/5	Land south of Habberley Road	PO	1.71	35	GB								no requirement for link road through site to roundabout.		70% of site is affected by 1 in 1000 year surface water flood event. Careful use of GI and SuDS could allow more of site to be developed.	YES	access from Habberley Road as cul-de-sac with GI/SuDS along eastern boundary. Strengthen boundary hedgerow to form strong Green Belt boundary and soften urban / rural edge	Yes
WA/BE/6	Land north of Habberley Road	PO			GB		not assessed								around 10% of site is affected by 1 in 1000 year surface water flooding events	NO	Sensitive site, detached from existing settlement. Development would encroach into open rural landscape between towns and narrow gap	No
WA/BE/14	Crundalls/Hoarstone Lane	LPRPO			GB		not assessed								around 10% of site is affected by 1 in 1000 year surface water flooding events. Adverse impact on heritage assets. Open landscape	NO	Significant landscape impact - open rural landscape with isolated farmsteads	No
WA/KF/1	Grey Green Lane	LPRPO	2.17	55	GB		not assessed								Site as originally submitted - 13% of site is affected by 1 in 1000 year surface water flood event. Flood storage compound affects northern half of site rendering it undevelopable. If access can be made from Arlington Court (currently unadopted owing to drainage issues) then site could be taken out of GB as Reserved Housing Site.	MAYBE	Flood storage compound on part of site limits developable area greatly. Polygon redrawn to field nearest new housing only to keep away from flood storage area. Access may be possible from development on school site? Consider in future review as potential sites in Bewdley are limited	No

RURAL VILLAGES

APPENDIX 1 Analysis of Constraints affecting Potential Allocations

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BR/RO/1	Clows Top Garage	PO			Bfd	N/A									High costs of connecting to pumping station at Rock mean that development is unviable	NO	Not viable to redevelop. Other sites allocated in village in Malvern Hills District	No
BR/RO/2	Lem Hill Nurseries	HELAA	1	20	Bfd	N/A	not assessed						poor pedestrian linkages to village facilities with narrow pavement		5% of site is affected by 1 in 1000 year surface water flood event	YES	Potential for frontage development but concerns that site is remote from rest of village and development here would lead to pressure to release more land for further development on main road	Yes
BR/RO/4/6	Ad. Tolland Bungalow and orchard to rear	PO	0.82	10	Gfd	N/A									Orchard trees will limit number of dwellings and only part of site is developable.	MAYBE	Amend settlement boundary for Far Forest to include this site and allow limited development to come forward under policy 18b. Suggest TPO placed on key trees. Further ecological appraisal requested	No
BR/RO/7	New Road Far Forest	PO			Gfd	N/A	not assessed						highways issues related to schools traffic		Block development would harm historic landscape character. Part traditional orchard, part unimproved grassland	NO	Do not allocate - High level of local objections to this allocation. Highways issues and ecological and landscape issues	No
BR/RO/12	Bliss Gate PH	HELAA	0.16	6	Bfd	N/A	not assessed								Empty building in poor state of repair. Either convert or redevelop with further limited development to rear.	YES	Amend Settlement boundary and use Infill 18B to bring site forward. Supported by Parish Council.	No
BR/RO/14	Land at Pound Bank	LPRPO			Gfd	N/A	not assessed								Poor access to local facilities. On bus route with limited service	NO	outside settlement boundary although services are probably walkable there is no pavement alongside lane	No
BR/RO/21	Alton Nurseries	PO	0.37	4	Bfd	N/A	not assessed						on bus route		None. Site is vacant and has been marketed for some time. Permission recently granted for 4 dwellings at front of site	YES	rear of site to become part of Bewdley Business Park (0.92Ha). 4 dwellings along frontage on A456.	Yes
BR/RO/22	Rectory Lane, Rock	LPRPO	0.94	18	Gfd	N/A	not assessed								Very few services in village other than village hall. Remote from other settlements	MAYBE	Amend Settlement Boundary and use Infill Policy instead.	No
BR/RO/26	Walnut Cottage Bliss Gate	PO	0.3	5	Gfd	N/A									Development would need careful design to protect orchard trees.	YES	small dwellings to fit around orchard. Protect trees via TPO. Amend settlement boundary of Bliss Gate and bring forward under infill policy 18b.	No
BR/RO/27	Oxleys Clows Top	LPRPO			Gfd	N/A	not assessed								<10% of site affected by surface water flooding from 1 in 1000 event	NO	Outside of settlement boundary in area characterised by large wayside dwellings	No
BR/RO/29	The Wain House Lye Head	LPRPO			Gfd	N/A	not assessed								Isolated from any settlement	NO	remote and isolated. Proposal for live work units submitted	No
BR/RO/30	Finger Post Cottage Callow Hill	LPRPO			Gfd	N/A	not assessed								Adjacent Wyre Forest SSSI. Access near dangerous junction	NO	Just within settlement boundary. Application for live work unit submitted	No
WA/UA/1	Bellmans Cross Shatterford	HELAA	0.8	16	GB/bfd		not assessed						regular bus service passes site		Linear settlement so suggest development along frontage only with vehicular access from Arley Lane via village hall site	YES	capacity likely to be smaller to meet housing need identified in parish survey	Yes
WA/UA/4	Allotments Upper Arley	PO	0.46	10	GB								served by regular bus service		Small stream runs down eastern boundary. 7% in FZ3b, 2% in 3a and 2% in FZ2. Careful design required to lessen adverse impact on Conservation Area	YES	capacity likely to be smaller to meet housing need identified in parish survey	Yes
WA/UA/5	Hill House Farm Shatterford	LPRPO			GB		not assessed								About 15% of site affected by 1 in 1000 year surface water flood event	NO	Open rural landscape with little development on this side of lane	No

