

Appendix B. Site appraisals

The sites are organised by their site reference numbers

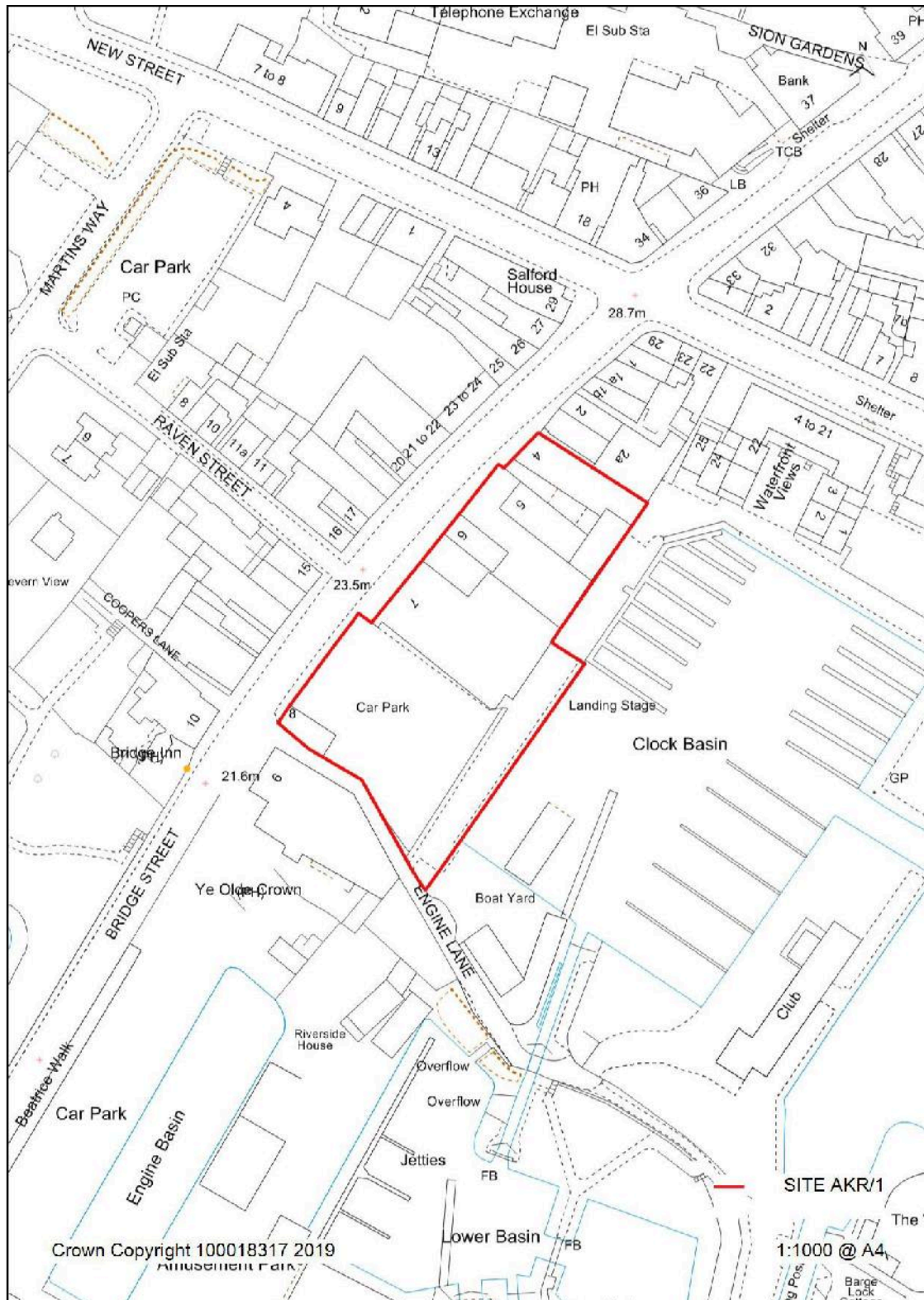
The site areas are taken from the original site HELAA forms, and do not necessarily correspond to the areas actually included in the Local Plan. Some of the appraisals were changed in Summer 2019 to reflect more recent or improved information.

Please note that all references to Health and Safety Executive are now obsolete

AKR-1 BRIDGE STREET BASINS

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

LOCATION PLAN



AKR-2 CHEAPSIDE

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

Upper Basin

Jetties

New Bridge

MARTY LANE

Club

LICHFIELD STREET

22.6m

Wharf

The Tontine

ntine Gardens

SEVERN SIDE

Angel Hotel (PH)

Jetty

Waters Edge

Waterfall House

Severn View

25.9m

SEVERN ROAD

Factory

Sevenside Business Park

El Suro Sta

2.6m

Works

Factory

18.0m

River Sever

Ward Bay

Severn Side

9.5m

Broughwater

— SITE AKR/2

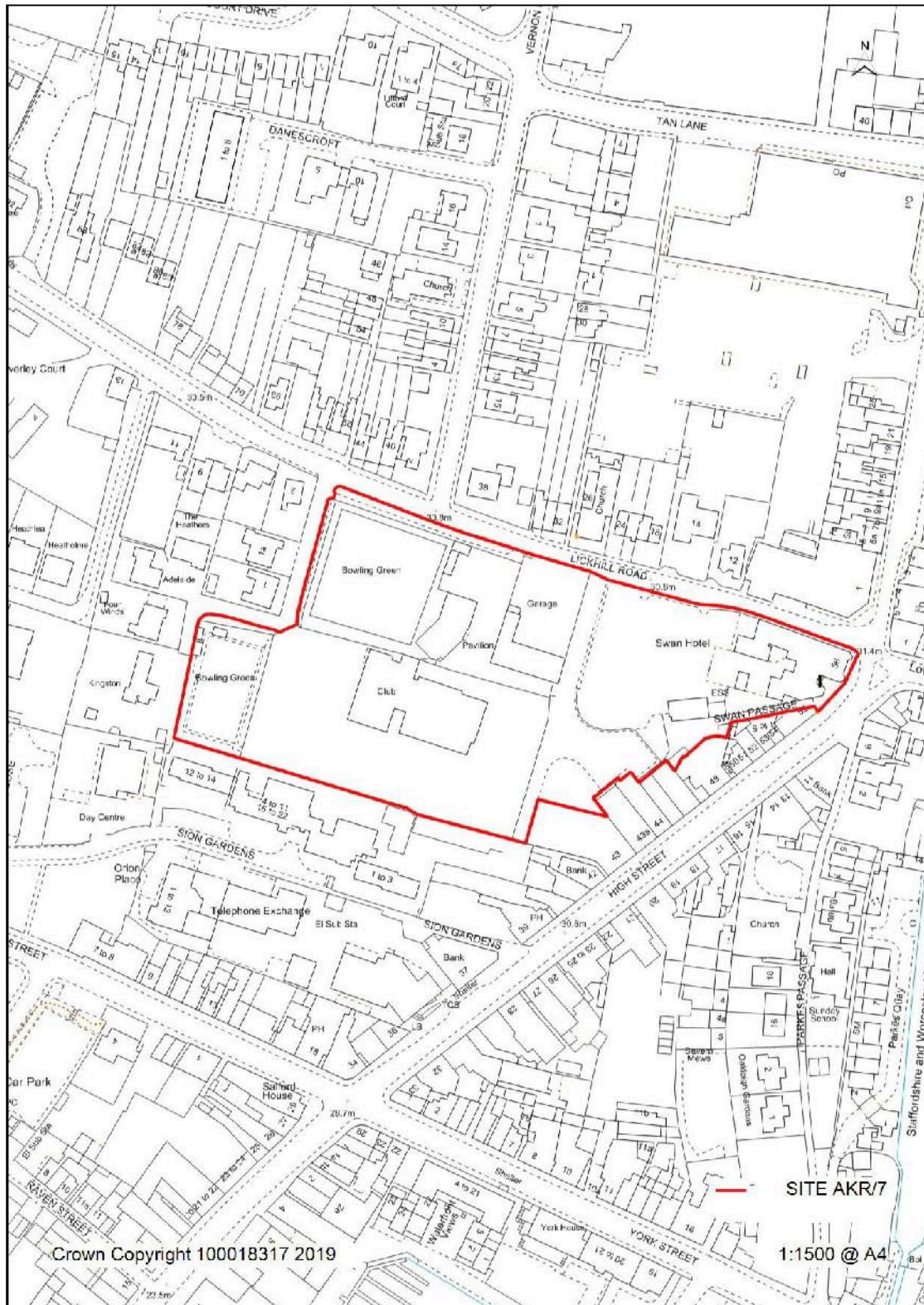
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AKR-7 SWAN HOTEL

Nearest settlement: Stourport-on-Severn		Site ref: AKR/7		Easting 381022		Site area (hectares): 1.52ha	
		Northing 271426					
Site address: Swan Hotel and Working Men's Club, LombardStreet/Lickhill Road, Stourport-on-Severn Ward: Areley Kings and Riverside						Within built area ✓	
						Adjoining built area	
						Other (See site description)	
Current or previous use: Working men's club and partly refurbished former hotel						Greenfield (undeveloped) ✓	
						Brownfield (prev. developed) ✓	
Site description: Refurbished pub incorporating music shop and venue, working men's club with associated car parking, bowling green, other surface level parking in town centre.							
Ownership:		Private ✓		Public		Unknown	
Topography:		Flat ✓		Gently Sloping		Steeply Sloping	
Planning History: Allocated for a mix of commercial, community, residential and leisure uses in Site Allocations and Policies Local Plan (2013). Consent for car sales/repairs on part of car park (temporary permission) 15/0498/full - proposed rear extension to Swan Hotel							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Within built area. Good access to local facilities on main shopping street			
Housing needs of all		?		1.52ha			
Need to travel, sustainable travel modes		+/-		Good vehicular and public transport access – high frequency route within 5 min walk. The site is adjacent/within the Stourport-on-Severn Air Quality Consultation Area.			
Soil & land		+		Mostly brownfield, with only the two bowling greens (which are not proposed for development) being greenfield. Development proposed at the rear of the hotel, currently a car park. Contamination unlikely			
Water resources and quality, flood risk		-		Identified by the water cycle study as being of risk from fluvial and pluvial flooding.			
Landscape and townscape		+		Vacant former hotel, working men's club, bowling green, parking. Opportunity to enhance the townscape and GI.			
Biodiversity and geodiversity		0		Some green space and trees on site, but biodiversity benefits limited at best.			
Economy & employment		?					
Historic environment		-		Swan Hotel is an undesignated heritage asset. Lombard street frontage has a number of locally listed buildings adj to the site boundary. E corner of site is in Conservation Area Stourport No.2. Conservation Area Stourport No.1 is adjacent the SW corner of the site. Development of the site has the potential to impact on Swan Inn's setting; affect the views towards Conservation Area 2; and affect the south-facing aspect of several locally listed buildings.			
Green Belt		0		Not in Green Belt			
Community & settlement identities		+		Within built area.			
Other: Existing occupiers. British Waterways consultation zone EIA and major scale development and minor and household scale development (20110729)							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		✓	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)			
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:		Housing	✓	Retail	✓	Employment	
						Leisure	
						Gypsy/ Travelling Showpeople	
						Other	
WFDC OFFICER VIEWS:							
Character / visual impact: Opportunity to enhance the townscape. Some greenspace on site not affected.							
Vehicular access		Good		✓		Reasonable	
						Poor	
Access to local facilities on main shopping street.		Good		✓		Reasonable	
						Poor	
Public transport accessibility high frequency bus route within 5 minutes walk.		Good		✓		Reasonable	
						Poor	

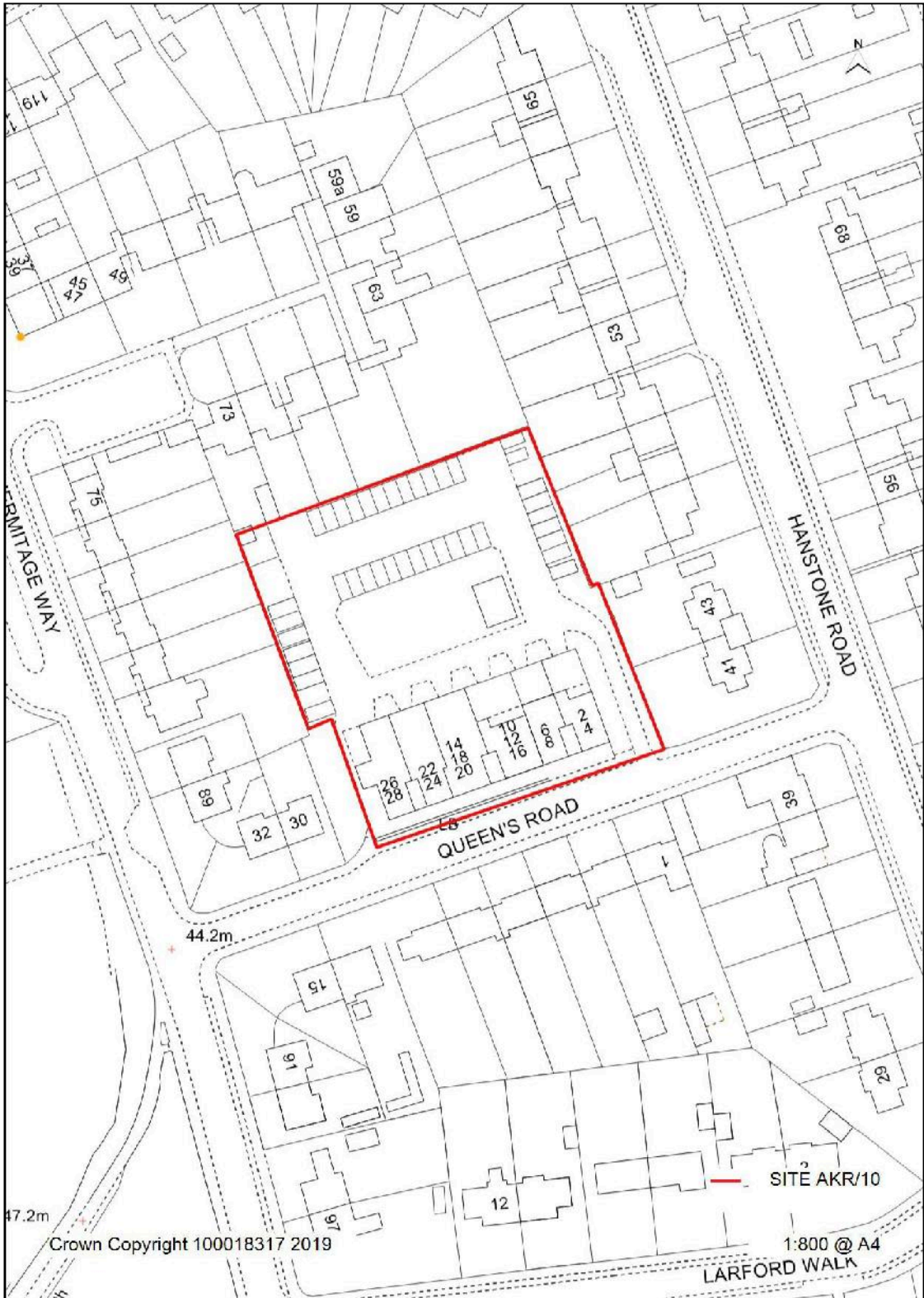
LOCATION PLAN



AKR-10 QUEENS ROAD SHOPS

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

LOCATION PLAN



AKR-13 LAND EAST OF ARELEY COMMON

Nearest settlement: Stourport		Site ref: AKR/13		Easting 380402		Site area (hectares): 7.29 (0.92 in Wyre Forest)	
		Northing 269629					
Site address: Land east of Areley Common Ward: Areley Kings and Riverside						Within built area	
						Adjoining built area <input checked="" type="checkbox"/>	
						Other (See site description)	
Current or previous use: Farmland						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						Brownfield (prev. developed)	
Site description: Farmland to south of residential area – mostly in Malvern Hill DC							
Ownership:		Private <input checked="" type="checkbox"/>		Public <input type="checkbox"/>		Unknown <input type="checkbox"/>	
Topography:		Flat <input type="checkbox"/>		Gently Sloping <input checked="" type="checkbox"/>		Steeply Sloping <input type="checkbox"/>	
Planning History: 17/0045/outline - refused. Outline for up to 125 dwellings (including up to 40% affordable housing) and 0.6ha for apartments with care (C2)							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		0		Adjoins built area. Reasonable access to local facilities.			
Housing needs of all		+		7.29ha			
Need to travel, sustainable travel modes		+		Good vehicular access. Good public transport access. Public footpath and bridleway cross site			
Soil & land		-		Greenfield. Contamination unlikely			
Water resources and quality, flood risk		-		Aquifer protection zone			
Landscape and townscape		-		Currently farmland incl section within Wyre Forest. Visual impact to receptors along the B4196, Marlborough Drive and Longmore Hill.			
Biodiversity and geodiversity		0		Some hedgerows on site.			
Economy & employment		0					
Historic environment		-		Undesignated enclosure and buildings within boundary. Crop marks immediately to the S of the site. Moderate to high potential for below ground archaeology.			
Green Belt		0		Not in Green Belt			
Community & settlement identities		0		Adjoins built area. Farmland.			
Other: Aquifer Protection Zone. Public footpath and bridleway cross site							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>		Allocated without planning permission		Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:		Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>	Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>	Other <input type="checkbox"/>
WFDC OFFICER VIEWS:							
Character / visual impact: Loss of open aspect; impact on biodiversity							
Vehicular access		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	
Access to local facilities		Good <input type="checkbox"/>		Reasonable <input checked="" type="checkbox"/>		Poor <input type="checkbox"/>	
		Local shops on Areley Common					
Public transport accessibility		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	
		Bus stop on high frequency route nearby					

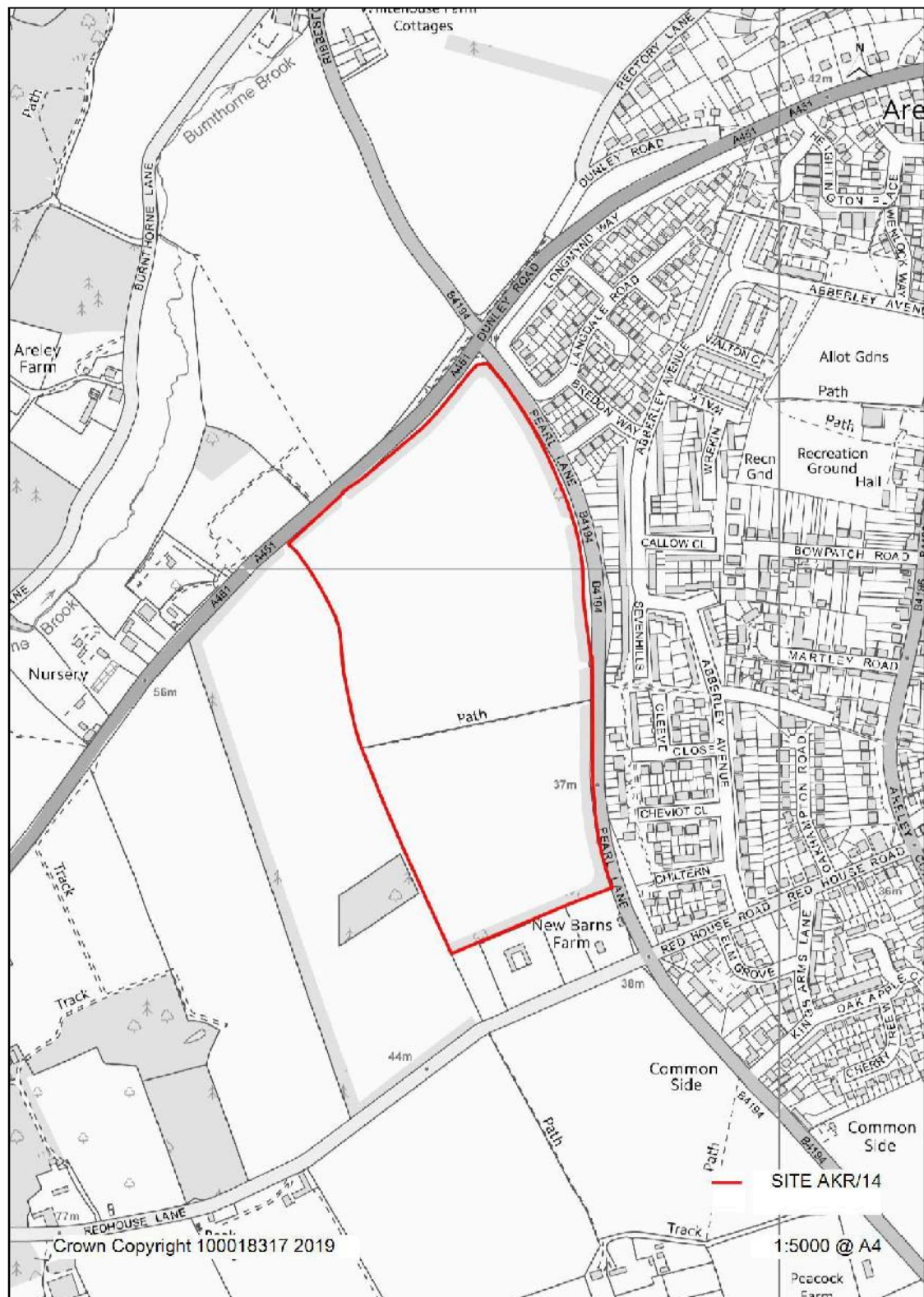
LOCATION PLAN



AKR-14 LAND WEST OF PEARL LANE

Nearest settlement: Stourport on Severn		Site ref: AKR/14		Easting 379645		Site area (hectares): 15.09 ha	
		Northing 269895					
Site address: Land west of Pearl Lane, Stourport						Within built area	
Ward: Areley Kings and Riverside						Adjoining built area ✓	
						Other (See site description)	
Current or previous use: agricultural						Greenfield (undeveloped) ✓	
						Brownfield (prev. developed)	
Site description: Farmland bounded by roads to north and east with housing to eastern edge							
Ownership:		Private		✓		Public	
						Unknown	
Topography:		Flat		Gently Sloping		✓	
						Steeply Sloping	
Planning History: 96/0432 Change of use from barn to dwelling Approved (Barn is adj to site but garden area is shown within the site)							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		0		Adjoins built area. Reasonable access to local facilities: short walk to local shops.			
Housing needs of all		+		15.09ha			
Need to travel, sustainable travel modes		+		Good vehicular access from A and B roads. Good public transport. Bus stops on Abberley Av and Redhouse Rd. Public footpath 530 crosses the site.			
Soil & land		-		Greenfield. Contamination unlikely			
Water resources and quality, flood risk		-		Small proportion of site at S end is in aquifer protection zone. Water cycle study flags up as site of significant concern in terms of wastewater treatment infrastructure.			
Landscape and townscape		-		Agricultural. A very attractive site which contributes to the setting of Areley Kings. The site is well-contained and reasonably well-hidden from view from surrounding roads.			
Biodiversity and geodiversity		0		Hedges and young trees on edge of site. Biodiversity impact limited.			
Economy & employment		0					
Historic environment		-		No above ground heritage assets on site, but the historic environment potential of the site is moderate to high, particularly within the N third of the site and thus development may affect below ground archaeology. Development on this site could impact upon the isolated setting of Tudor Rose Cottage.			
Green Belt		0		Not in Green Belt			
Community & settlement identities		0		Adjoins built area. Farmland.			
Other: Aquifer Protection Zone affects southern end of site. Public footpath 530 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 aspect, Hedges and young trees surround site. A very attractive site which is important to the setting of Areley Kings.							
Vehicular access From A or B roads		Good		✓		Reasonable	
						Poor	
Access to local facilities Short walk to local shops		Good				Reasonable	
						✓	
						Poor	
Public transport accessibility Bus stops on Abberley Avenue and Redhouse Road		Good		✓		Reasonable	
						Poor	

LOCATION PLAN



AKR-15 RIBBESFORD ROAD

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

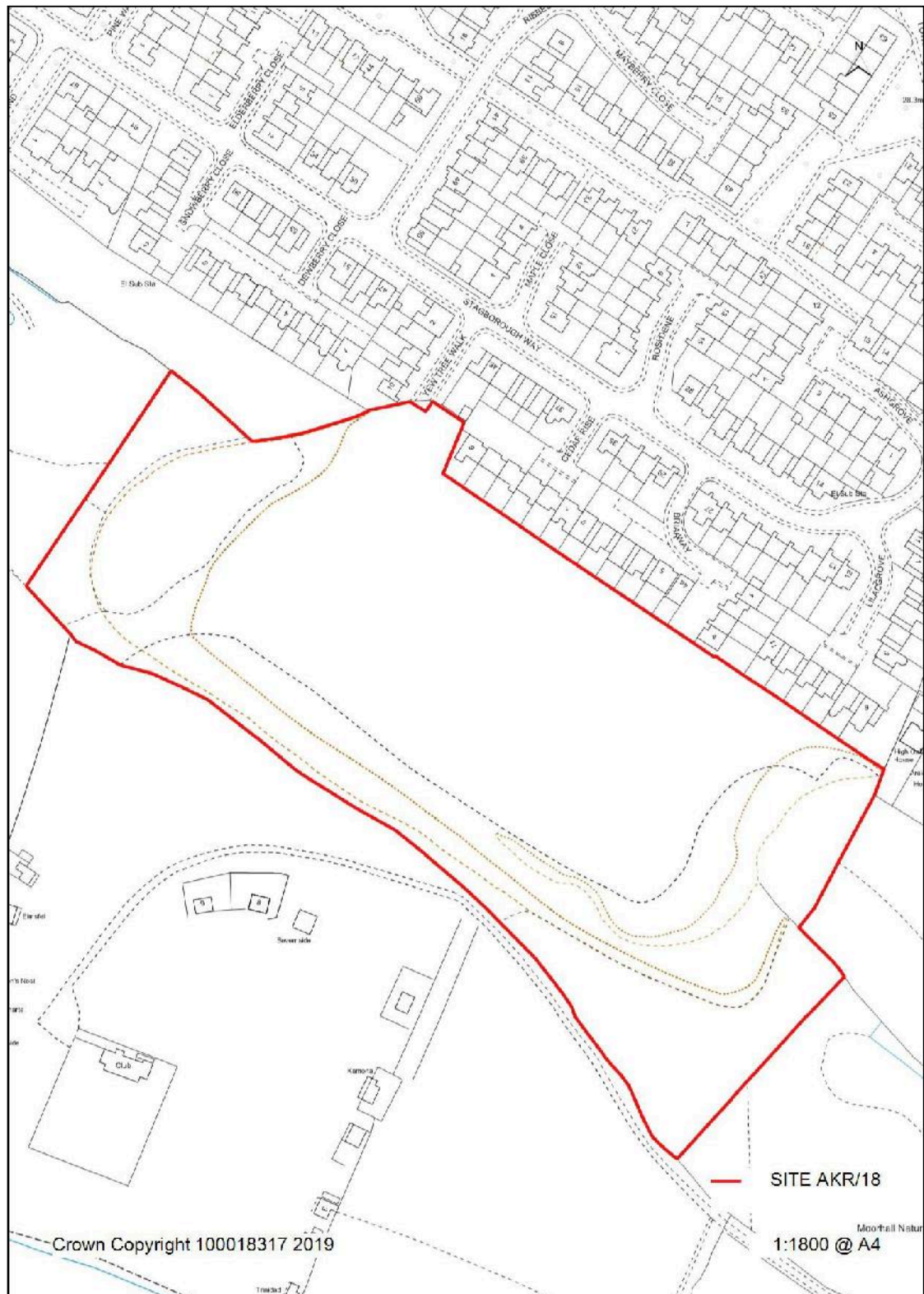
LOCATION PLAN



AKR-18 LAND OFF YEW TREE WALK

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

LOCATION PLAN



AKR-20 CARPETS OF WORTH

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

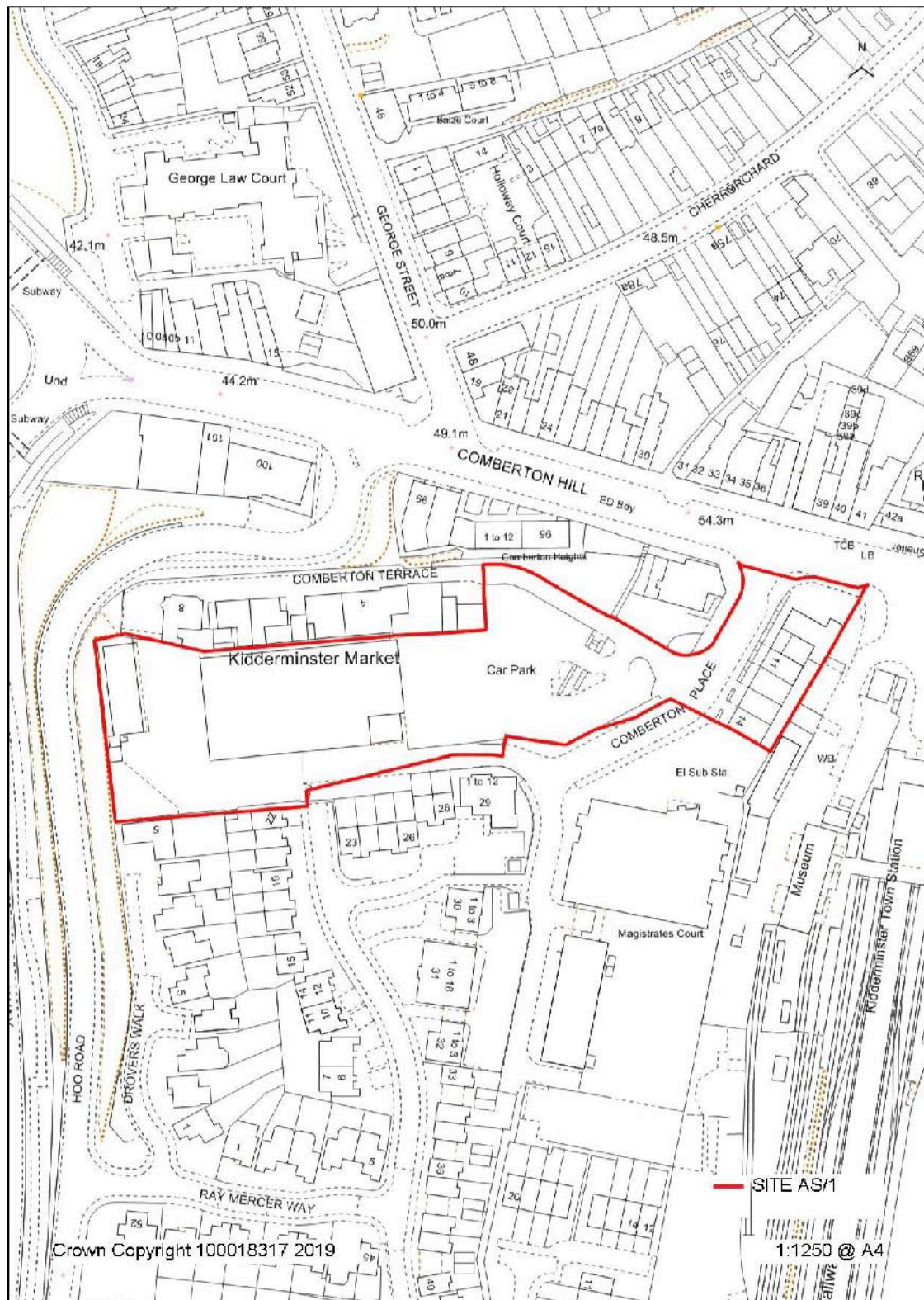
LOCATION PLAN



AS-1 COMBERTON PLACE

Nearest settlement: Kidderminster	Site ref: AS/1	Easting	383641	Site area (hectares):	0.83
		Northing	276316		
Site address: Comberton Place Kidderminster Ward: Aggborough and Spennells				Within built area <input checked="" type="checkbox"/>	
				Adjoining built area	
				Other (See site description)	
Current or previous use: auction sheds and car park, former county court and parade of shops.				Greenfield (undeveloped)	
				Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: auction sheds and car park, former county court and parade of shops.					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	<input checked="" type="checkbox"/>
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping	<input type="checkbox"/>
				Steeply Sloping	<input type="checkbox"/>
Planning History: Site allocated for a mix of uses including small scale retail, office/workshops, hotel, residential, non-residential institutions and assembly and leisure in KCAAP (2013). Western 0.451 Ha has planning permissions 17/0268/9/FULL for demolition of existing market auction building and erection of 23 dwellings (19 affordable, 4 market)					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		+	Within built area. Good access to local facilities: walking distance to town centre local shops adjacent		
Housing needs of all		?	0.83ha		
Need to travel, sustainable travel modes		+	Good vehicular access. Good public transport access: bus and rail services adjacent. The entire site is inside the Kidderminster Air Quality Consultation Area.		
Soil & land		?	Brownfield site. Contamination unknown		
Water resources and quality, flood risk		?	No flooding issues. Aquifer protection zone		
Landscape and townscape		+	Auction sheds and car park, former county court, parade of shops. A visible site on a high terrace. Potential to enhance street scene		
Biodiversity and geodiversity		+	Opportunities to develop GI connectivity with Hoo Road corridor and gardens on Ray Mercer Way.		
Economy & employment		?			
Historic environment		-	Development would remove the 1950s auction buildings which are sited close to Victorian housing (medium significance) and limit their inter-visibility with Stourvale Mills (medium/high significance)		
Green Belt		0	Not in Green Belt		
Community & settlement identities		+	Within built area		
Other: Auction rooms need relocating.					
REASON FOR INCLUSION:					
Call for Sites submission			Allocated without planning permission		Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		<input checked="" type="checkbox"/> Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail	<input checked="" type="checkbox"/>	Employment
				<input checked="" type="checkbox"/>	Leisure
				<input checked="" type="checkbox"/>	Gypsy/ Travelling Showpeople
					Other
WFDC OFFICER VIEWS:					
Character / visual impact: Potential to enhance streetscene, prominent location					
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
Access to local facilities		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
		walking distance to town centre, local shops adjacent			
Public transport accessibility		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
		bus and rail services within walking distance			

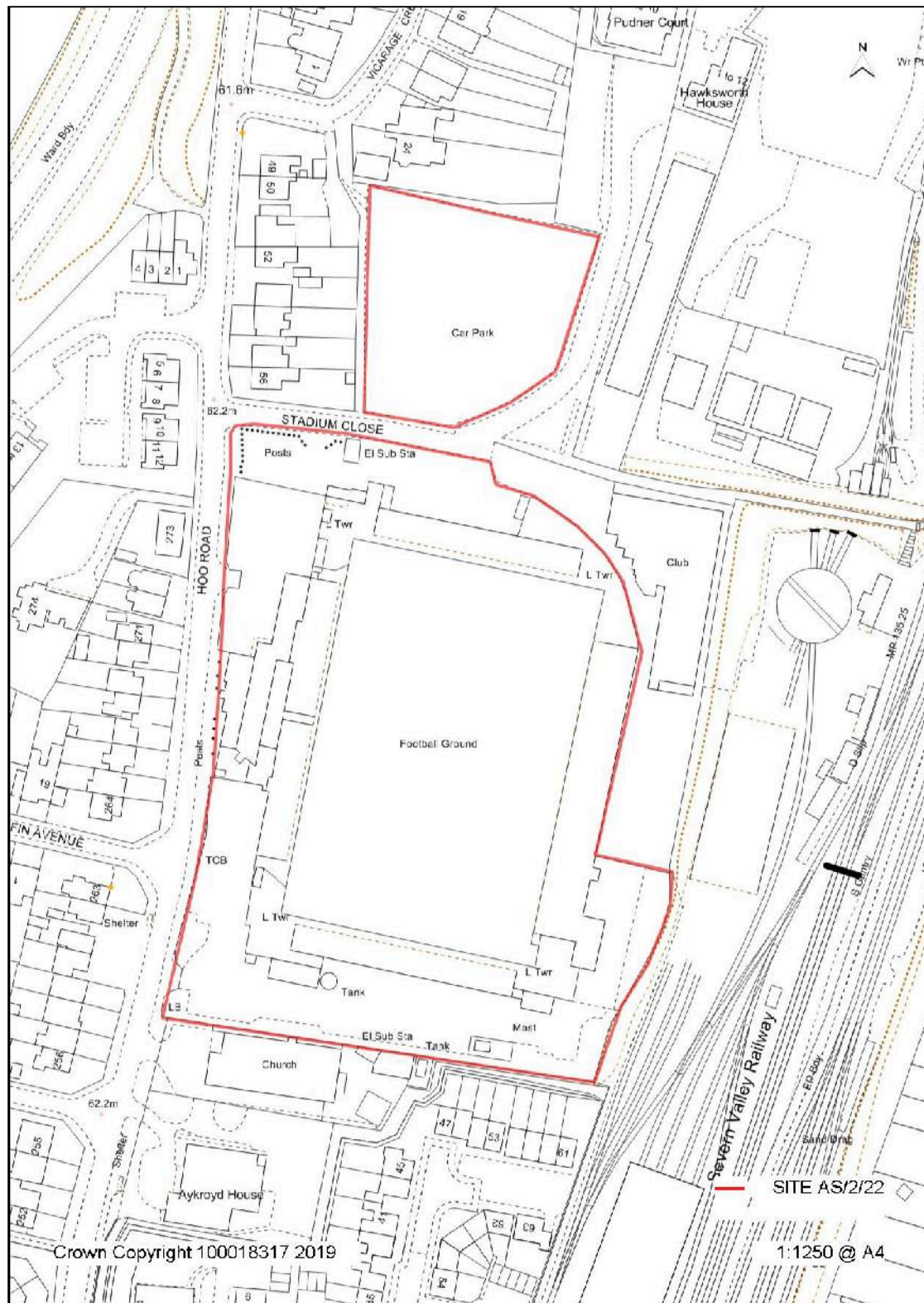
LOCATION PLAN



AS-2 STADIUM CLOSE CAR PARK

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

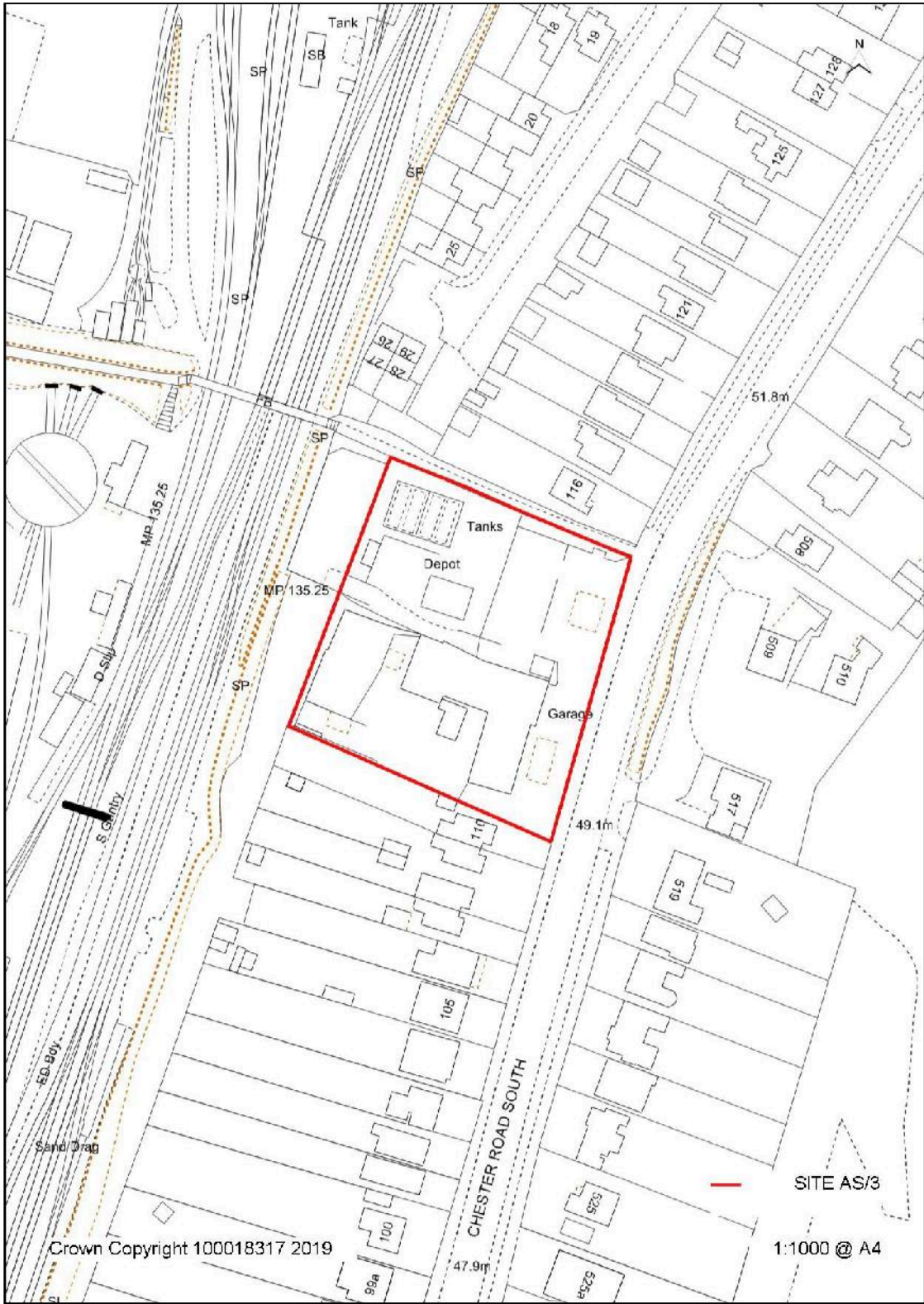
LOCATION PLAN



AS-3 CHESTER ROAD SOUTH SERVICE STATION

Nearest settlement: Kidderminster	Site ref: AS/3	Easting	383781	Site area (hectares): 0.41			
		Northing	275857				
Site address: Service Station, Chester Road South, Kidderminster Ward: Aggborough and Spennells				Within built area		✓	
				Adjoining built area			
				Other (See site description)			
Current or previous use: gas storage and second-hand car sales and servicing				Greenfield (undeveloped)			
				Brownfield (prev. developed)		✓	
Site description: services station in residential area backing onto railway							
Ownership:		Private	✓	Public		Unknown	
Topography:		Flat		Gently Sloping	✓	Steeply Sloping	
Planning History: Allocated for residential development in Site Allocations and Policies Local Plan (2013). Outline planning permission for 10 dwellings granted Feb.2018 (17/0617) Site demolition 19/3024/DEM approved							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		+	Within built area. Good access to local facilities: convenience store on Hoo Rd within 5 minute walk				
Housing needs of all		+	0.41ha				
Need to travel, sustainable travel modes		-	Good vehicular access. Reasonable public transport access. Bus stop adjacent with 2 hourly service, railway station within walking distance. The site is 13m from the Kidderminster Air Quality Consultation Area.				
Soil & land		?	Brownfield site. Contamination likely: decontamination costs				
Water resources and quality, flood risk		?	No flooding issues. Aquifer protection zone 6/166				
Landscape and townscape		+	Opportunity for improvements to the street scape				
Biodiversity and geodiversity		+	Existing mature vegetation on the west side adjacent to railway. Opportunity for improvement to wildlife corridor alongside railway line				
Economy & employment		0					
Historic environment		0?	Adjacent to Oxford Worcester and Wolverhampton Railway line (low/medium significance) and Severn Valley Railway marshalling yard.				
Green Belt		0	Not in Green Belt				
Community & settlement identities		+	Within built area				
Other: Existing business occupying site.							
REASON FOR INCLUSION:							
Call for Sites submission			Allocated without planning permission		✓	Sites with planning permission	
Local Authority owned 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 for removal of incongruous feature in street scene							
Vehicular access			Good	✓	Reasonable		Poor
Access to local facilities convenience store on Hoo Road within 5 minutes walk			Good	✓	Reasonable		Poor
Public transport accessibility Bus stop adjacent – 2 hourly service, railway station within walking distance			Good		Reasonable	✓	Poor

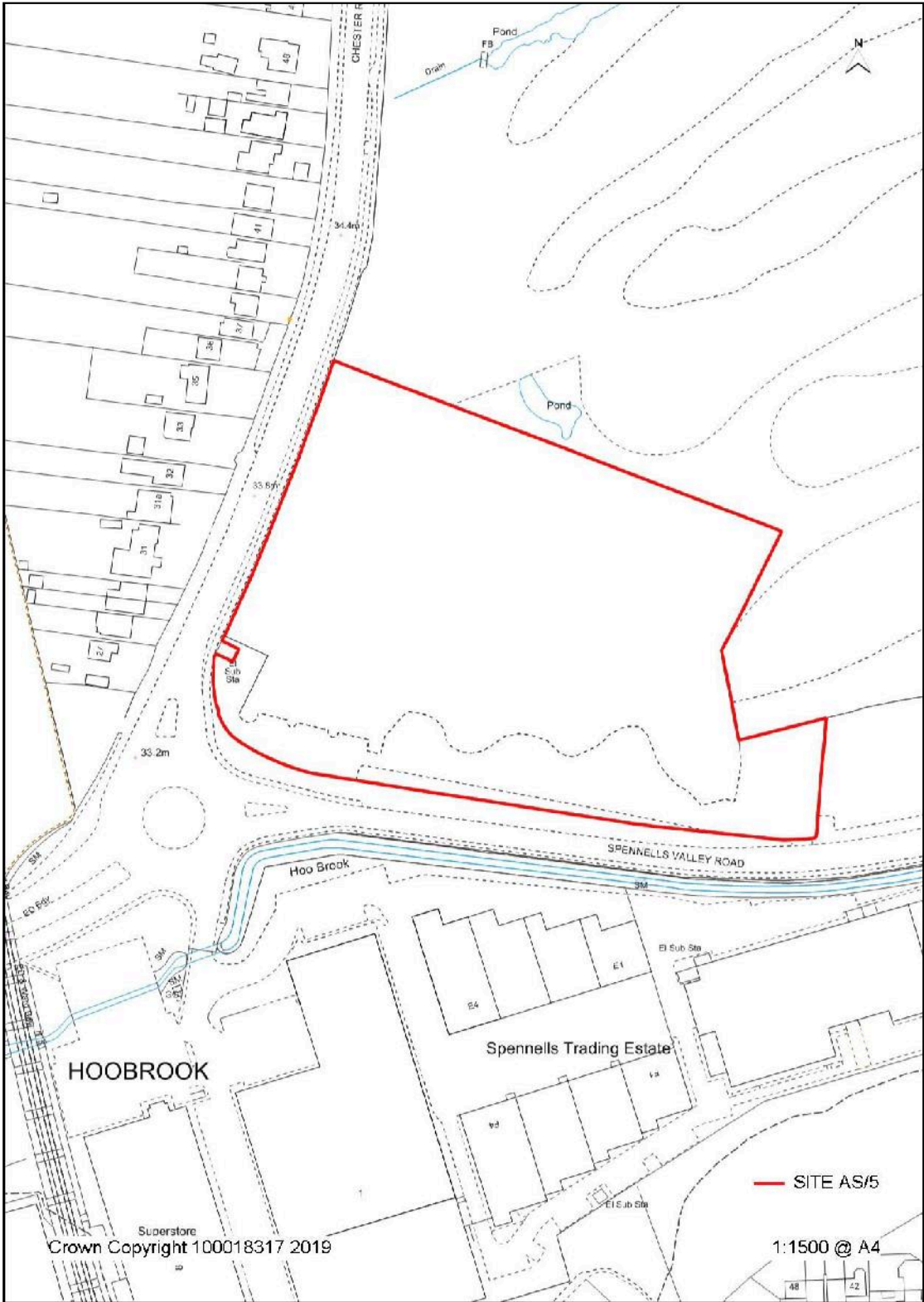
LOCATION PLAN



AS-5 VICTORIA CARPETS SPORTSGROUND

Nearest settlement: Kidderminster		Site ref: AS/5		Easting 383767		Site area (hectares): 2.21	
		Northing 275029					
Site address: Victoria Carpets Sportsground, Spennells Valley Road Ward: Aggborough & Spennells						Within built area <input checked="" type="checkbox"/>	
						Adjoining built area	
						Other (See site description)	
Current or previous use: Former sportsground – not used for over 10 years						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						Brownfield (prev. developed)	
Site description: Former sportsground on corner of A449 and Spennells Valley Road; well screened by trees; adjacent golf course with residential and employment uses opposite							
Ownership:		Private <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: Planning Application 08/1044/FULL – “Hotel (C1); public house/restaurant (A4); Indoor and outdoor bowling facility (D2); access, car parking, landscaping and associated works” – Submitted November 2008, subsequently APPROVED on 29 February 2012. Planning Application 13/0120/OUTL – “Outline Application for a new Leisure Centre and associated works” – Submitted March 2013, RESOLUTION TO GRANT on 28 May 2013. Allocated as open space – sports pitches Outline planning approval for up to 45 dwellings (17/0511) May 2018.							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Within built area. Former sports ground. Good access to local shops on Spennells			
Housing needs of all		+		2.21ha			
Need to travel, sustainable travel modes		+		Good vehicular access: main road frontage. Good public transport access: bus stops within short walk.			
Soil & land		-		Greenfield site. Contamination unlikely			
Water resources and quality, flood risk		--		Virtually all of site is in flood zone 2. Just outside Aquifer protection zone			
Landscape and townscape		--		Well screened from road when trees are in leaf. High value existing GI network and filtered views should be retained.			
Biodiversity and geodiversity		-		TPOs cover southern and western site boundaries. 460m from Wilden Marsh and Meadows SSSI (unfavourable recovering condition)			
Economy & employment		0					
Historic environment		0?		Development could result in loss or fragmentation of archaeological remains. Site of Light Anti-Aircraft Battery (location unknown)			
Green Belt		0		Not in Green Belt			
Community & settlement identities		+		Within built area			
Other: Most of site in Health and Safety Executive Zone.							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>		Allocated without planning permission		Sites with planning permission <input type="checkbox"/>	
Local Authority owned land		<input type="checkbox"/>		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites <input type="checkbox"/>	
Officer suggested - rural sites		<input type="checkbox"/>		Officer suggested – potential urban extension		Other <input type="checkbox"/>	
PROPOSED USE:		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Housing		Retail		Employment		Leisure	
						Gypsy/ Travelling Showpeople	
							Other <input type="checkbox"/>
WFDC OFFICER VIEWS:							
Character / visual impact: Well screened from road when trees in leaf. Development to be kept away from site edges							
Vehicular access main road frontage		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	
Access to local facilities local shops on Spennells		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	
Public transport accessibility Bus stops within short walk		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	