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WA/UA/6	Red Lion Court Bridgnorth Road	LPRPO	0.1	2	GB/bfd		not assessed						on bus route		None. Adjoining site in Shropshire recently developed.	YES	Allocate for 2 dwellings	Yes
WFR/CB/2	Station Yard Blakedown	LPRPO			Bfd	N/A	not assessed						require whole site for station parking		Poor amenity for housing as adjacent busy railway. Planning appeal dismissed	NO	safeguard for station parking 80 spaces	Yes
WFR/CB/3	Station Drive Blakedown	HELAA	2.25	35	GB								require much of site for station parking		5% of site is affected by 1 in 1000 year surface water flood event. Gateway site into village.	YES	Agreement reached between site owners and County Council to develop for residential and station parking.	Yes
WFR/CC/7	Bromsgrove Road Lower Chaddesley	HELAA			GB										Adverse impact on setting of historic Chaddesley Corbett and its Conservation Area. Would join this settlement to the newer Lower Chaddesley if developed.	YES	Do not allocate - adverse impact on historic setting of Chaddesley Corbett	No
WFR/CC/8	Fold Farm Chaddesley Corbett	LPRPO		6	GB		not assessed						well served by buses		Small undeveloped plot on edge of Conservation Area. Private access track	YES	Consider that site is suitable for small scale housing to meet local needs, possibly suitable for elderly persons' dwellings	Yes
WFR/CC/10	Adj. Chaddesley Corbett School	LPRPO			GB		not assessed								Around 20% of site (western part) affected by 1 in 1000 year surface flood event	NO	Development here would be very intrusive in the wider landscape. New school building adjacent is at rear of plot and designed to be as unobtrusive as possible. A housing estate would be incongruous here.	No
WFR/CC/11	Adj. Bentley Grove Mustow Green	LPRPO			GB		not assessed								Adverse impact on adjacent listed building. Limited development beyond ribbon development at Mustow Green junction	NO	This area is characterised by historic farmsteads and large wayside dwellings. A large development would adversely affect the openness of the Green Belt	No
WFR/ST/9	Cursley Distribution Park	LPRPO	3.32		GB/bfd		not assessed						not considered to be sustainable location for housing as remote from bus service		Small area of surface water pooling near road on southern part of site	MAYBE	Redevelopment of part of site to provide additional employment. Allocate as Previously Developed Site in Green Belt	Yes

Key: PO Included in Preferred Options
LPRPO Submitted at Preferred Options

HELAA Housing & Economic Land Availability Assessment
BLR Brownfield Land Register

GB Green Belt
bfd brownfield
Gfd greenfield

major concerns
some concerns
limited or no concerns