LOCATION PLAN



AS-6 FORMER LEA STREET SCHOOL

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

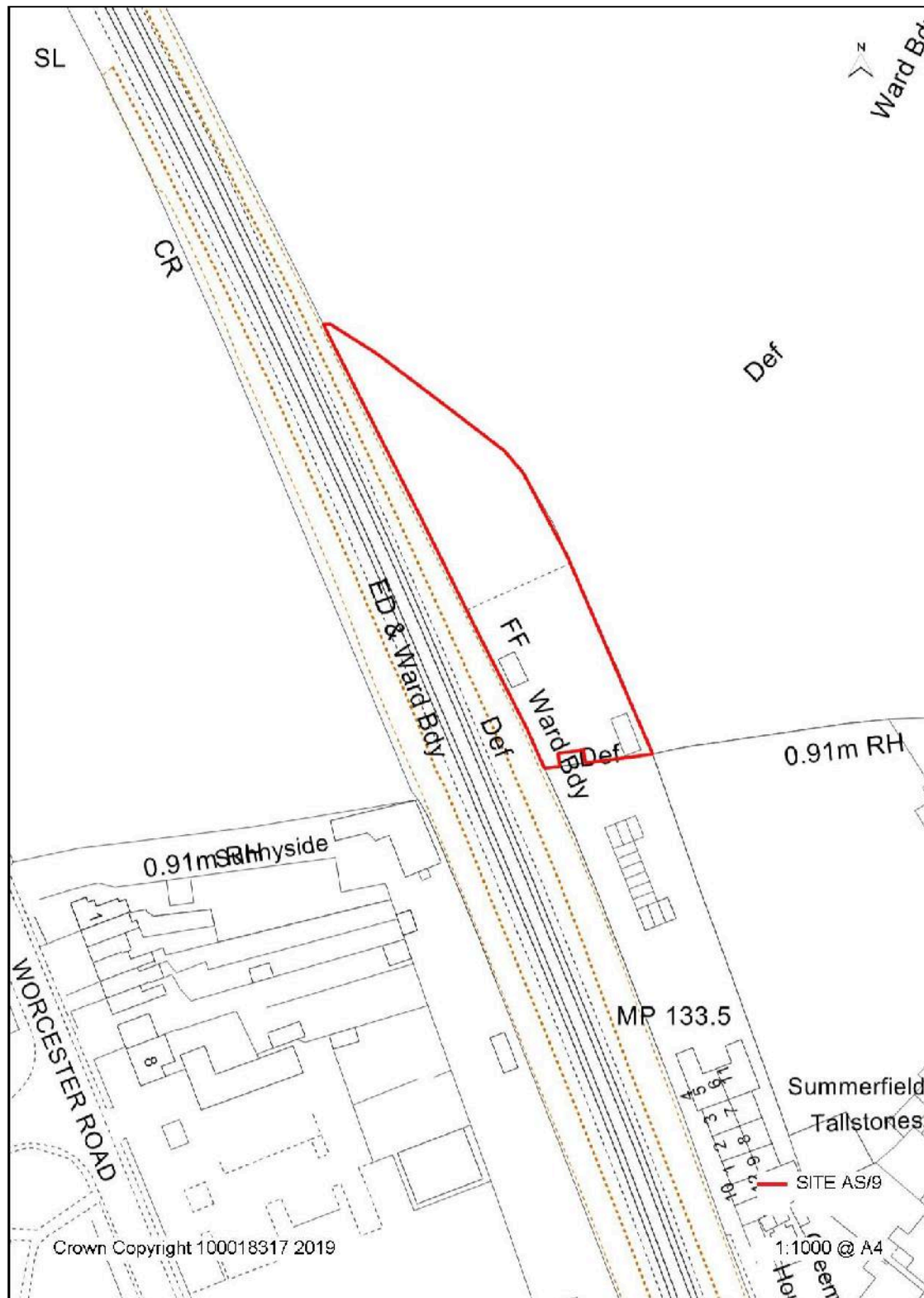
LOCATION PLAN



AS-9 RAILWAY CORNER STANKLYN LANE

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

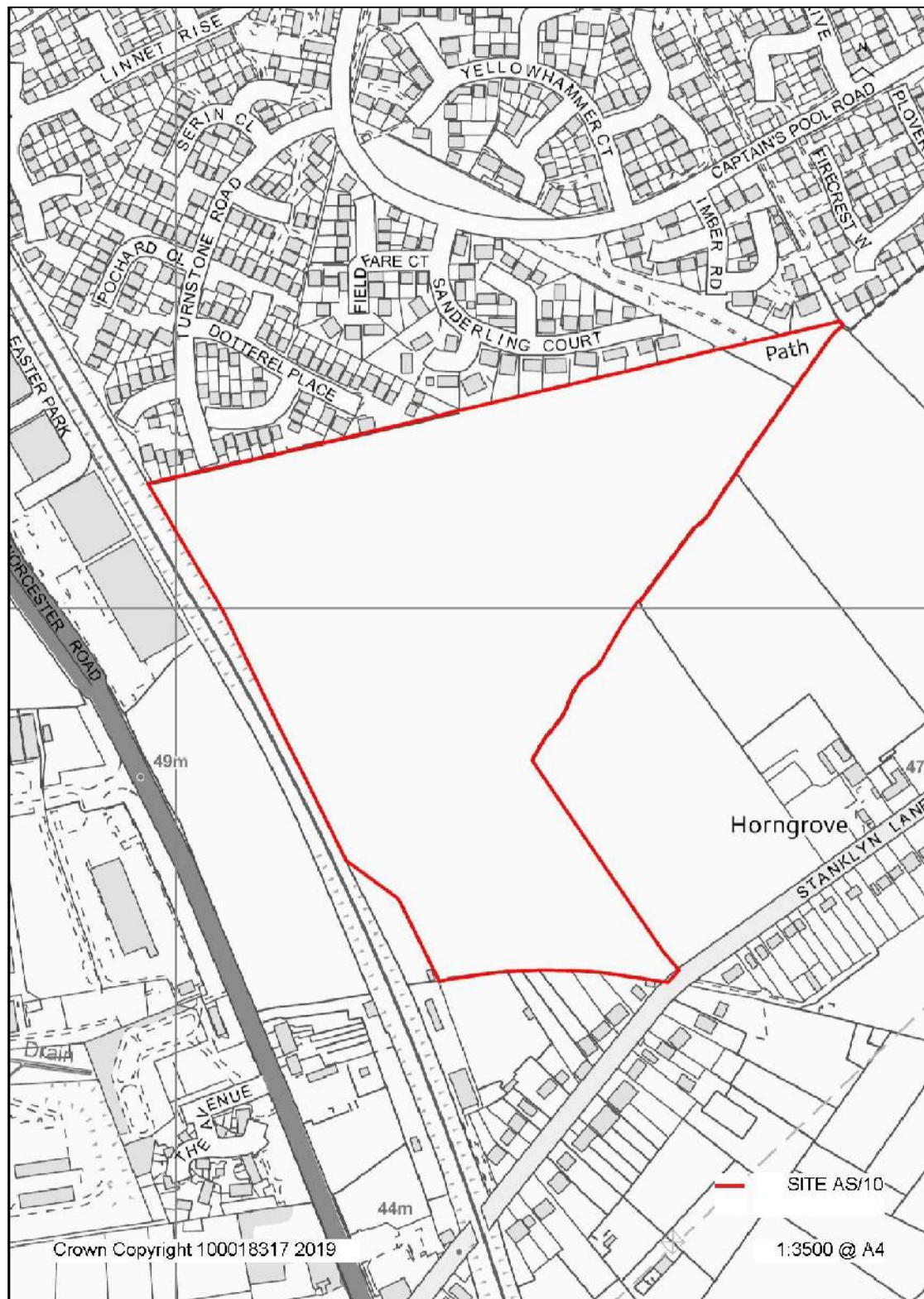
LOCATION PLAN



AS-10 LAND REAR OF SPENNELLS AND EASTER PARK

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

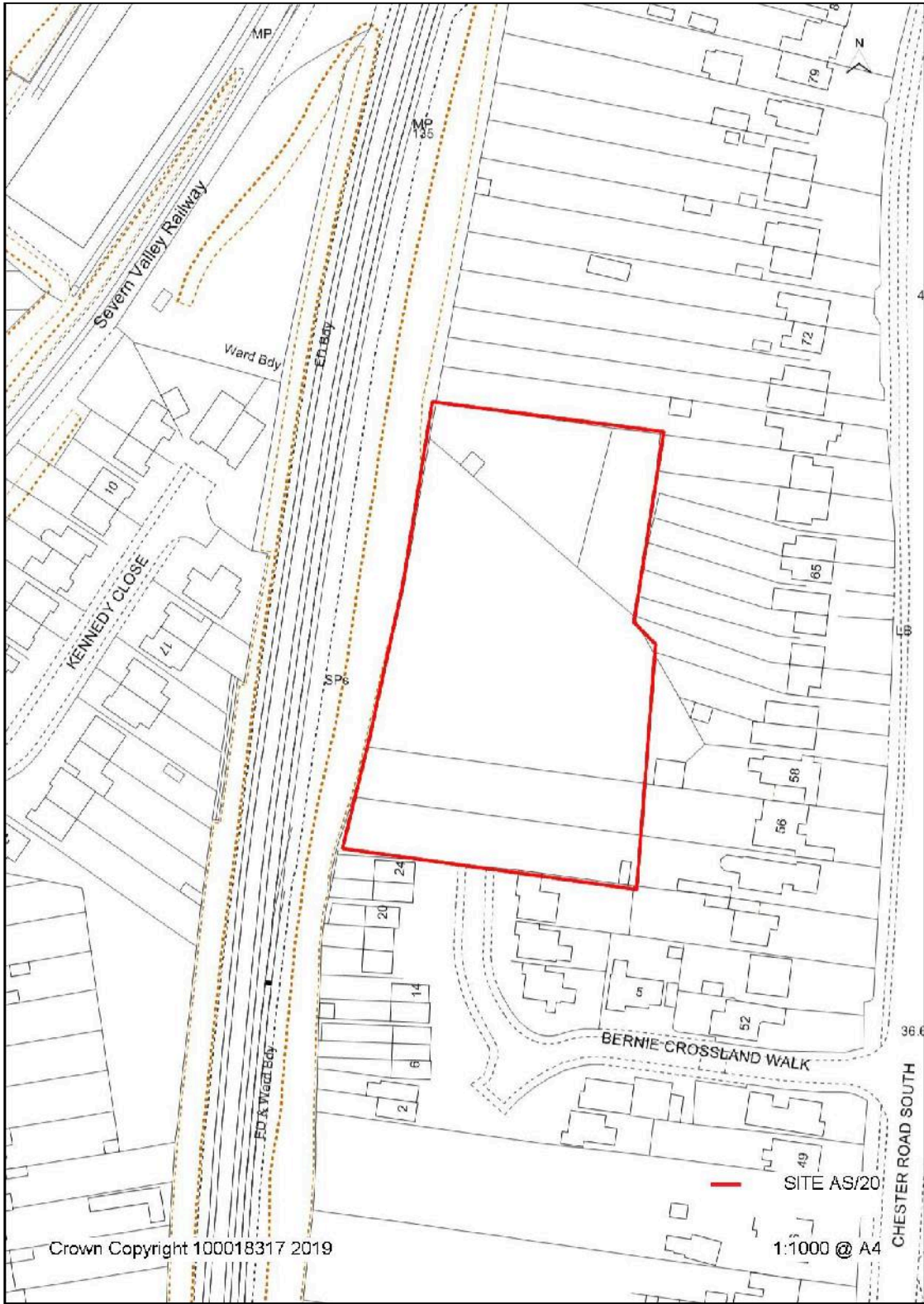
LOCATION PLAN



AS-20 LAND NORTH OF BERNIE CROSSLAND WALK:

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

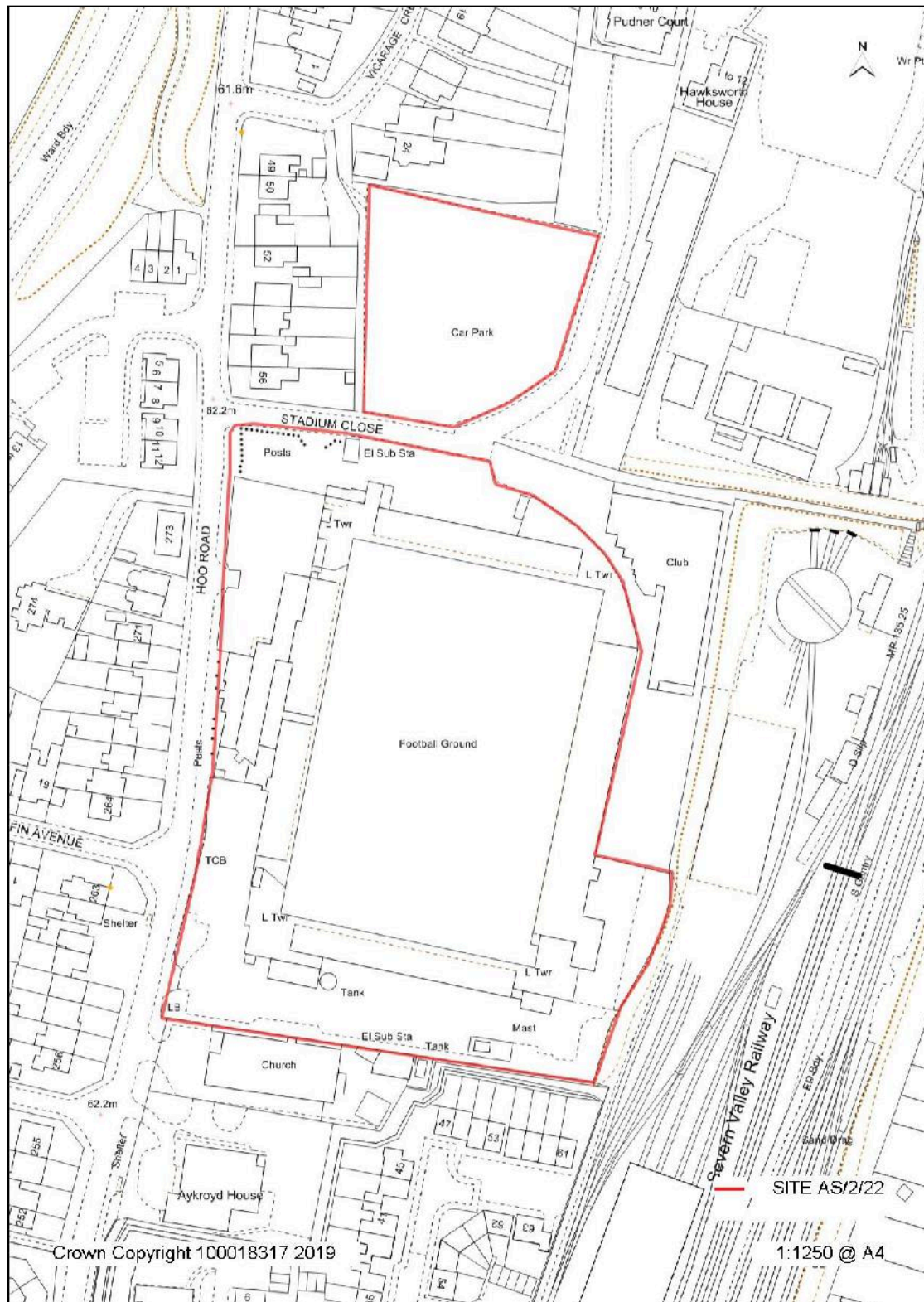
LOCATION PLAN



AS2-22 HARRIERS FOOTBALL GROUND AND CAR PARK

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

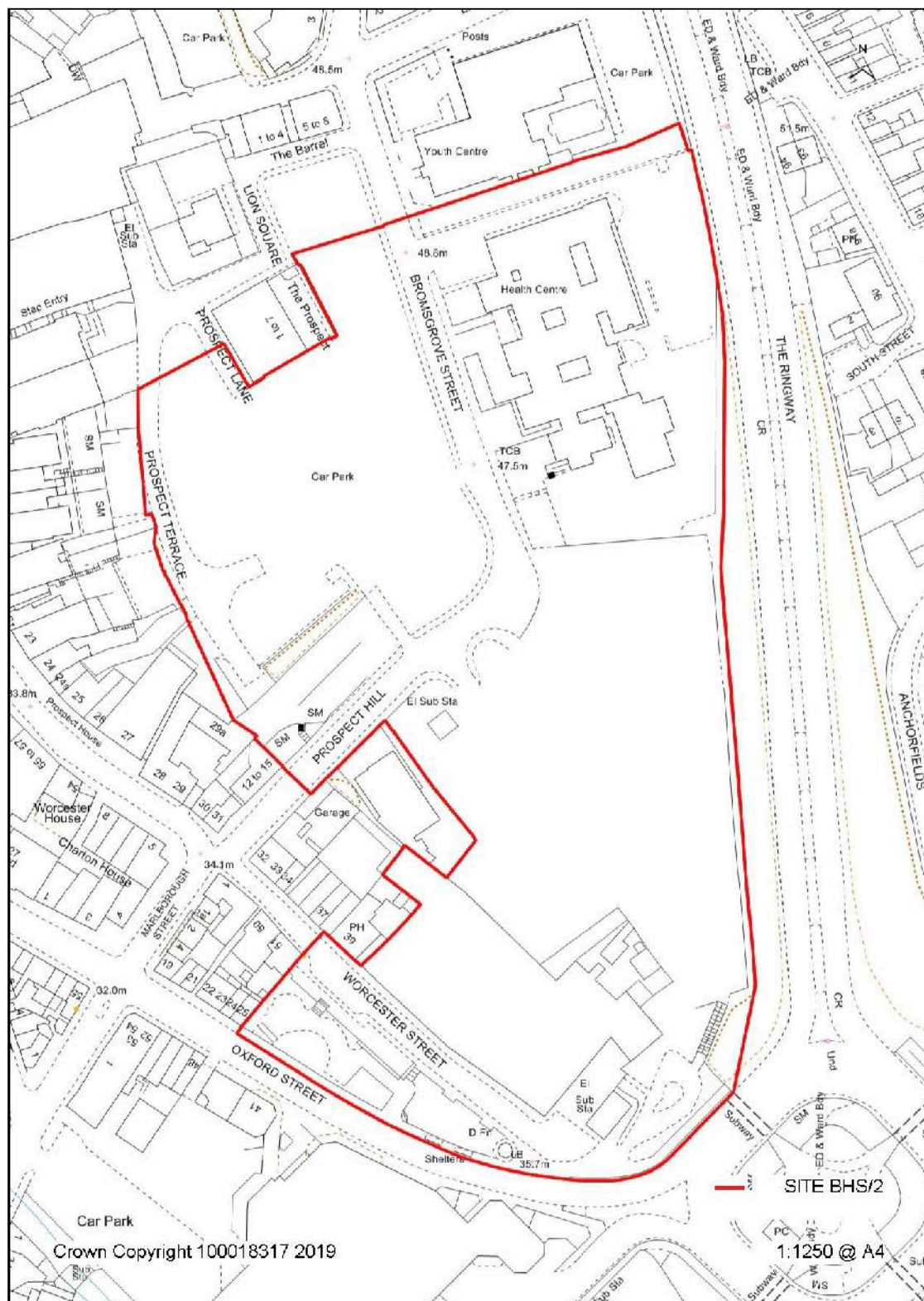
LOCATION PLAN



BHS-2 BROMSGROVE STREET

Nearest settlement: Kidderminster	Site ref: BHS/2	Easting	383401	Site area (hectares): 3.59			
Site address: Bromsgrove Street, Kidderminster Ward: Blakebrook and Habberley South				Within built area		✓	
				Adjoining built area			
				Other (See site description)			
Current or previous use: Mix of uses, healthcare, leisure centre, car parking and former Magistrates' Court				Greenfield (undeveloped)			
				Brownfield (prev. developed)		✓	
Site description: Large area of surface car parking, cleared site of former leisure centre and empty former Magistrate's Court building.							
Ownership:		Private	✓	Public	✓	Unknown	
Topography:		Flat		Gently Sloping	✓	Steeply Sloping	
Planning History: Allocated for a supermarket led mixed use development in KCAAP							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		+	Within built area. Good access to local facilities. A replacement doctor's surgery has been provided in Waterloo Street, but the existing health centre on the site will remain in use.				
Housing needs of all		?	3.59ha				
Need to travel, sustainable travel modes		+/-	Good vehicular and public transport access. Adjacent and small part of site in AQMA. 20m from Kidderminster Air Quality Consultation Area.				
Soil & land		+?	Brownfield site. Contamination unknown.				
Water resources and quality, flood risk		-	Aquifer protection zone				
Landscape and townscape		+	Site is currently dominated by a large area of underused surface car parking which makes for a very poor townscape. The site is highly visible from parts of the Green Street Conservation Area the ring road and several other publicly accessible vantage points. Development would create a new area of greenspace, bring a derelict Listed Building back into use, and remove large areas of surface parking.				
Biodiversity and geodiversity		+	One TPO tree adjacent to Prospect Terrace car park. There is potential to create/enhance Green Infrastructure connectivity through the site.				
Economy & employment		0					
Historic environment		--	Site includes former Worcester Cross Factory and Offices and weaving sheds (two Grade II buildings) and undesignated Law Court. Two more Worcester Cross Factory buildings and Stour Vale Mills Grade II are adjacent to the site. Green Street Conservation Area is 15m from site. Development adjacent to the southern part of the site may impact on the setting of the designated heritage assets. High potential for archaeology.				
Green Belt		0	Not in Green Belt				
Community & settlement identities		+	Within built area. Masterplan being developed for area. Currently healthcare/leisure uses. Replacement leisure centre at Silverwoods, replacement health facilities at Waterloo Street.				
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		Part ✓	Allocated without planning permission			✓	Sites with planning permission
Local Authority owned 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 for comprehensive redevelopment to improve the area.							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities		Good	✓	Reasonable		Poor	
		Edge of town centre					
Public transport accessibility		Good	✓	Reasonable		Poor	

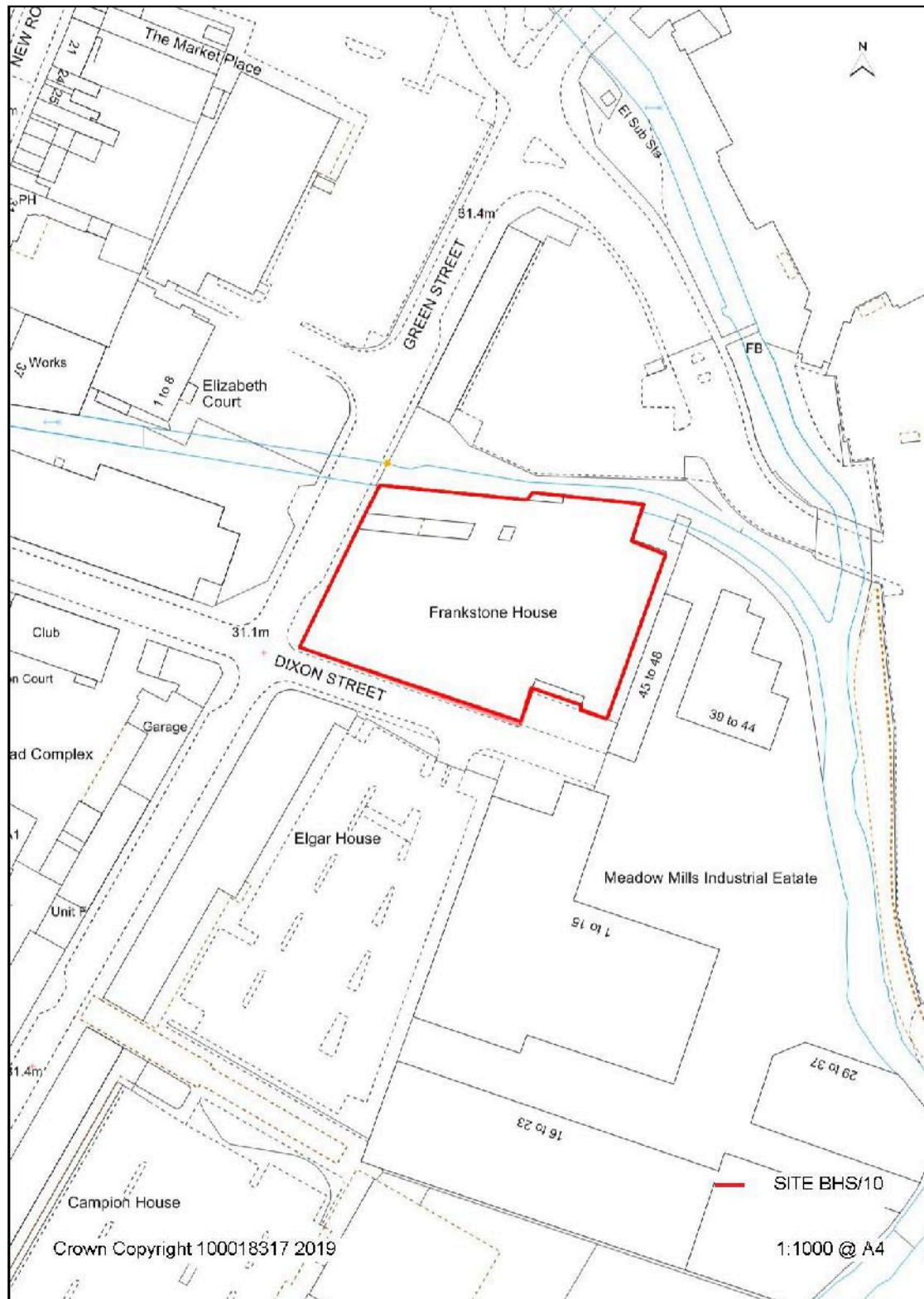
LOCATION PLAN



BHS-10 FRANK STONE BUILDING

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

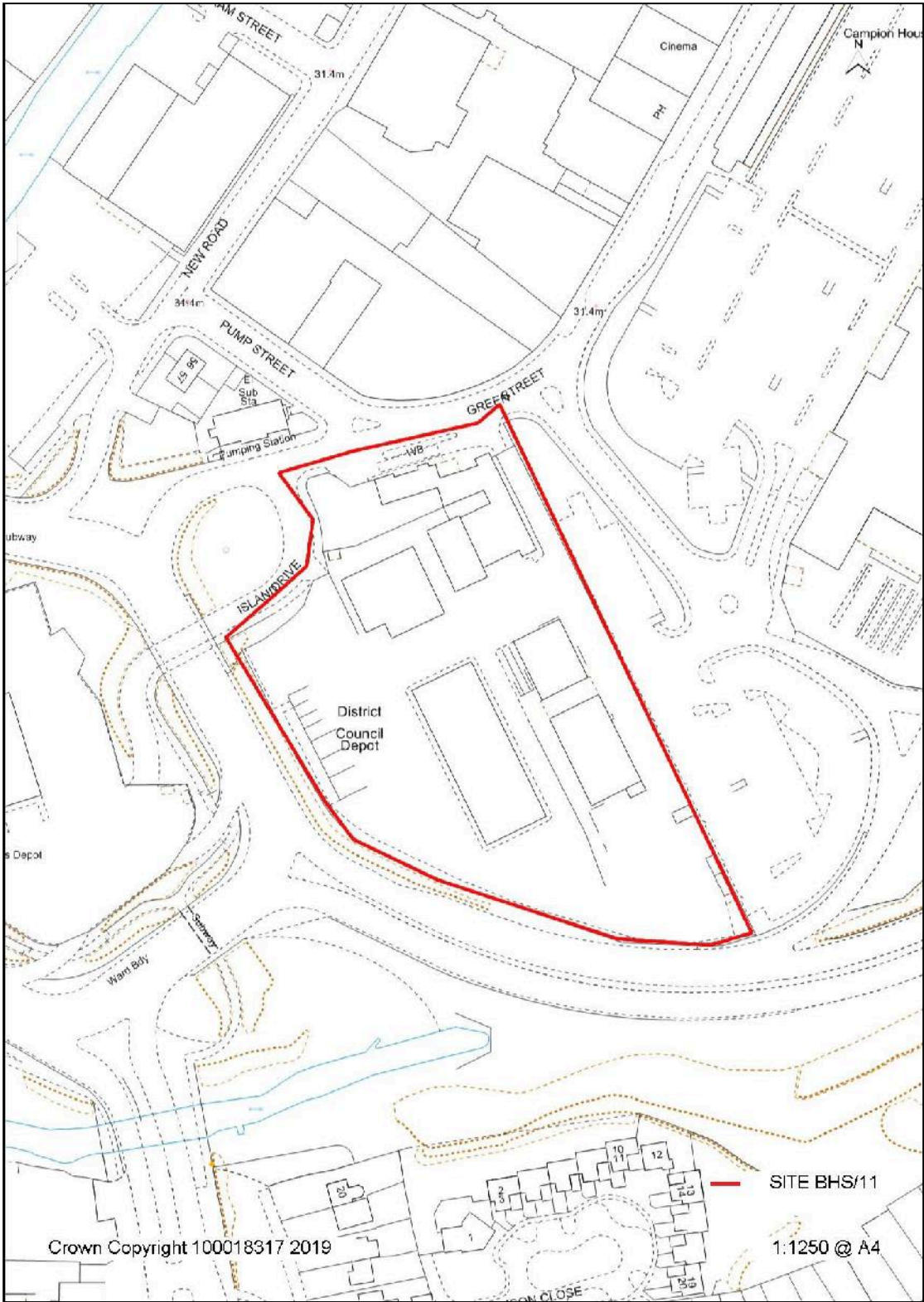
LOCATION PLAN



BHS-11 GREEN STREET DEPOT

Nearest settlement: Kidderminster	Site ref: BHS/11	Easting	383122	Site area (hectares): 1.27			
		Northing	275851				
Site address: Green Street Depot, Green Street, Kidderminster Ward: Blakebrook and Habberley South				Within built area		✓	
				Adjoining built area			
				Other (See site description)			
Current or previous use: Council depot				Greenfield (undeveloped)			
				Brownfield (prev. developed)		✓	
Site description: Council depot and offices adjacent ring road and DIY superstore							
Ownership:		Private		Public		✓	
Topography:		Flat		✓		Gently Sloping	
						Steeply Sloping	
Planning History: Allocated for a mix of uses in KCAAP (2013) including hotel, residential institutions, residential, office, light industrial, non-residential institutions. Planning approved 17/0732/REGS3 for demolition of frontage buildings, refurbishment of locally listed buildings and refurbishment of storage building to create light industrial units.							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Within built area. Good access to local facilities. Currently a bus depot			
Housing needs of all		?		1.27ha			
Need to travel, sustainable travel modes		+		Good vehicular and public transport access.			
Soil & land		+?		Brownfield site. Contamination unknown.			
Water resources and quality, flood risk		--		95% of site is in flood zone 2. Spur of River Stour is culverted. Aquifer protection zone			
Landscape and townscape		0		Adjacent ring road and DIY supermarket. No issues or opportunities.			
Biodiversity and geodiversity		-		Northern edge of the site BAP protected – badgers			
Economy & employment		?					
Historic environment		-		In Green Street Conservation Area (medium/high significance). Contains industrial buildings associated with sewage pumping station			
Green Belt		0		Not in Green Belt			
Community & settlement identities		+		Within built area. Currently council bus depot.			
Other: Aquifer Protection Zone.							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		✓	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)			
Officer suggested - rural sites				Officer suggested – potential urban extension			
PROPOSED USE:		Housing	✓	Retail		Employment	✓
						Leisure	✓
						Gypsy/ Travelling Showpeople	
						Other	
WFDC OFFICER VIEWS:							
Character / visual impact: No adverse impact - potential to improve streetscene							
Vehicular access		Good		✓		Reasonable	
						Poor	
Access to local facilities		Good		✓		Reasonable	
						Poor	
Public transport accessibility		Good		✓		Reasonable	
						Poor	
						On bus route	

LOCATION PLAN

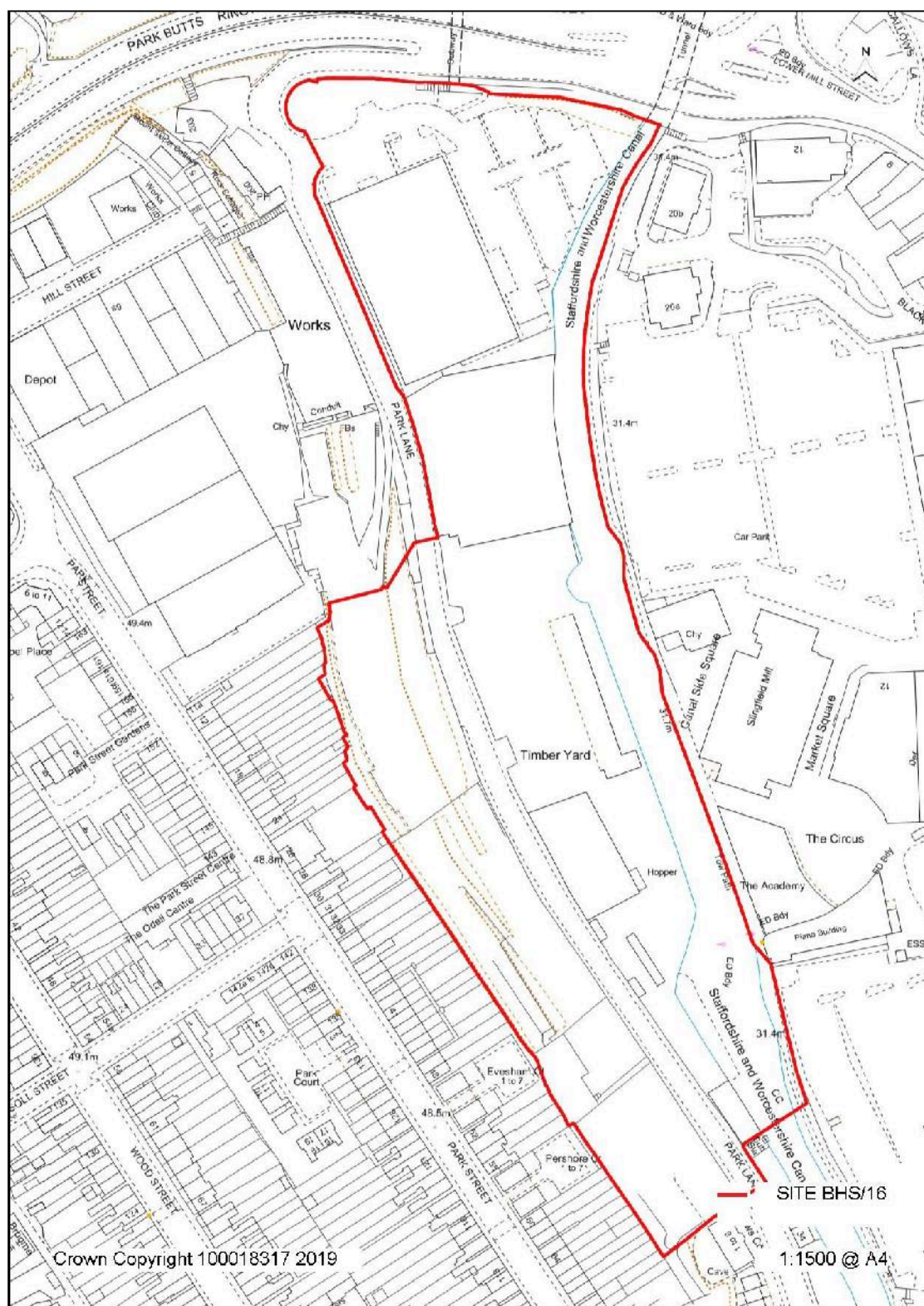


BHS-16 PARK LANE CANALSIDE

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

Character / visual impact: No adverse impact – redevelopment of site likely to have positive effect					
Vehicular access	Good	✓	Reasonable		Poor
Access to local facilities	Good	✓	Reasonable		Poor
	Adj town centre, potential to improve if development provided an additional canal crossing (pedestrian)				
Public transport accessibility	Good	✓	Reasonable		Poor
	Bus stops and railway station within walking distance				

LOCATION PLAN

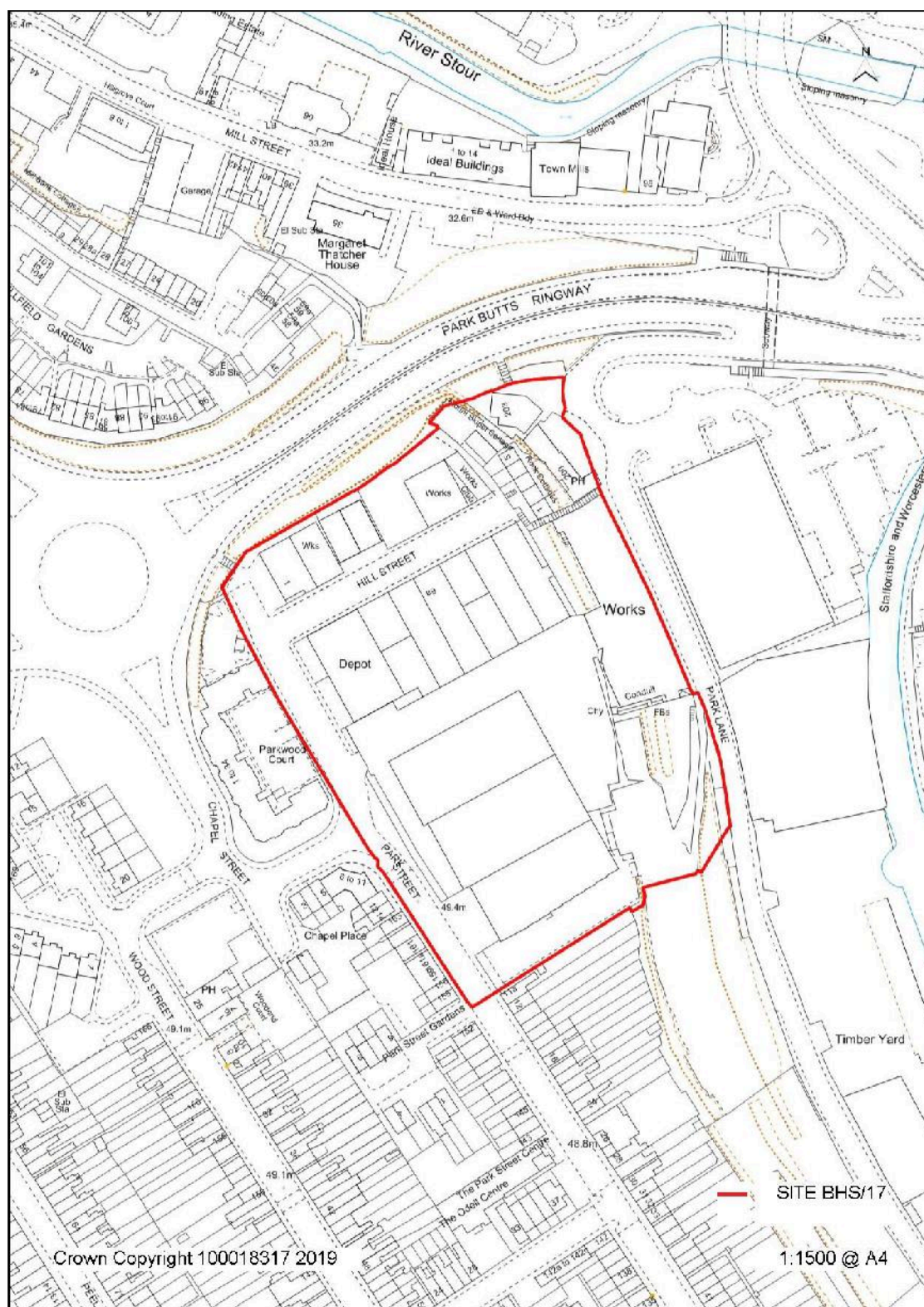


BHS-17 PARK STREET INDUSTRIAL ESTATE

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

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

LOCATION PLAN

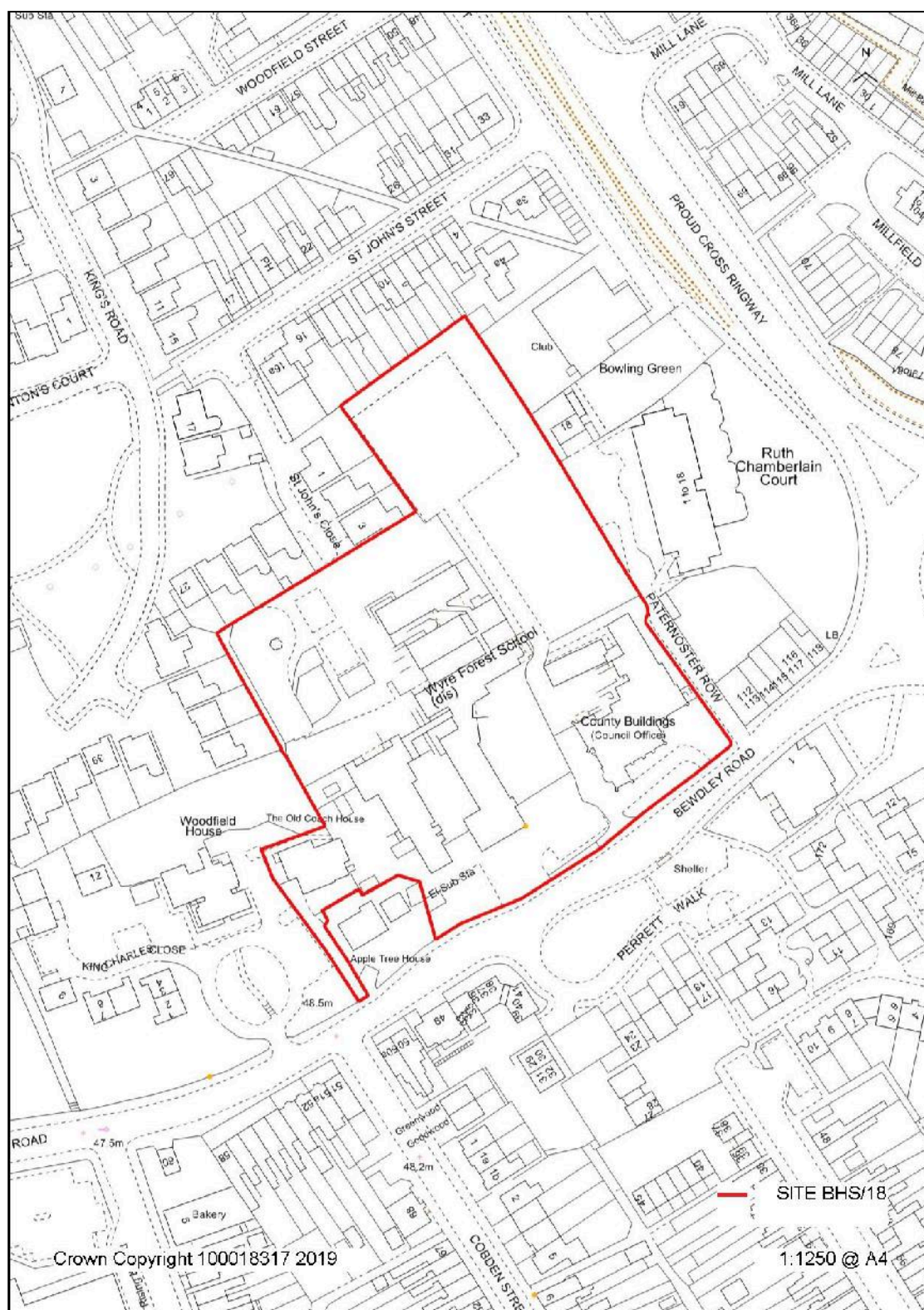


BHS-18 COUNTY BUILDINGS AND BLAKEBROOK SCHOOL

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

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

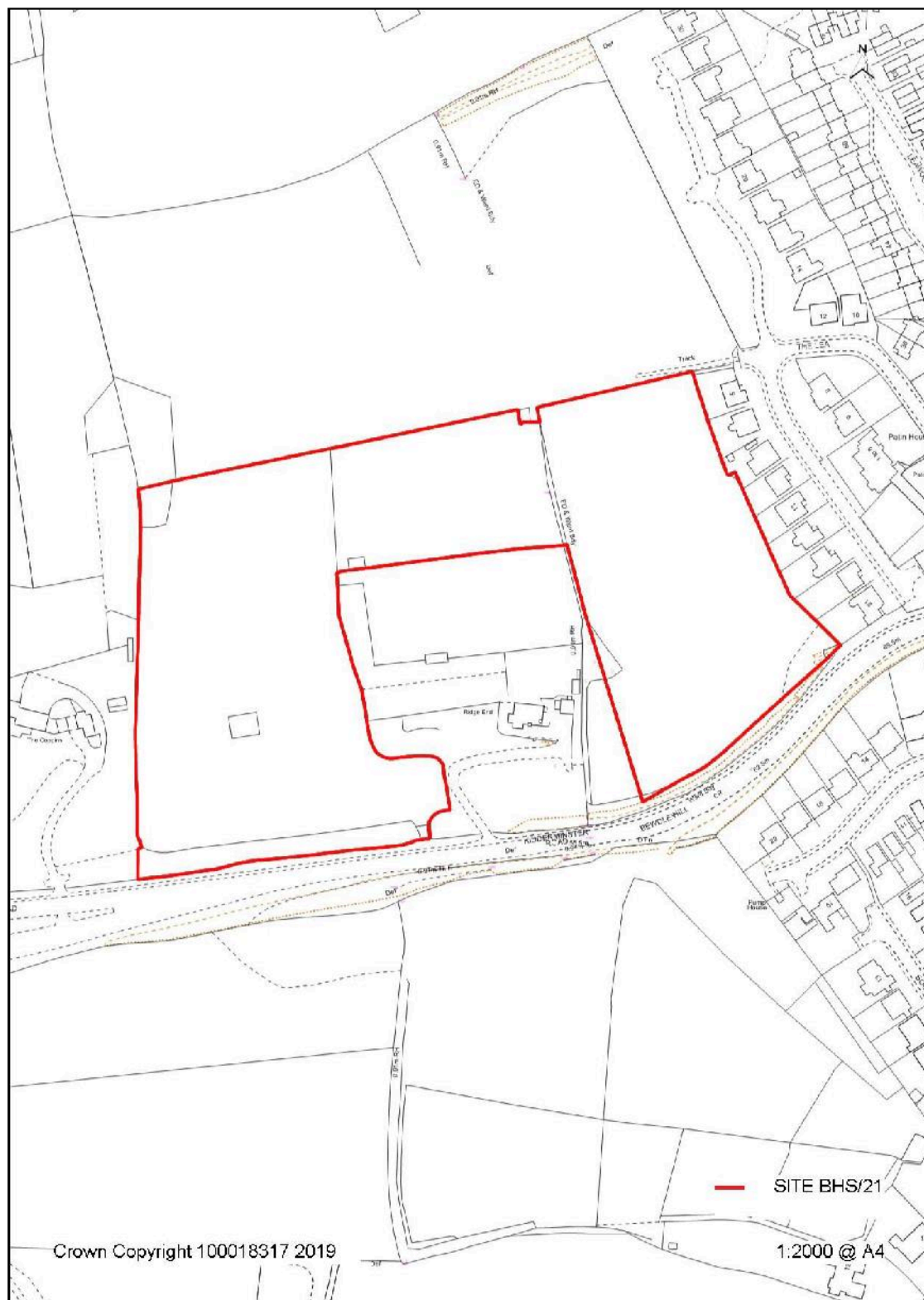
LOCATION PLAN



BHS-21 RIDGEND, BEWDLEY HILL

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

LOCATION PLAN



BHS-22 LAND AT SELBA DRIVE

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

BHS-38 KIDDERMINSTER FIRE STATION

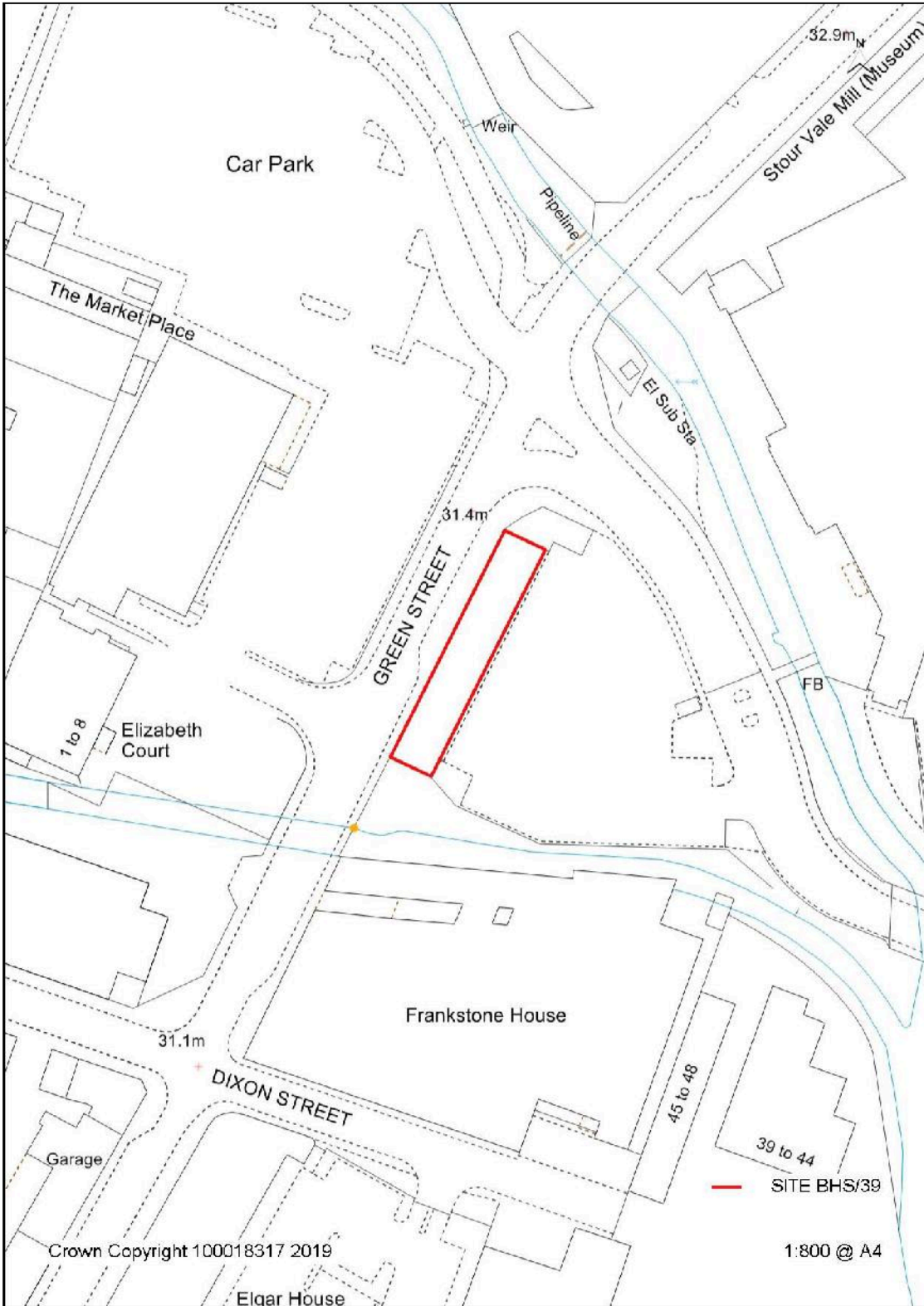
Nearest settlement: Kidderminster	Site ref: BHS/38	Easting	383079	Site area (hectares): 0.38
		Northing	276176	
Site address: Kidderminster Fire Station, Castle Road Ward: Blakebrook & Habberley South				Within built area <input checked="" type="checkbox"/>
				Adjoining built area
				Other (See site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

This is a detailed site plan map of an urban area. A prominent red outline highlights a specific plot of land labeled "Pia Station". To the left of this highlighted area are several rectangular building footprints, some of which are labeled "Cable Car" and "MRT Station". Further left, there's a larger area labeled "Public Building". To the right of the highlighted area, there's another large building footprint labeled "New Road Construction". The map also shows a winding river or canal running through the upper portion of the area. Various other streets and smaller structures are depicted throughout the map.

BHS-39 BOUCHER BUILDING

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

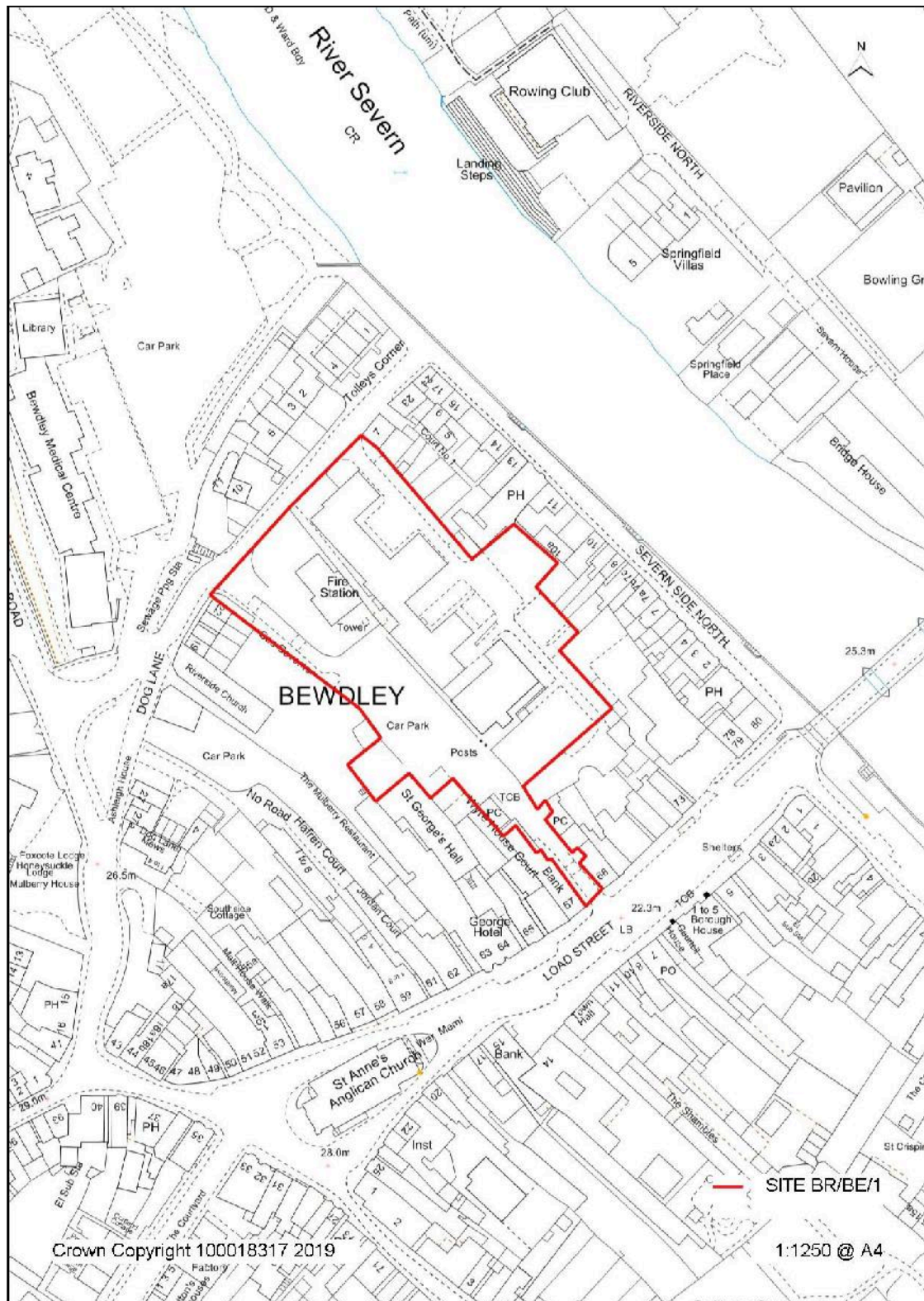
LOCATION PLAN



BR-BE-1 BEWDLEY FIRE STATION

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

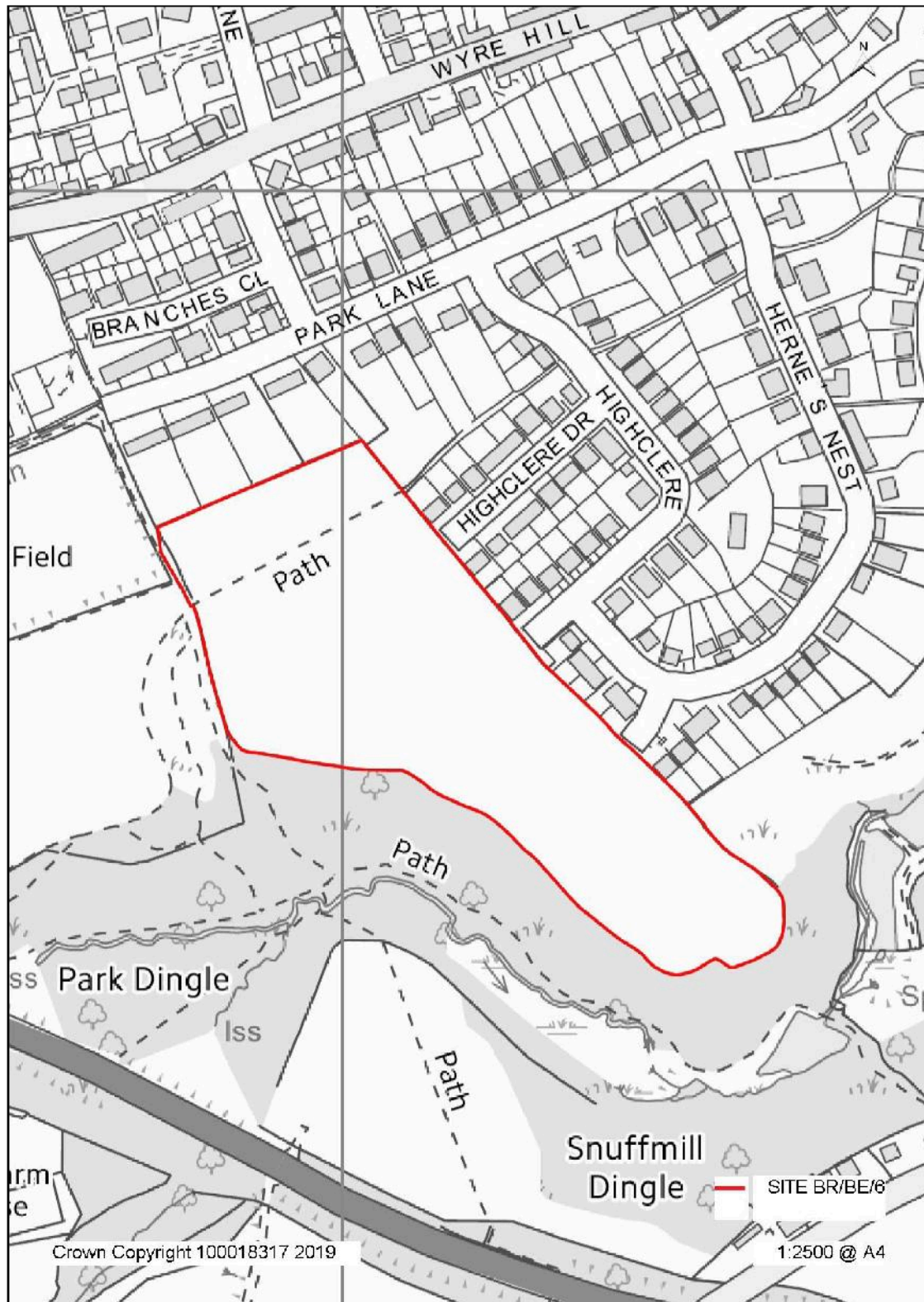
LOCATION PLAN



BR-BE-6 LAND OFF HIGHCLERE

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

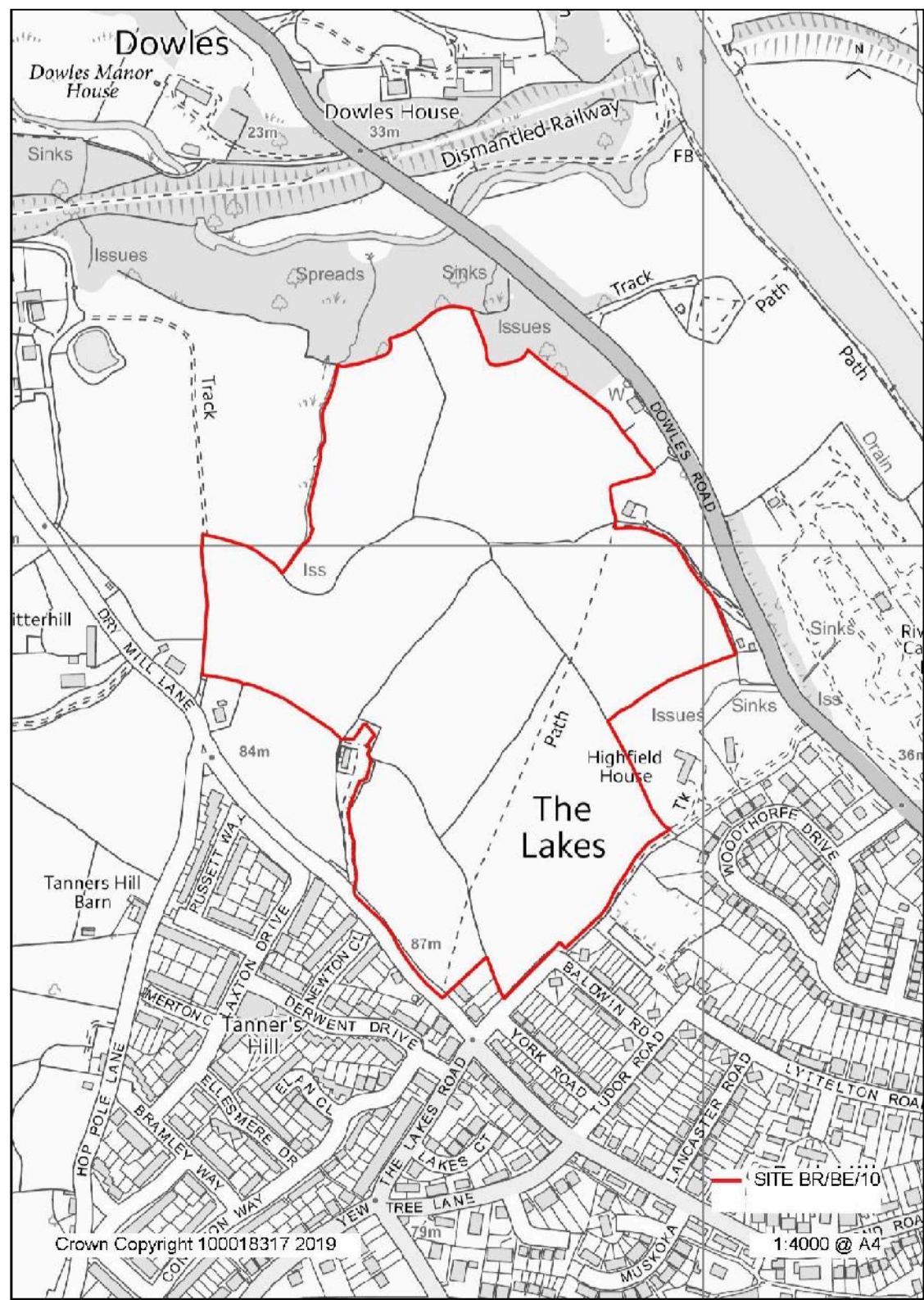
LOCATION PLAN



BR-BE-10 DRY MILL LANE

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

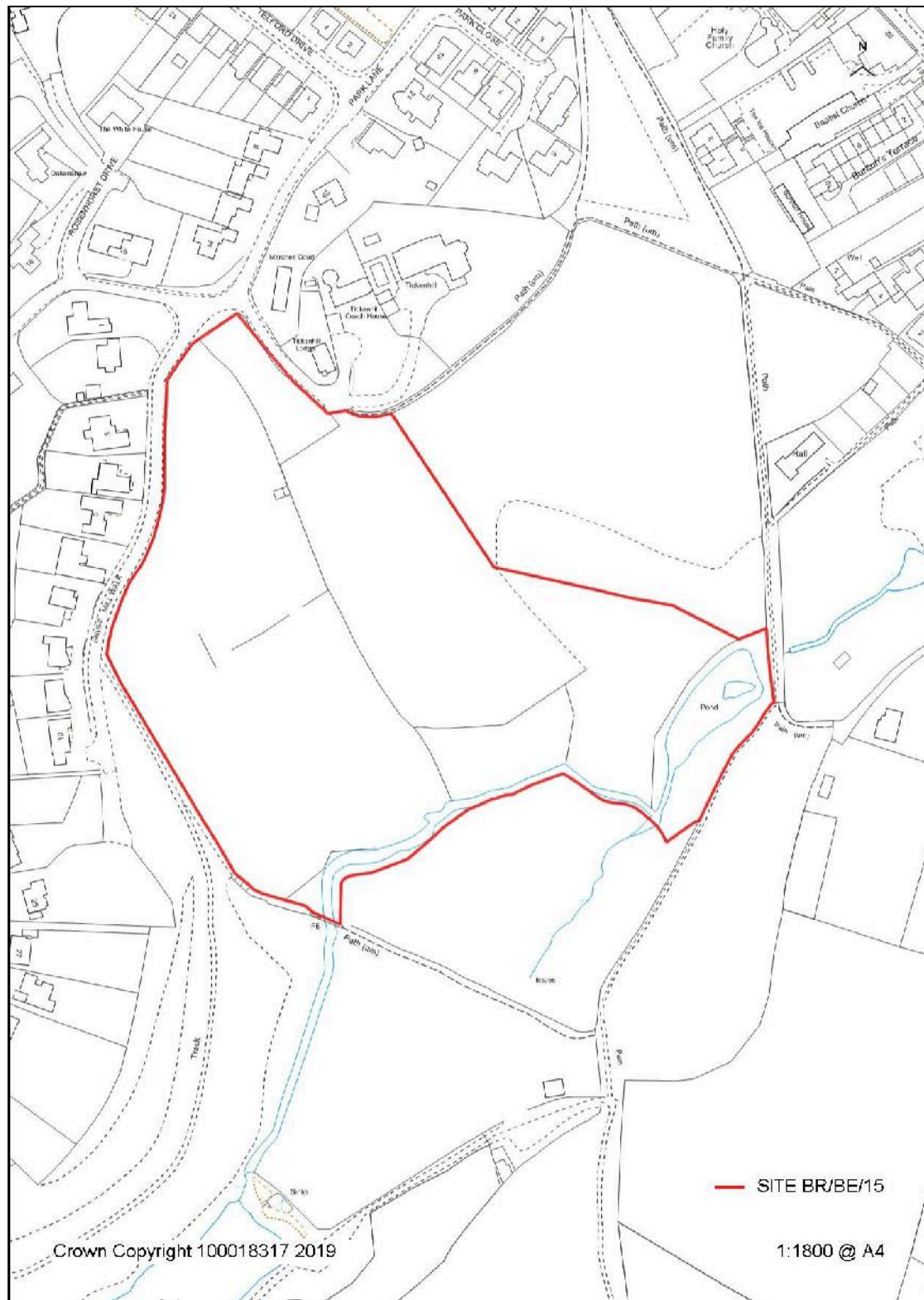
LOCATION PLAN



BR-BE-15 LAND OFF SNUFF MILL WALK

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

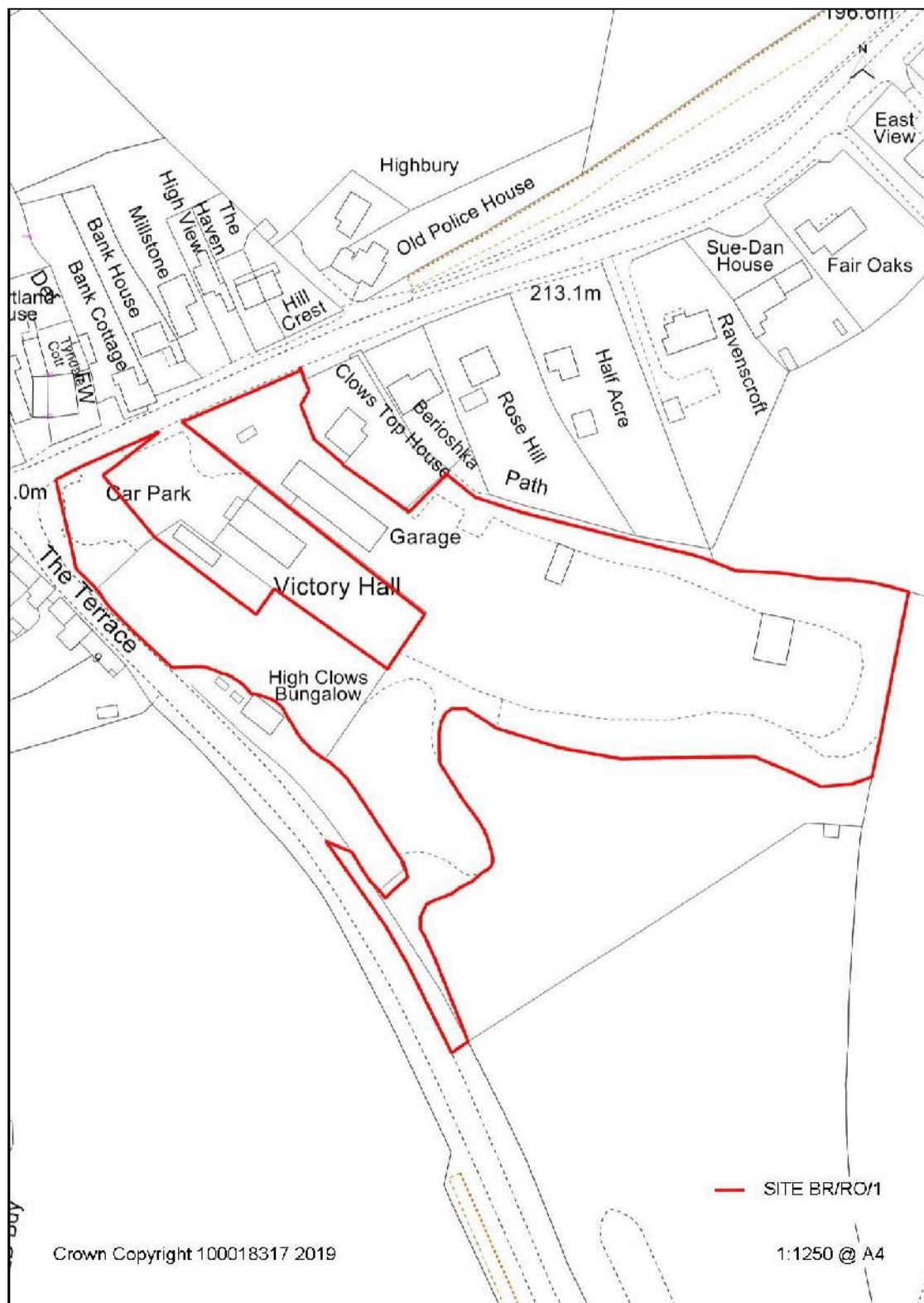
LOCATION PLAN



BR-RO-1 LAND AT CLOWS TOP

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

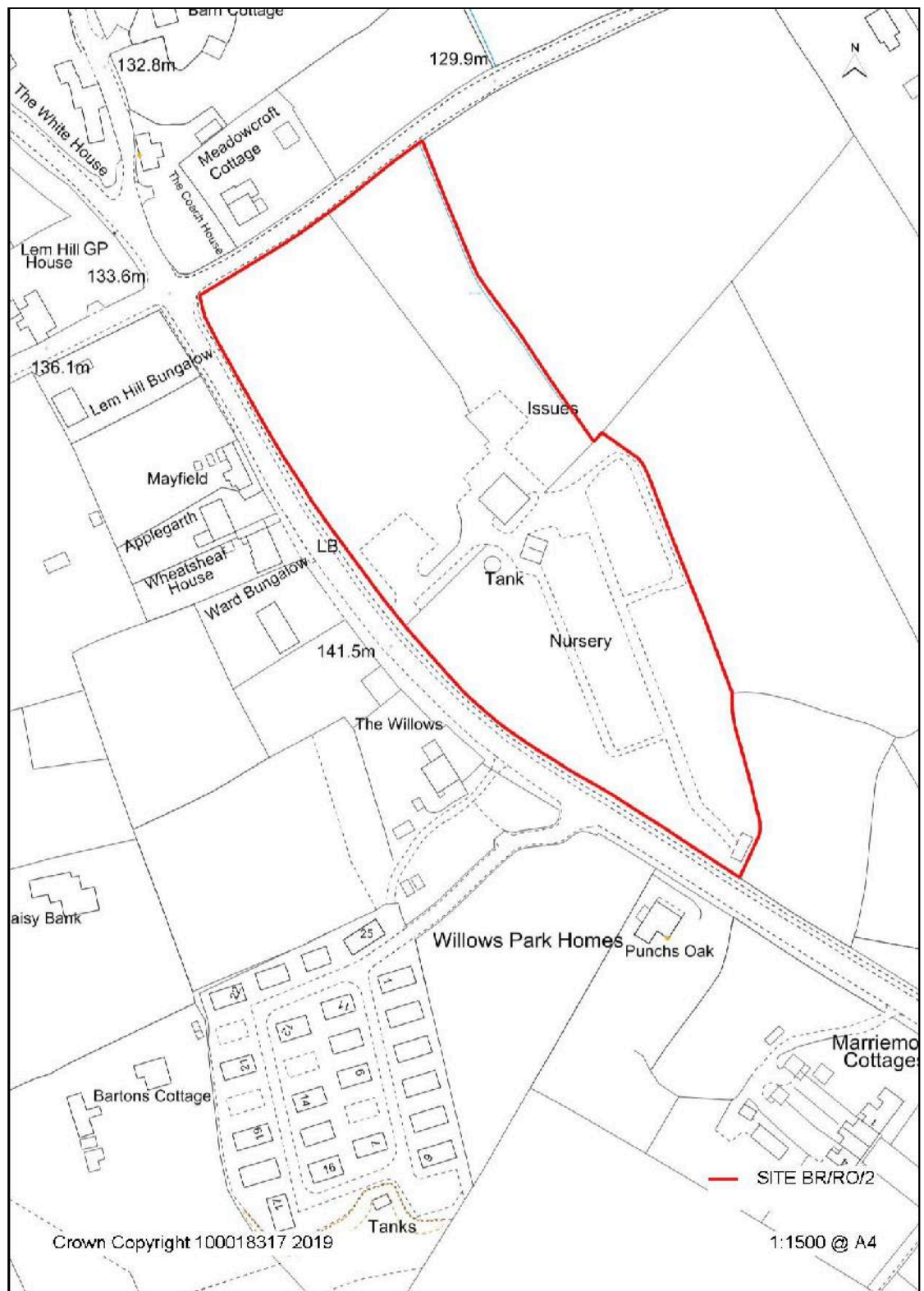
LOCATION PLAN



BR-RO-2 LEM HILL NURSERIES

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

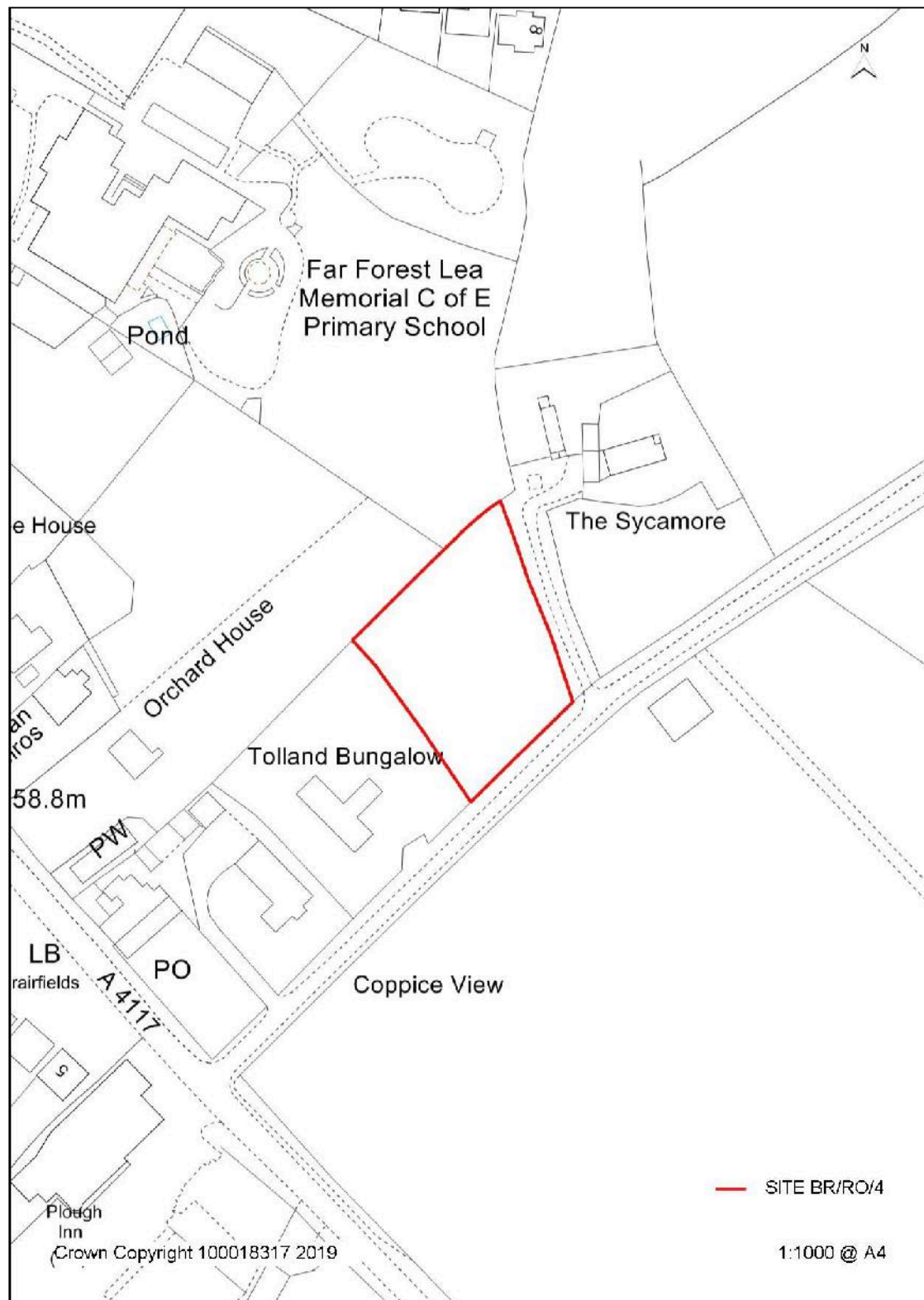
LOCATION PLAN



BR-RO-4 TOLLAND BUNGALOW

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

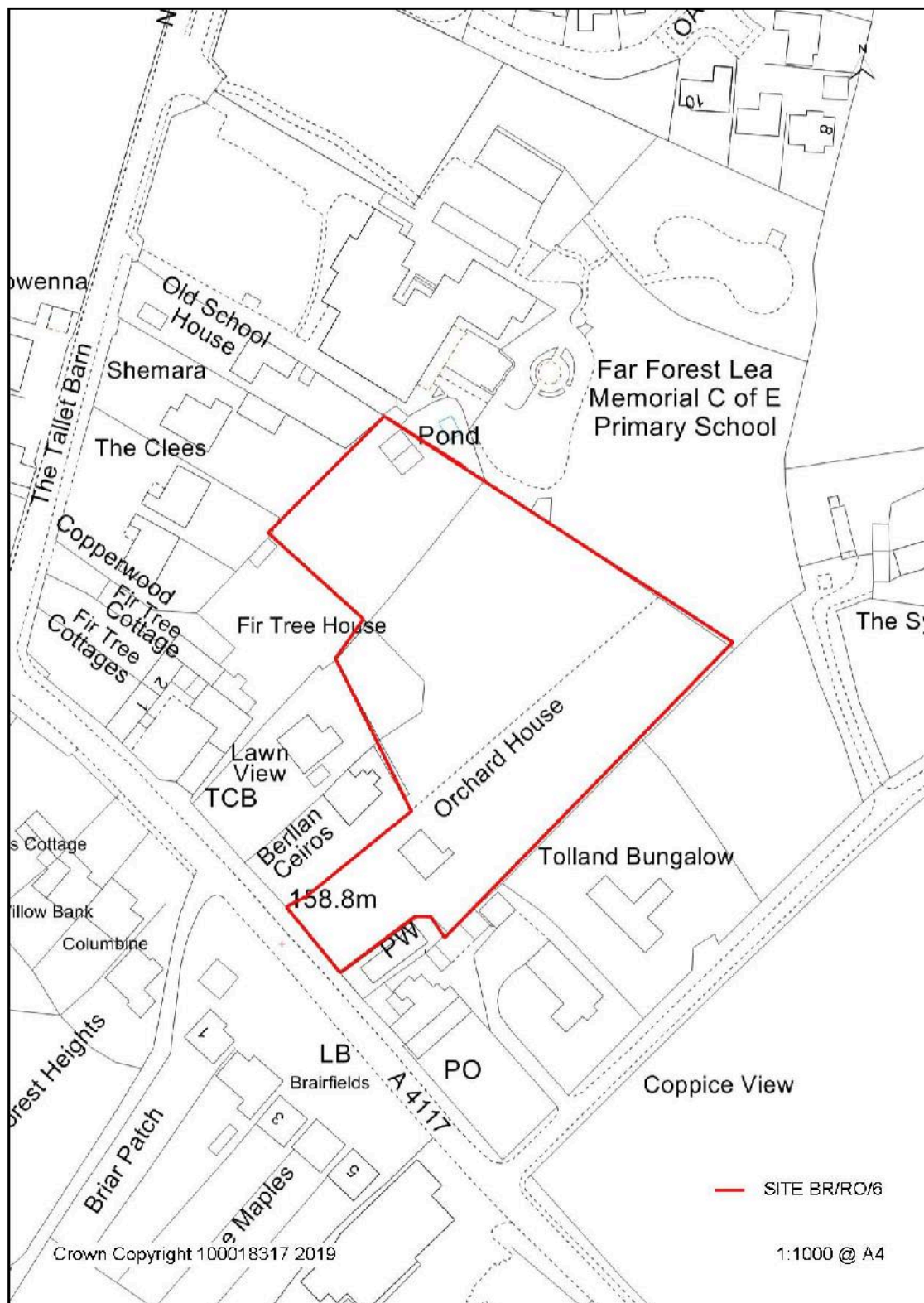
LOCATION PLAN



BR-RO-6 ORCHARD HOUSE

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

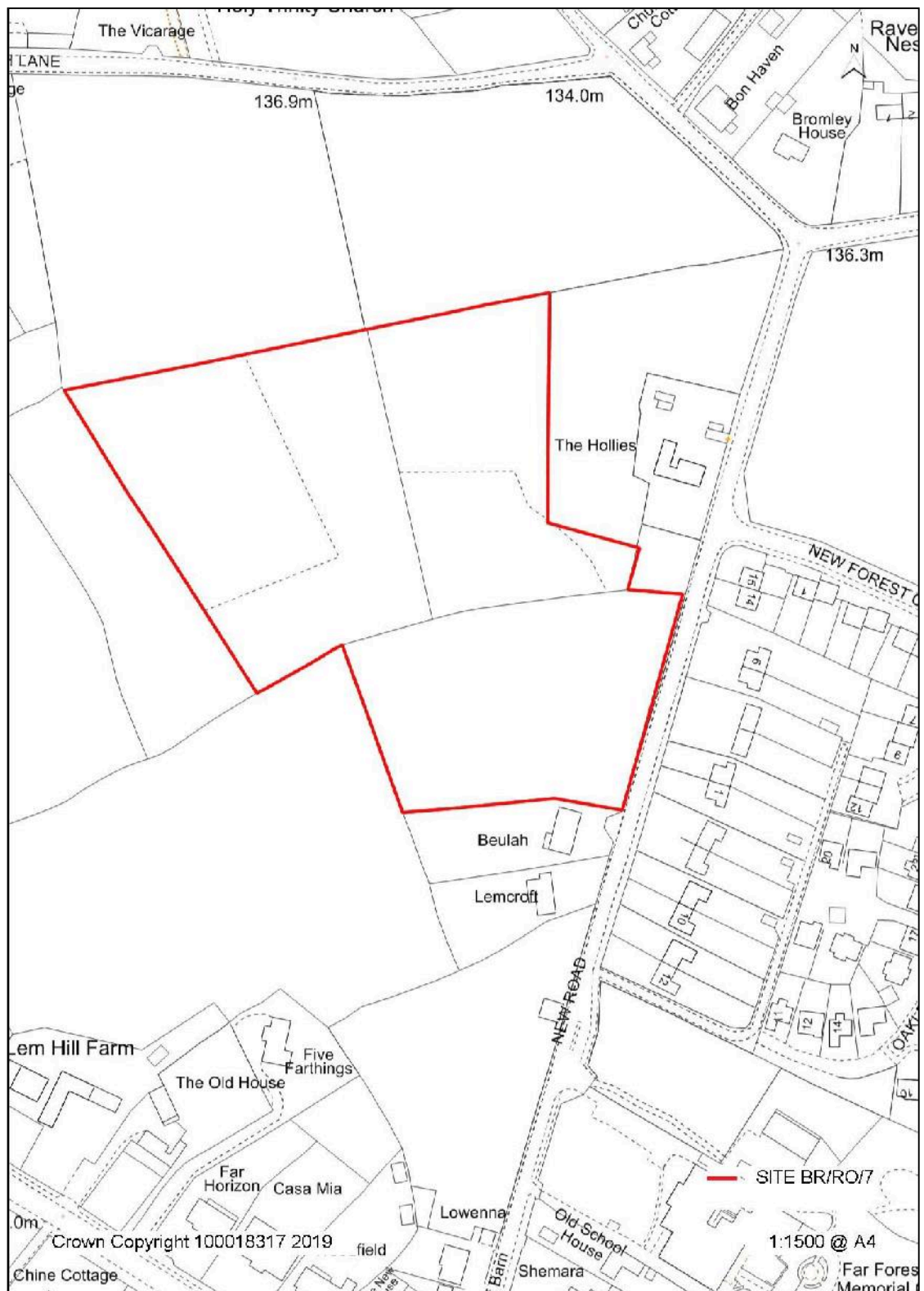
LOCATION PLAN



BR-RO-7 LAND AT NEW ROAD

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

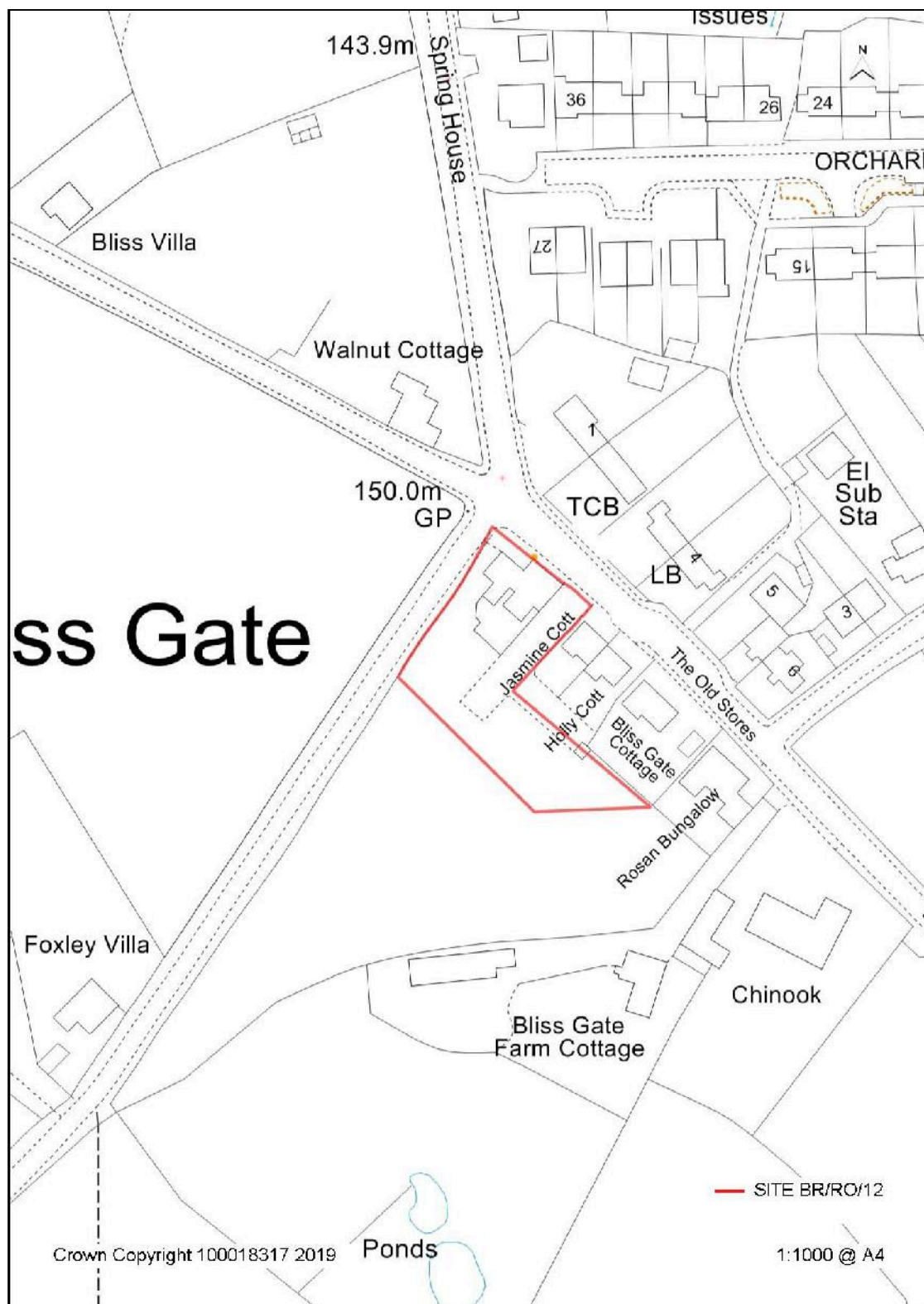
LOCATION PLAN



BR-RO-12 BLISS GATE PH

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

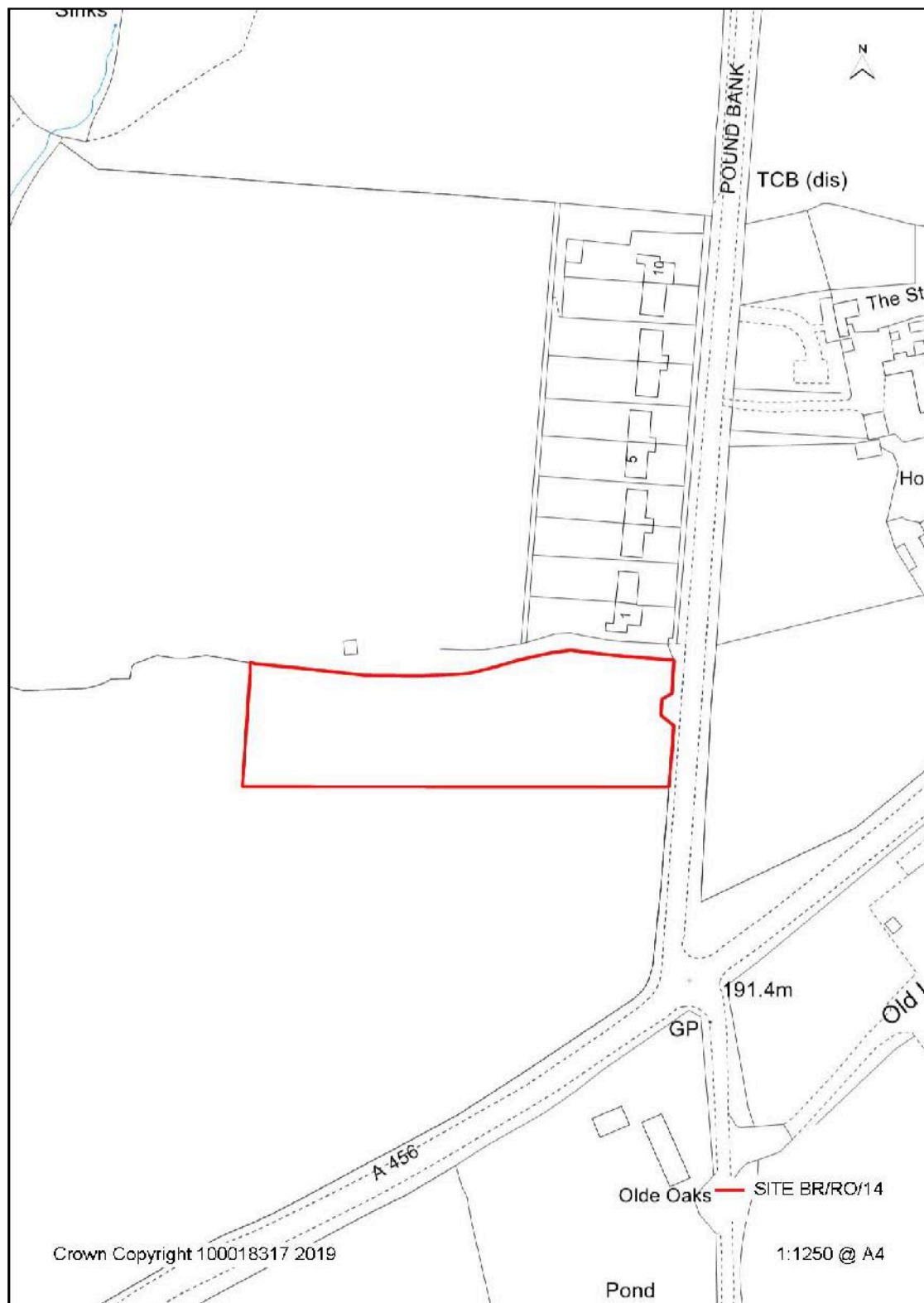
LOCATION PLAN



BR-RO-14 LAND AT POUND BANK

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

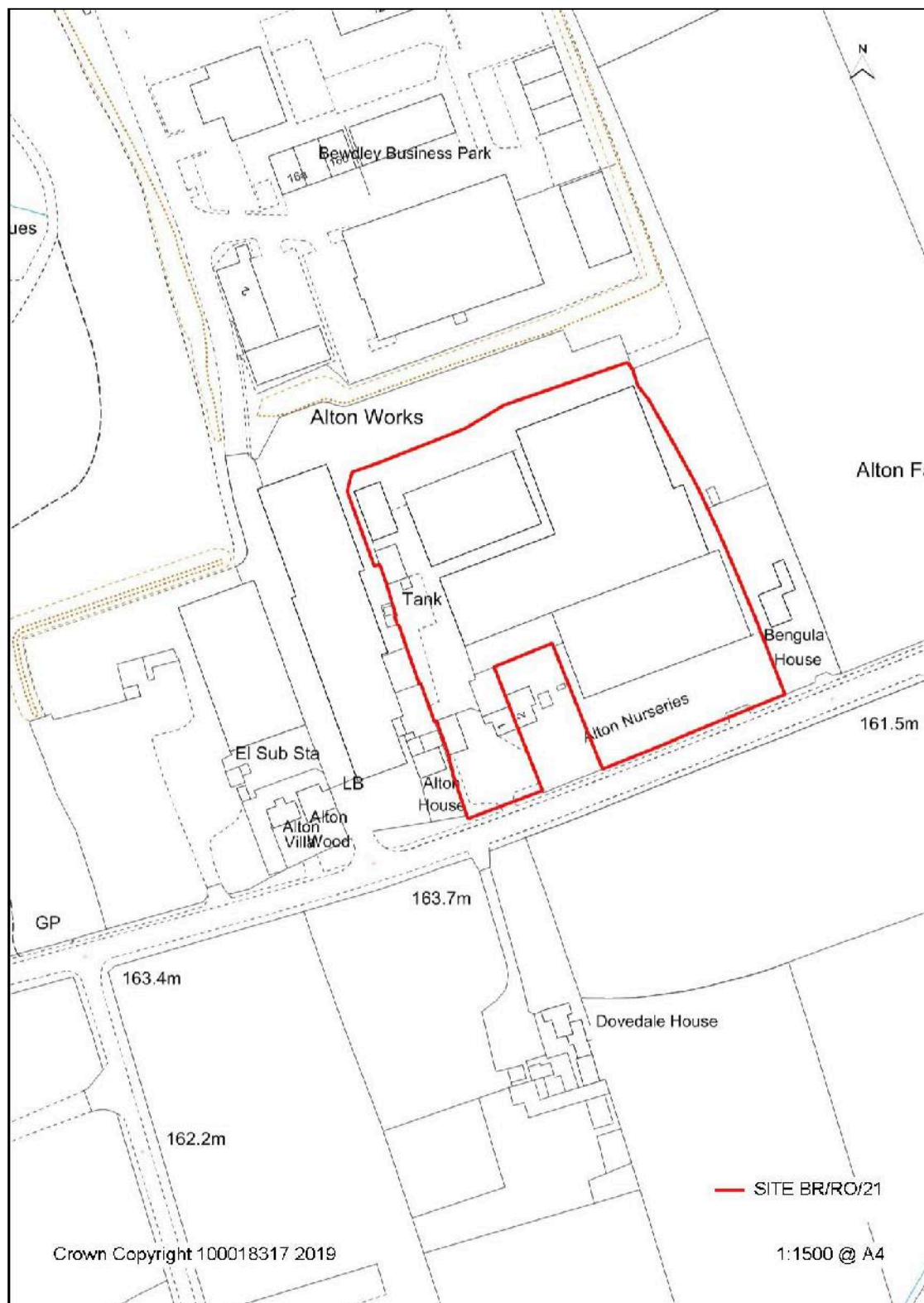
LOCATION PLAN



BR-RO-21 ALTON NURSERIES

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

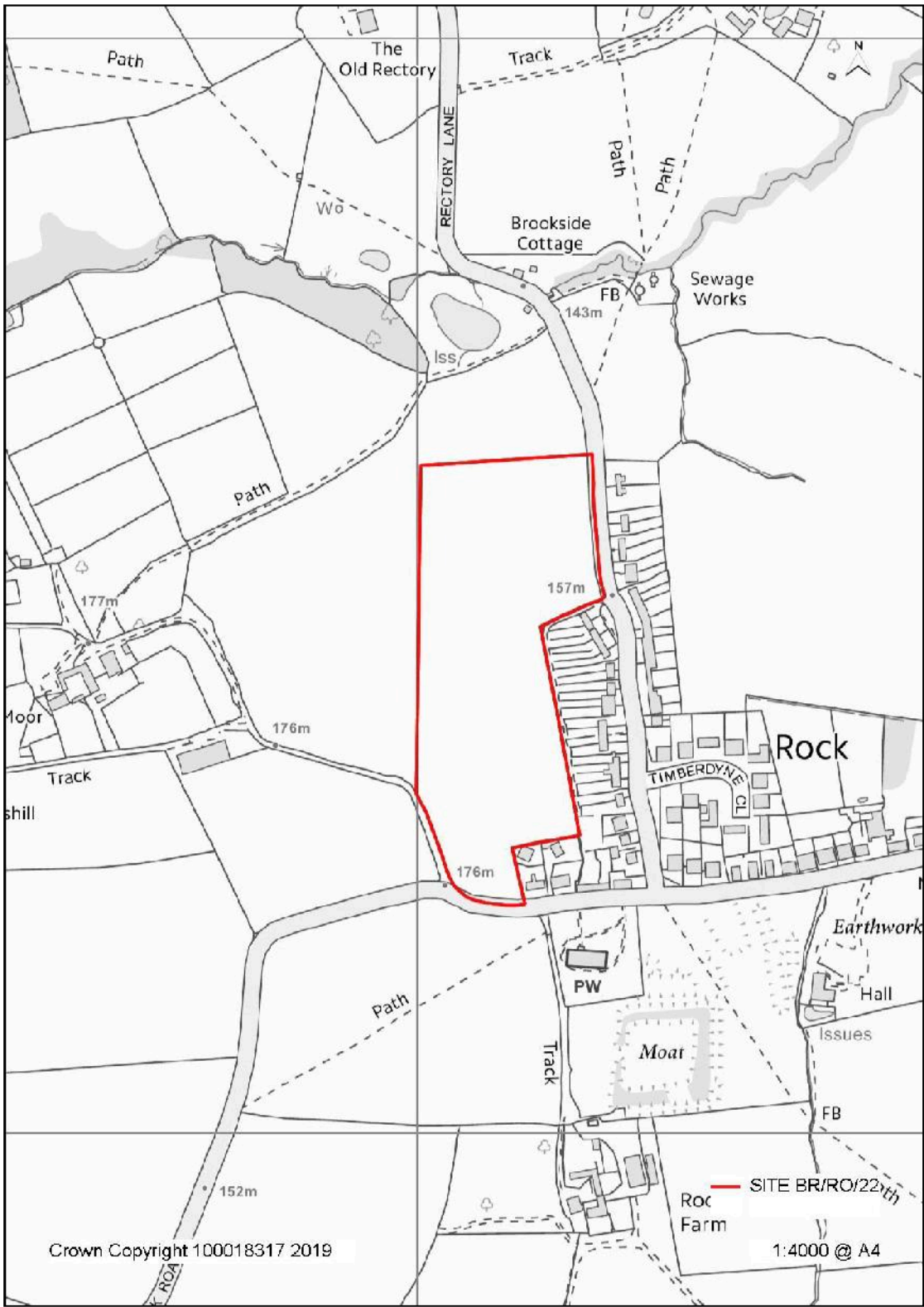
LOCATION PLAN



RT-TO-22 LAND AT RECTORY LANE

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

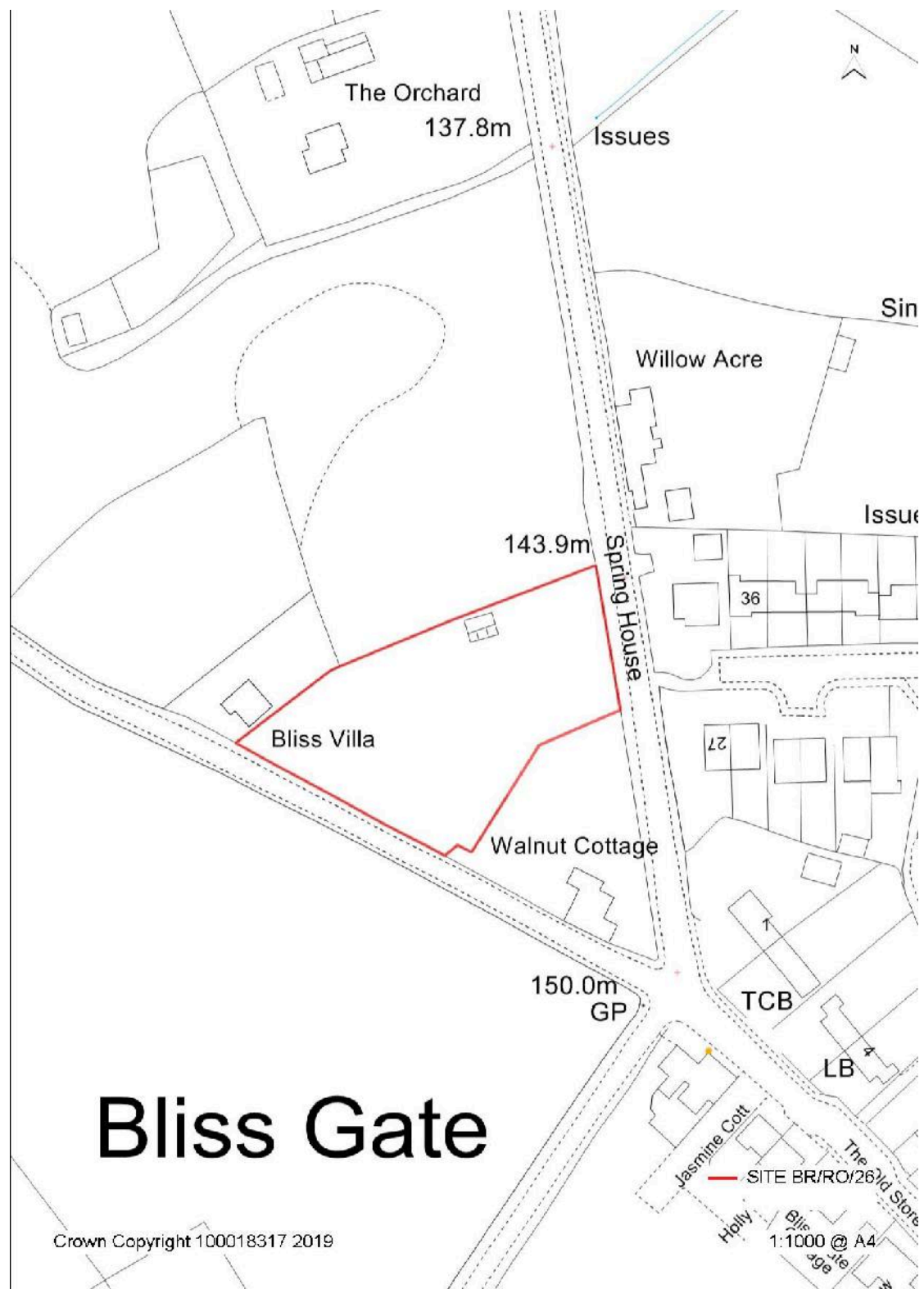
LOCATION PLAN



BR-RO-26 LAND ADJ WALNUT COTTAGE

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

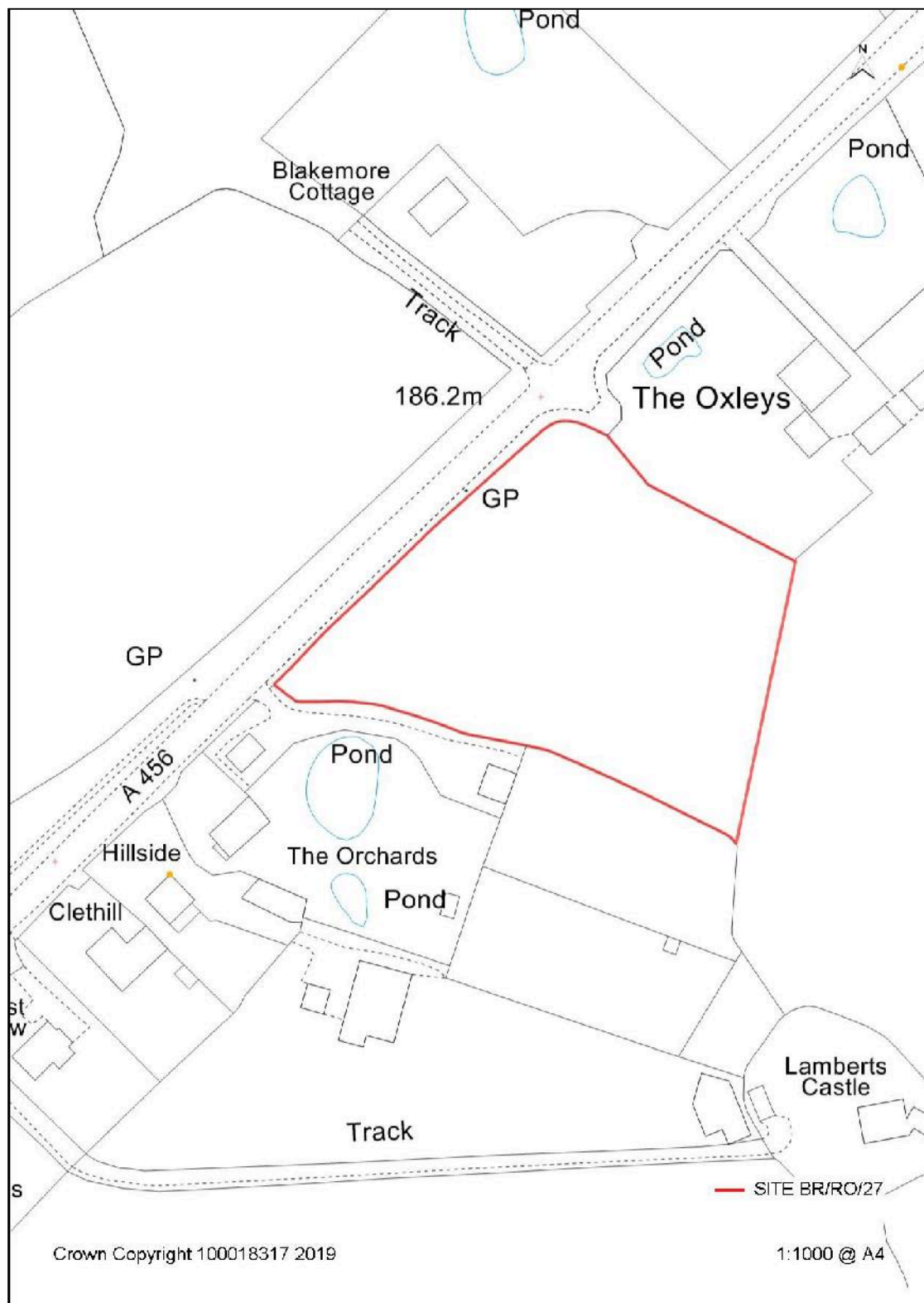
LOCATION PLAN



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

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

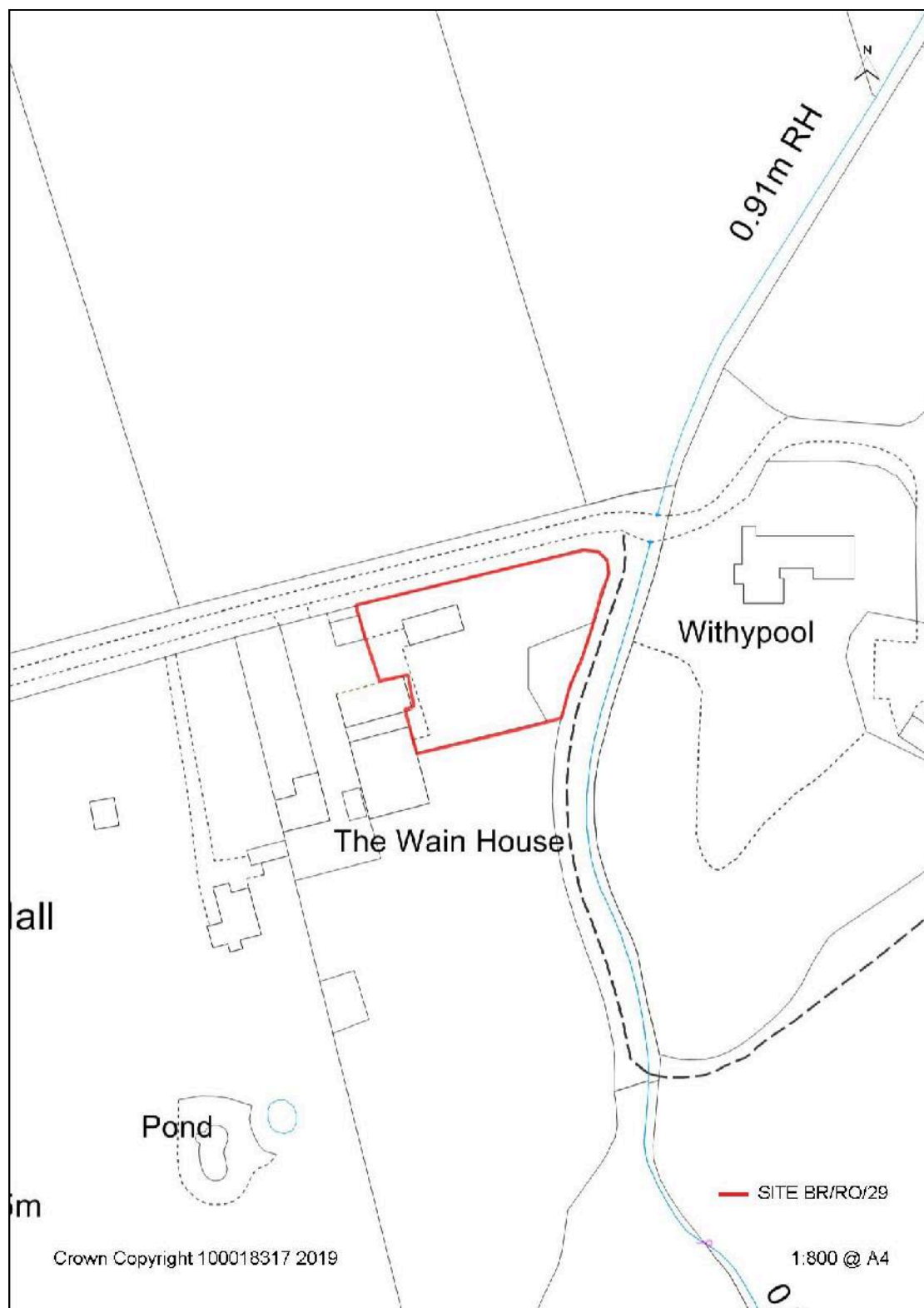
LOCATION PLAN



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

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

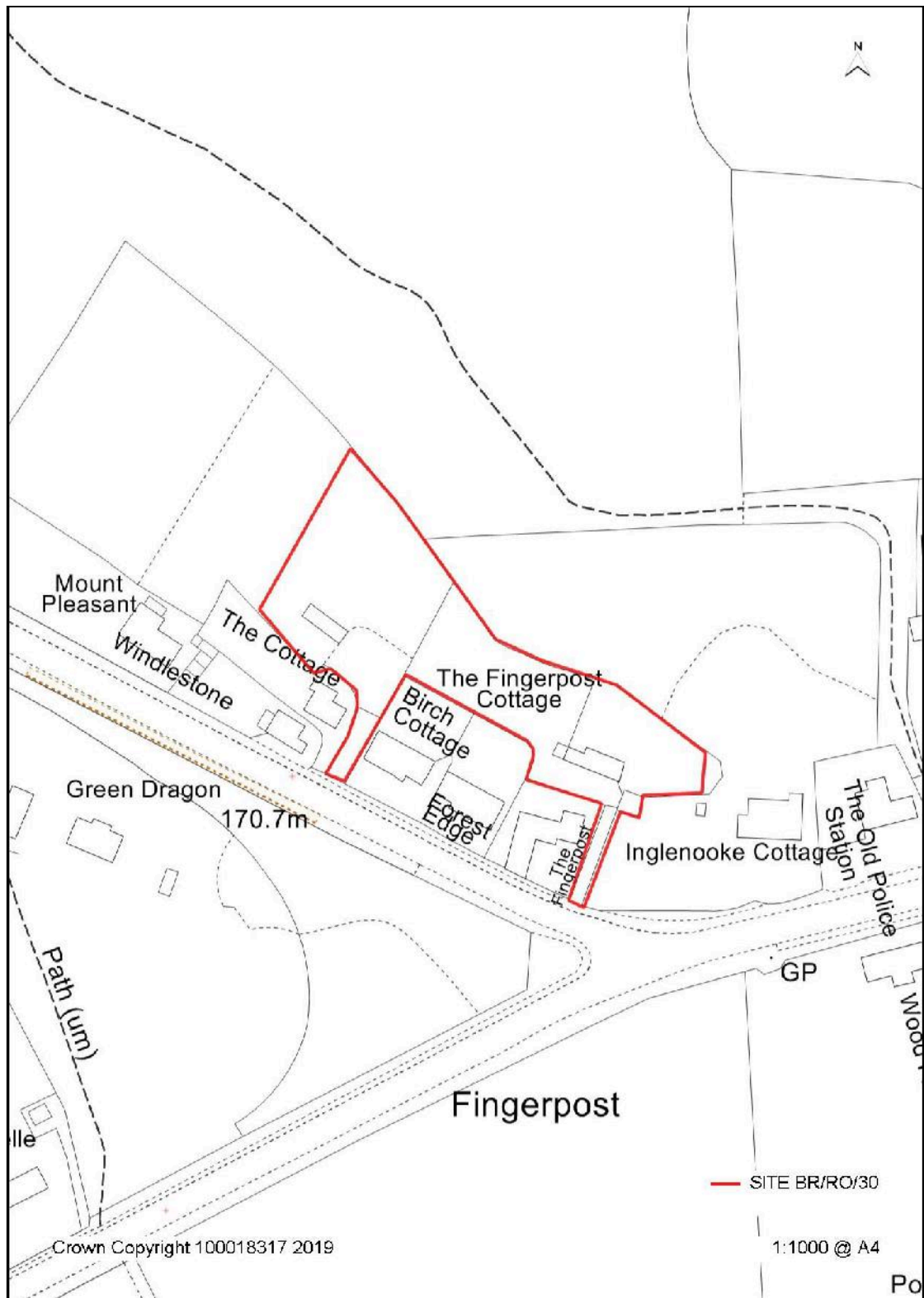
LOCATION PLAN



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

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

LOCATION PLAN

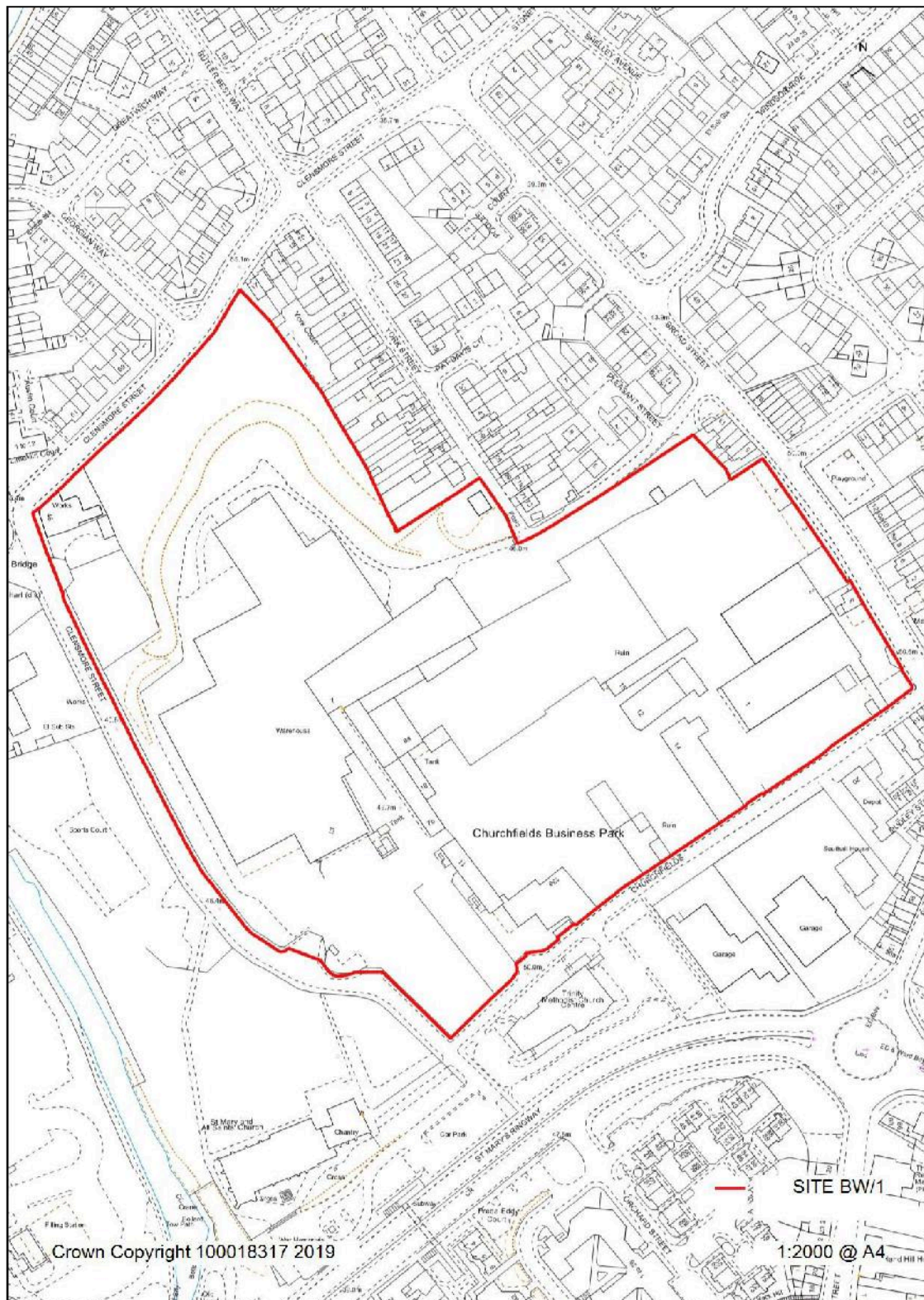


BW-1 CHURCHFIELDS BUSINESS PARK

Nearest settlement: Kidderminster		Site ref: BW/1		Easting 383082		Site area (hectares): 7.09 Ha	
				Northing 277166			
Site address: Churchfields Business Park, Clensmore Street, Kidderminster Ward: Broadwaters						Within built area <input checked="" type="checkbox"/>	
						Adjoining built area	
						Other (See site description)	
Current or previous use: Industrial estate, short-term leases, now mostly vacated						Greenfield (undeveloped)	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Formerly Tomkinson Carpets – many different buildings and uses with steep wooded embankment to north							
Ownership: Kidderminster Property Investments		Private		<input checked="" type="checkbox"/>		Public	
						Unknown	
Topography:		Flat		Gently Sloping		<input checked="" type="checkbox"/>	
						Steeply Sloping	
Planning History: Application for supermarket and PFS with 26 residential units, appealed on the grounds of non-determination, appeal later withdrawn. No decision issued. Allocated for a mix of uses including residential, offices, non-residential institutions, small scale A1-A3 retail and a hotel in the KCAAP (2013) 15/0514/OUTL (residential development for 95 dwellings on part of site together with some B1 office space) – not determined. Approved outline application for redevelopment to create up to 240 dwellings including the conversion of the 1902 building, creation of up to 670 sqm of mixed use floorspace, new points of access, open space and associated works (18/0285/outl)							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		<input checked="" type="checkbox"/>		Within built area. Good access to local facilities: within walking distance of local shops and Crossley Retail Park and Kidderminster town centre.			
Housing needs of all		<input type="checkbox"/>		7.09ha			
Need to travel, sustainable travel modes		<input type="checkbox"/>		Poor vehicular access: roads very congested. Reasonable public transport access: bus stop 10 minutes walk with buses every 30 minutes. 50m from AQMA. Majority of site in Kidderminster Air Quality Consultation Area. proposed link road will ease congestion			
Soil & land		<input checked="" type="checkbox"/>		Brownfield site. Contamination likely			
Water resources and quality, flood risk		<input type="checkbox"/>		No flooding issues.			
Landscape and townscape		<input type="checkbox"/>		Currently partially vacated industrial estate. Excellent existing GI connectivity and potential for enhancement. Prominent site that must respond to the setting of St. Mary's Church.			
Biodiversity and geodiversity		<input type="checkbox"/>		Steep wooded embankment to the north. Potential to improve the biodiversity of the site. 175m from Puxton Marshes SSSI (unfavourable declining status due to Kidderminster Flood Alleviation Scheme)			
Economy & employment		<input type="checkbox"/>					
Historic environment		<input type="checkbox"/>		The historic environment adjacent to the site is very sensitive to change. Development of the site would affect the setting of St Mary's Church (Grade I). The W part of the site forms the backdrop to the Staffordshire and Worcestershire Canal Conservation Area (high significance). Development also has the potential to impact on the setting of other designated heritage assets. The site contains the undesignated heritage asset Tomkinson's Carpet Factory Site, offices and manufacturing buildings c. 1900, industrial building 1902 and 46 Clensmore St.			
Green Belt		<input type="checkbox"/>		Not in Green Belt			
Community & settlement identities		<input checked="" type="checkbox"/>		Within built area.			
Other: Infrastructure costs; existing business occupiers. British Waterways consultation zone EIA and major scale development and minor and household scale development (20110729) yet.							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		<input checked="" type="checkbox"/>	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		<input type="checkbox"/>	
Officer suggested - rural sites				Officer suggested – potential urban extension		<input type="checkbox"/>	
PROPOSED USE:		Housing	<input checked="" type="checkbox"/>	Retail	<input checked="" type="checkbox"/>	Employment	<input checked="" type="checkbox"/>
						Leisure	<input checked="" type="checkbox"/>
				Gypsy/ Travelling Showpeople			
						Other	
WFDC OFFICER VIEWS:							

Character / visual impact: No adverse impact						
Vehicular access	Good		Reasonable		Poor	✓
	New link road will ease local congestion					
Access to local facilities	Good	✓	Reasonable		Poor	
	Within walking distance of local shops and Crossley Retail Park and Kidderminster town centre					
Public transport accessibility	Good		Reasonable	✓	Poor	
	Bus stop 10 minutes walk – buses every 30 minutes					

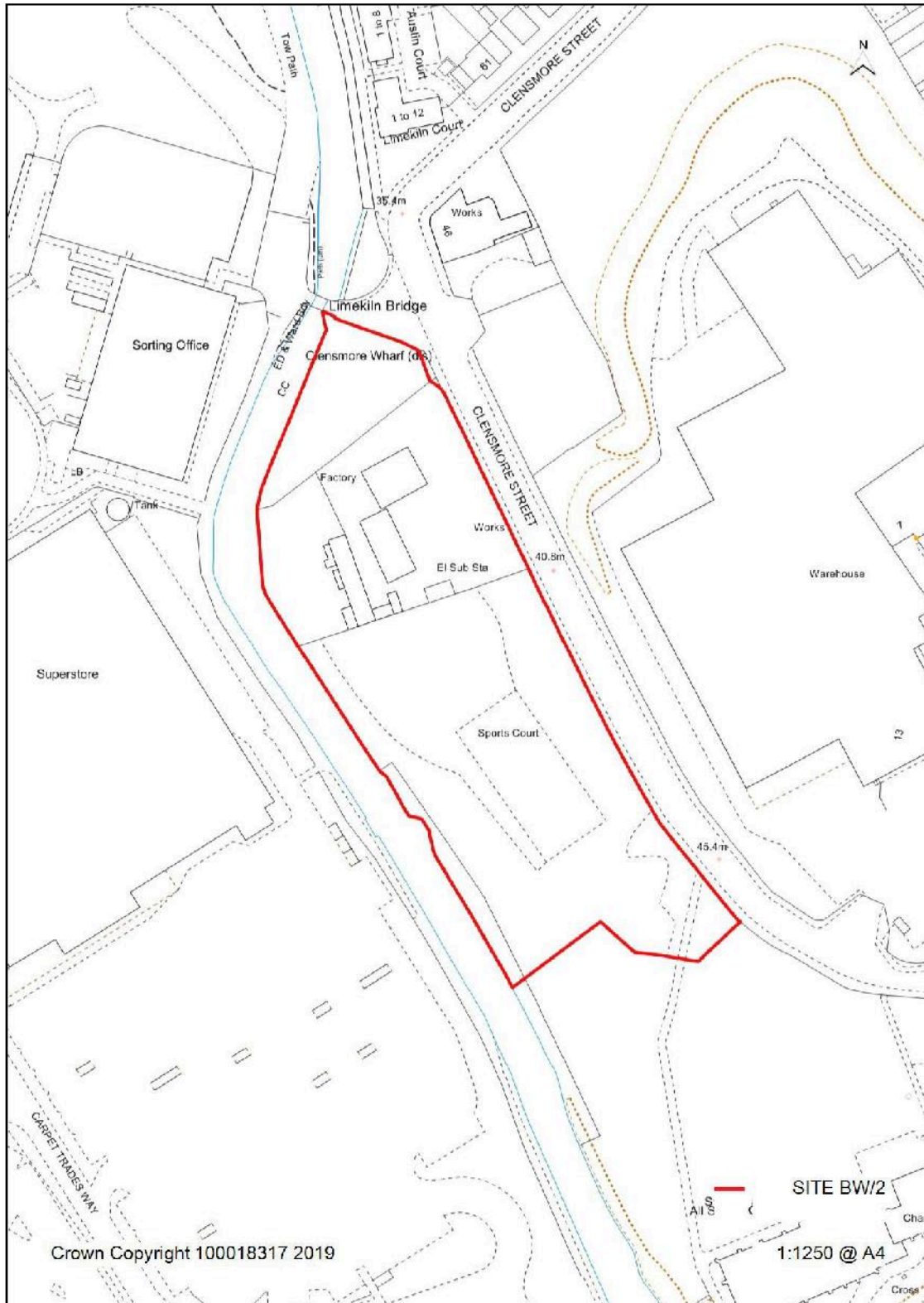
LOCATION PLAN



BW-2 LIMEKILN BRIDGE

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

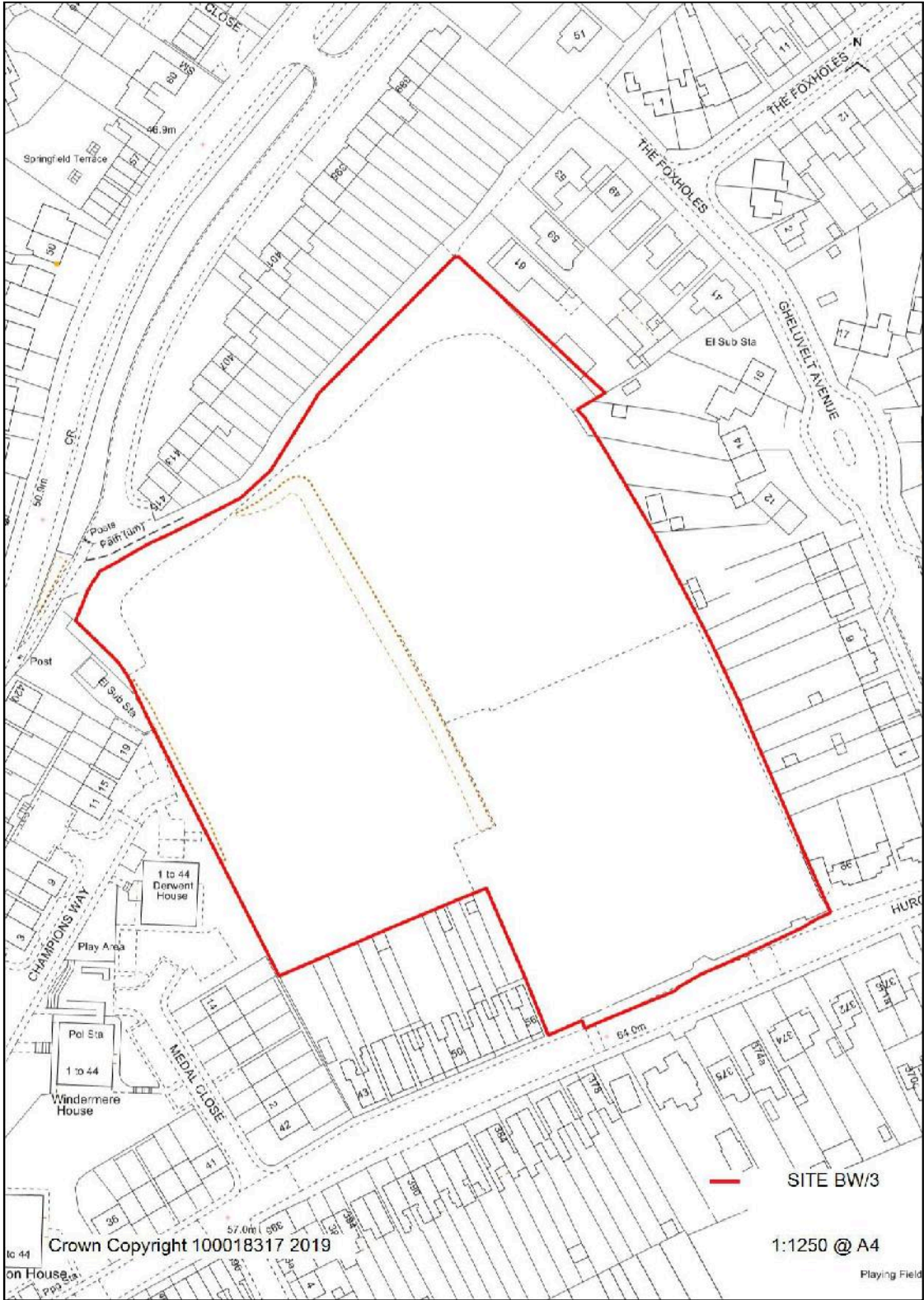
LOCATION PLAN



BW-3 SLADEN SCHOOL

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

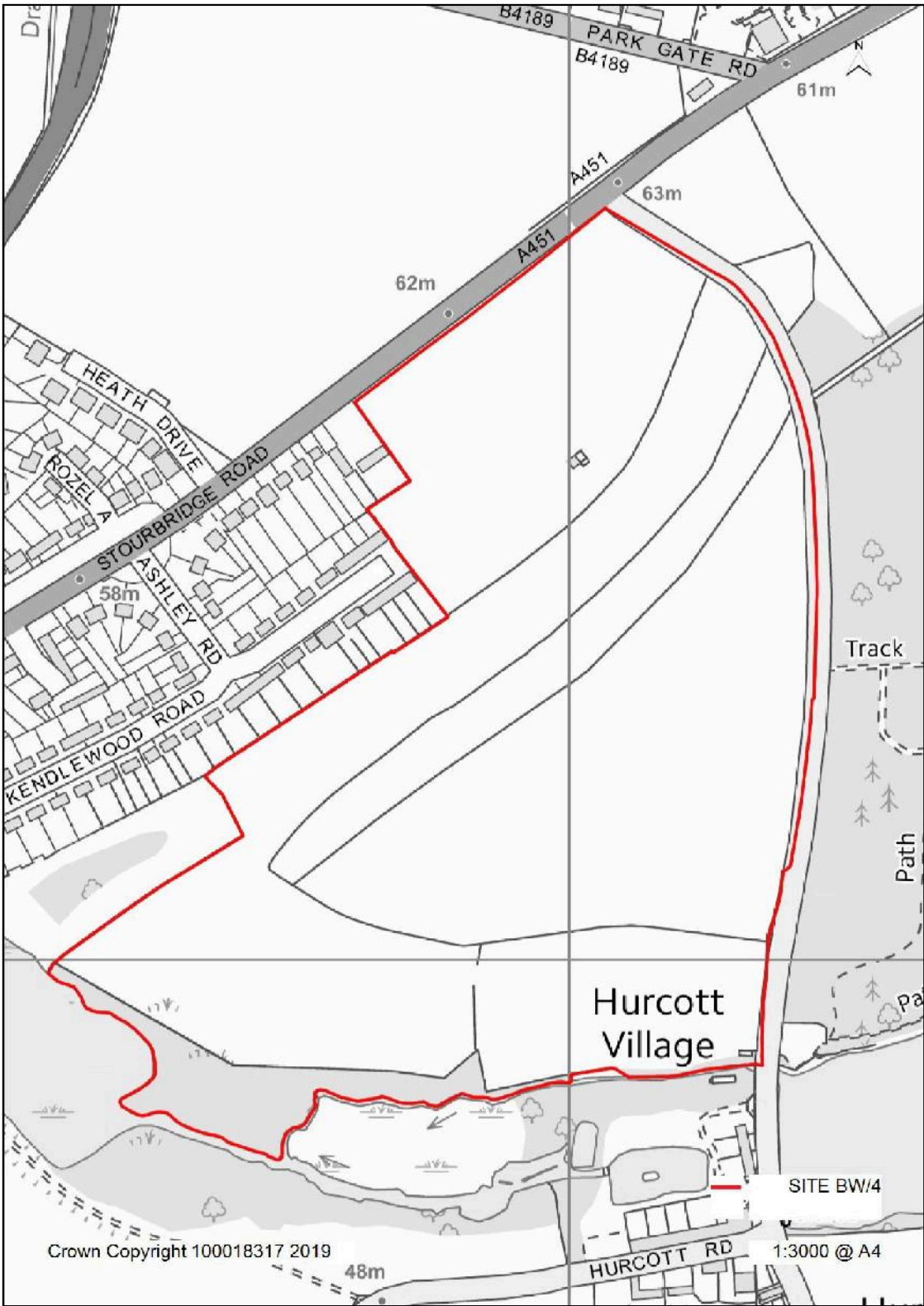
LOCATION PLAN



BW-4 HURCOTT ADR

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

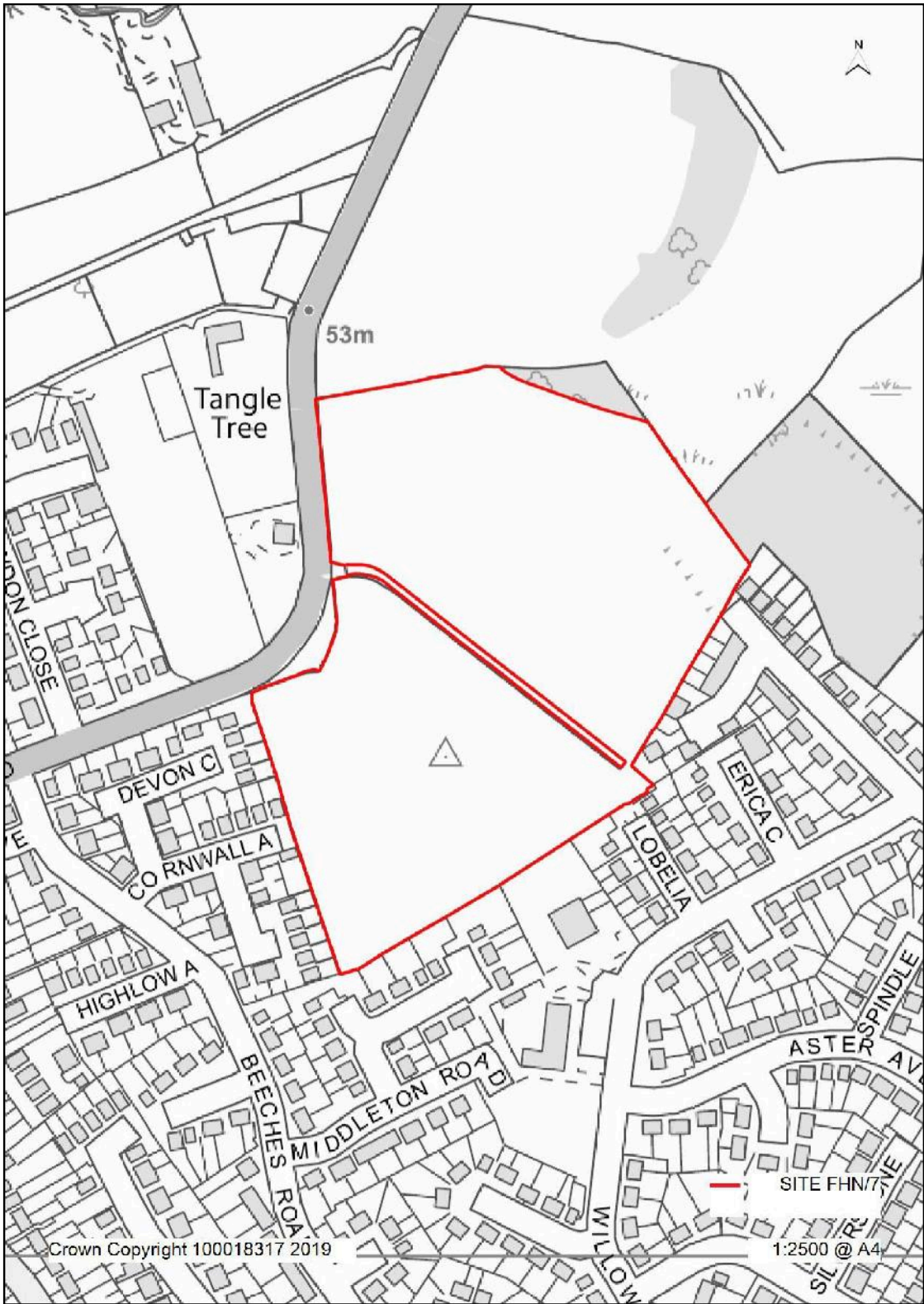
LOCATION PLAN



FHN-7 LAND NORTH OF MARLPOOL ESTATE

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

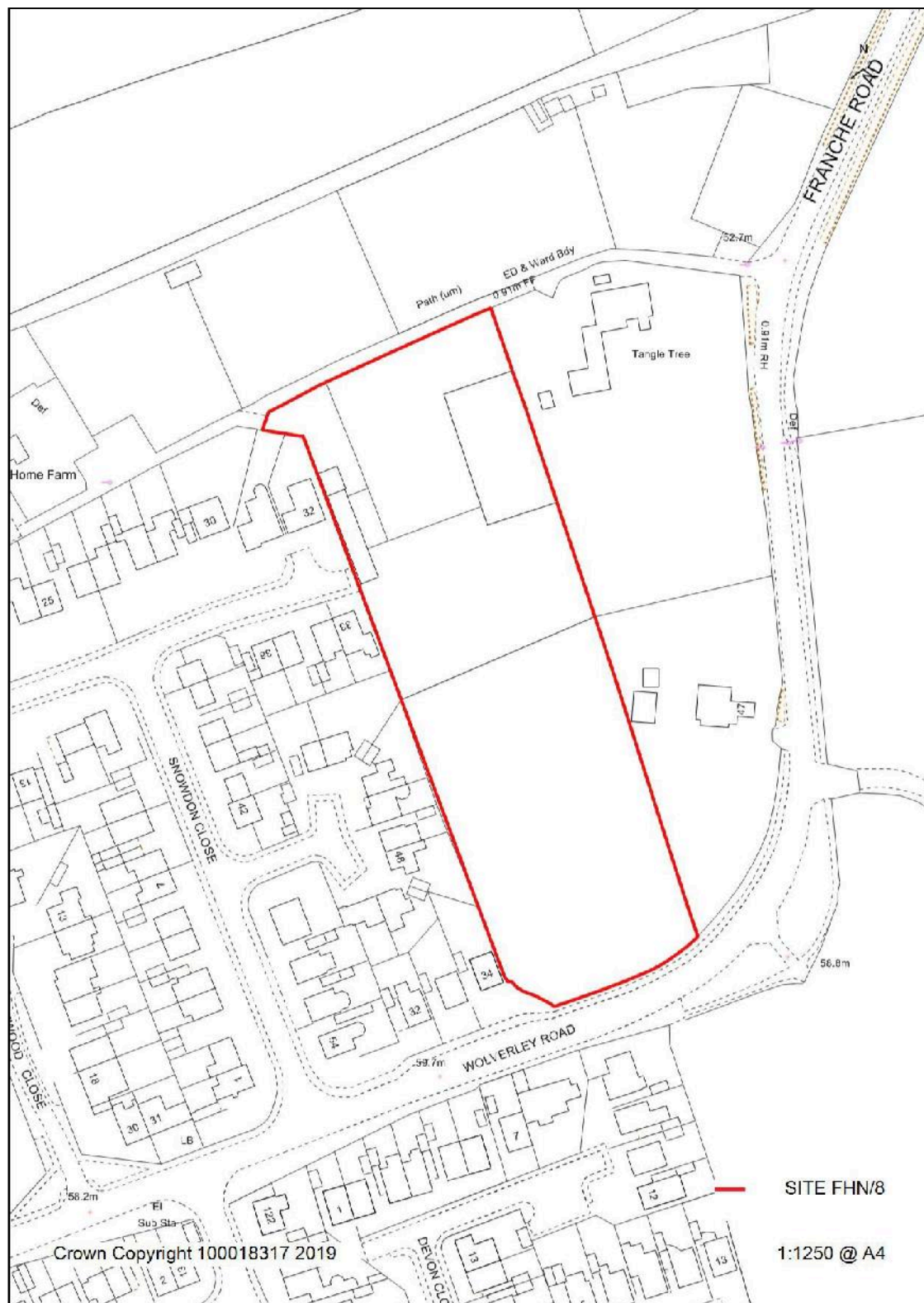
LOCATION PLAN



FHN-8 LAND OFF SNOWDON CLOSE

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

LOCATION PLAN



FHN-11 BT BUILDING, MILL STREET

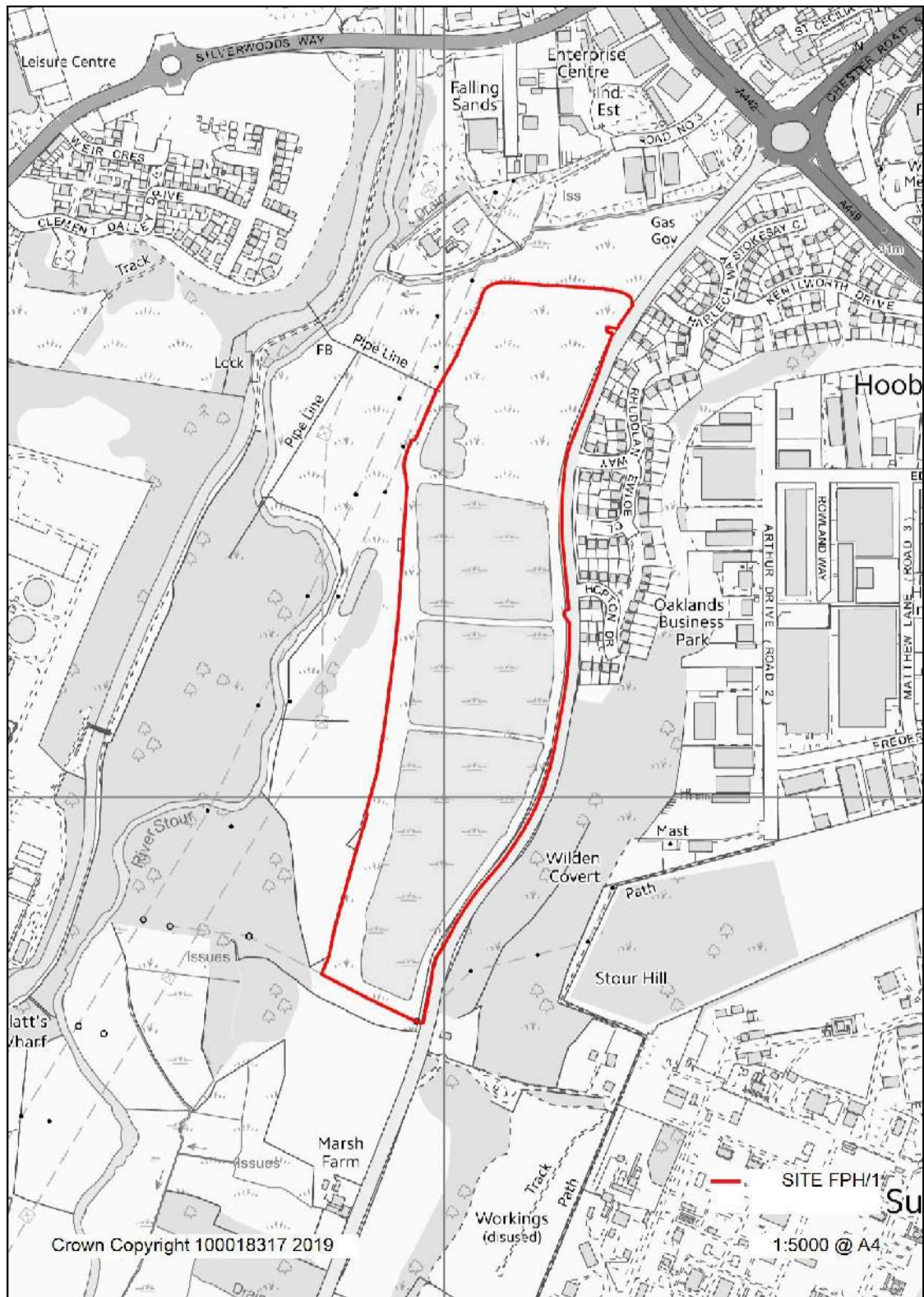
Nearest settlement: Kidderminster	Site ref: FHN/11	Easting	381358	Site area (hectares): 3.3	
		Northing	271029		
Site address: BT Building, Mill Street Ward: Franche & Habberley North				Within built area <input checked="" type="checkbox"/>	
				Adjoining built area	
				Other (See site description)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

The map shows a residential area with a proposed development site highlighted in red. The site is located between the River Arun to the north and Mill Lane to the south. The map includes various streets such as Mill Lane, Mill Bank Court, Mill Park Trading Estate, and Hillgrove Court. It also shows existing buildings, a garage, and a sloping meadow. A north arrow is present in the top right corner. The map is labeled with 'Crown Copyright 100018317 2019' and '1:1000 @ A4'.

FPH-1 SETTling PONDS, WILDEN LANE

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

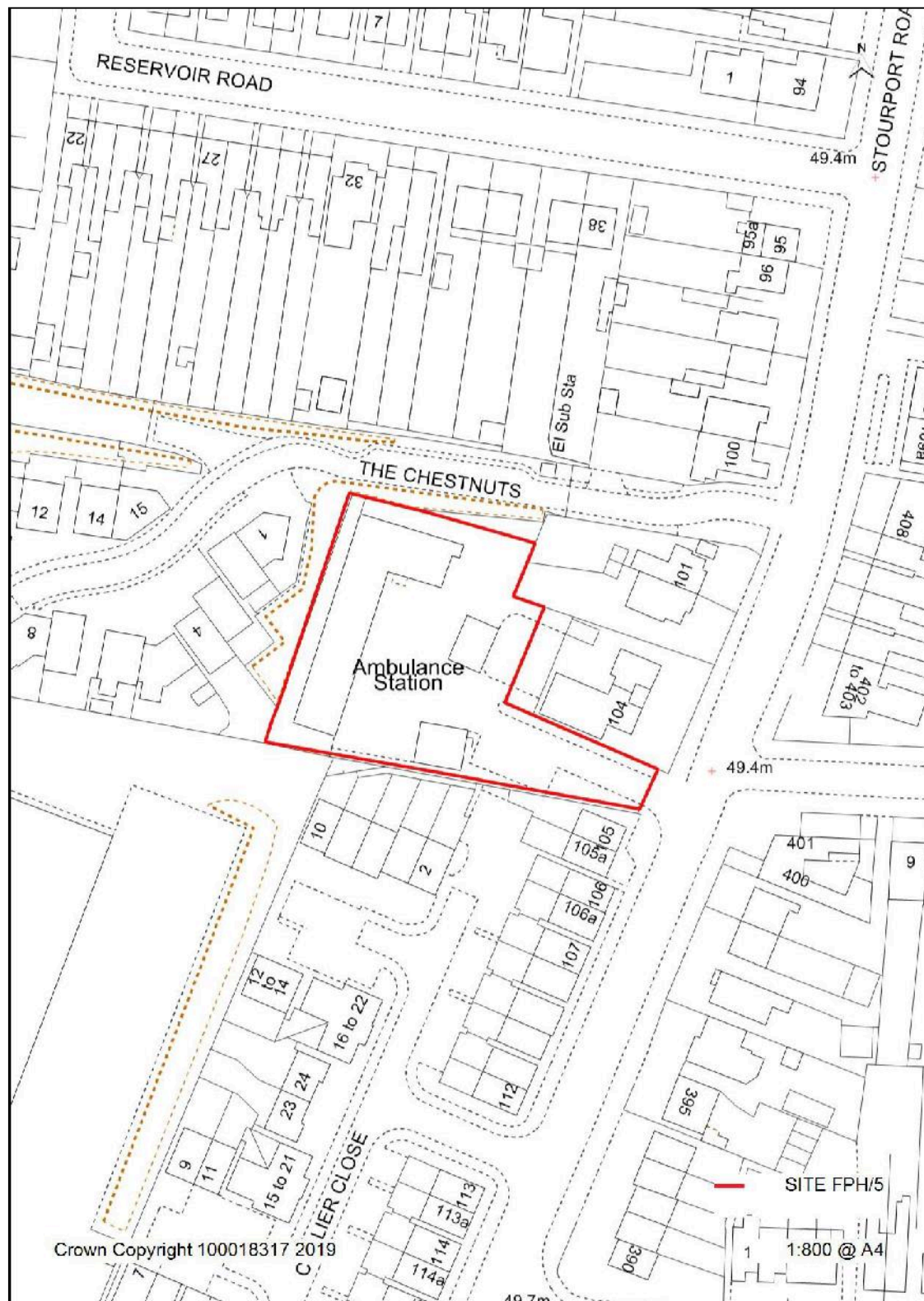
LOCATION PLAN



FPH-5 AMBULANCE STATION

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

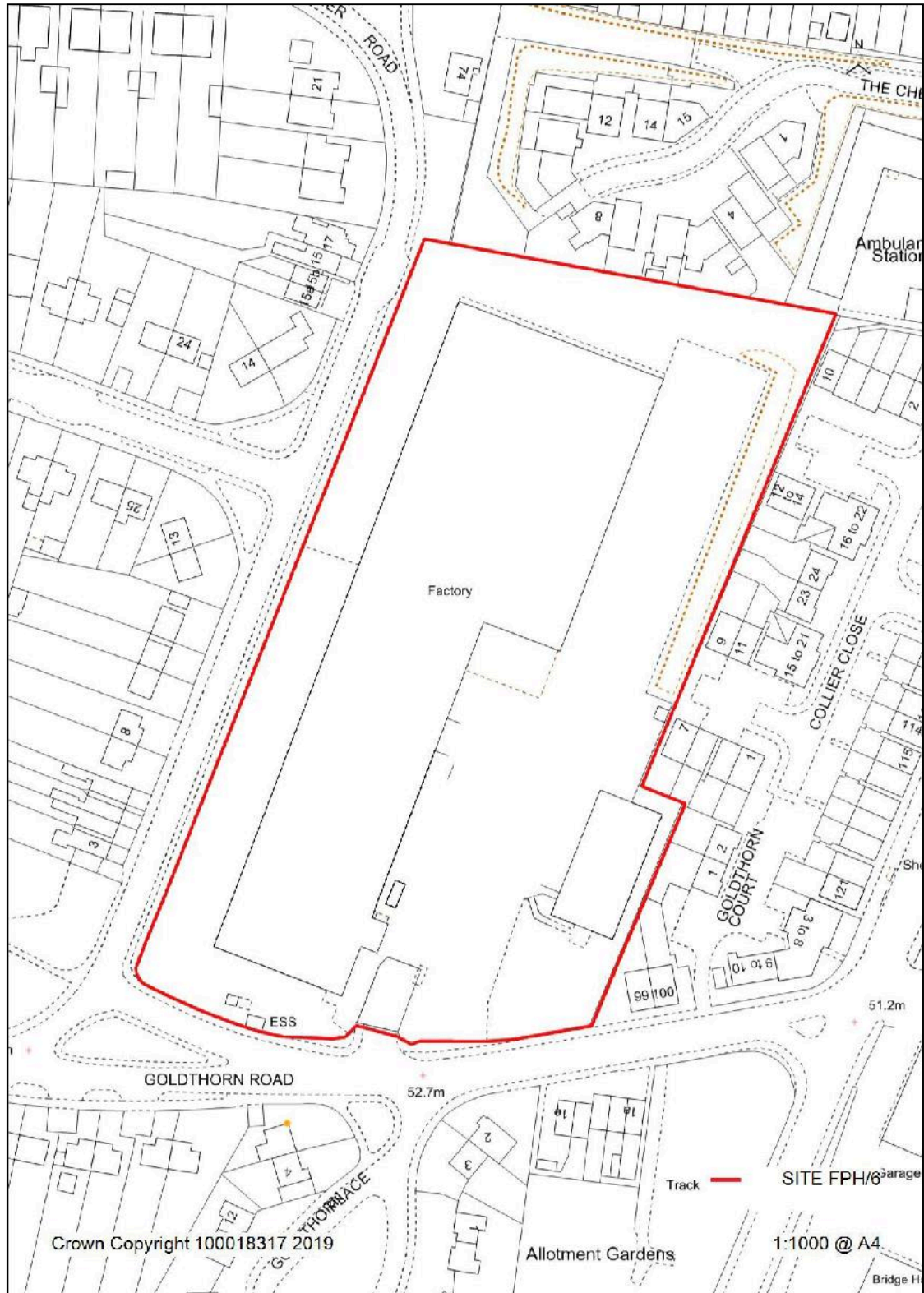
LOCATION PLAN



FPH-6 OASIS ARTS & CRAFTS

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

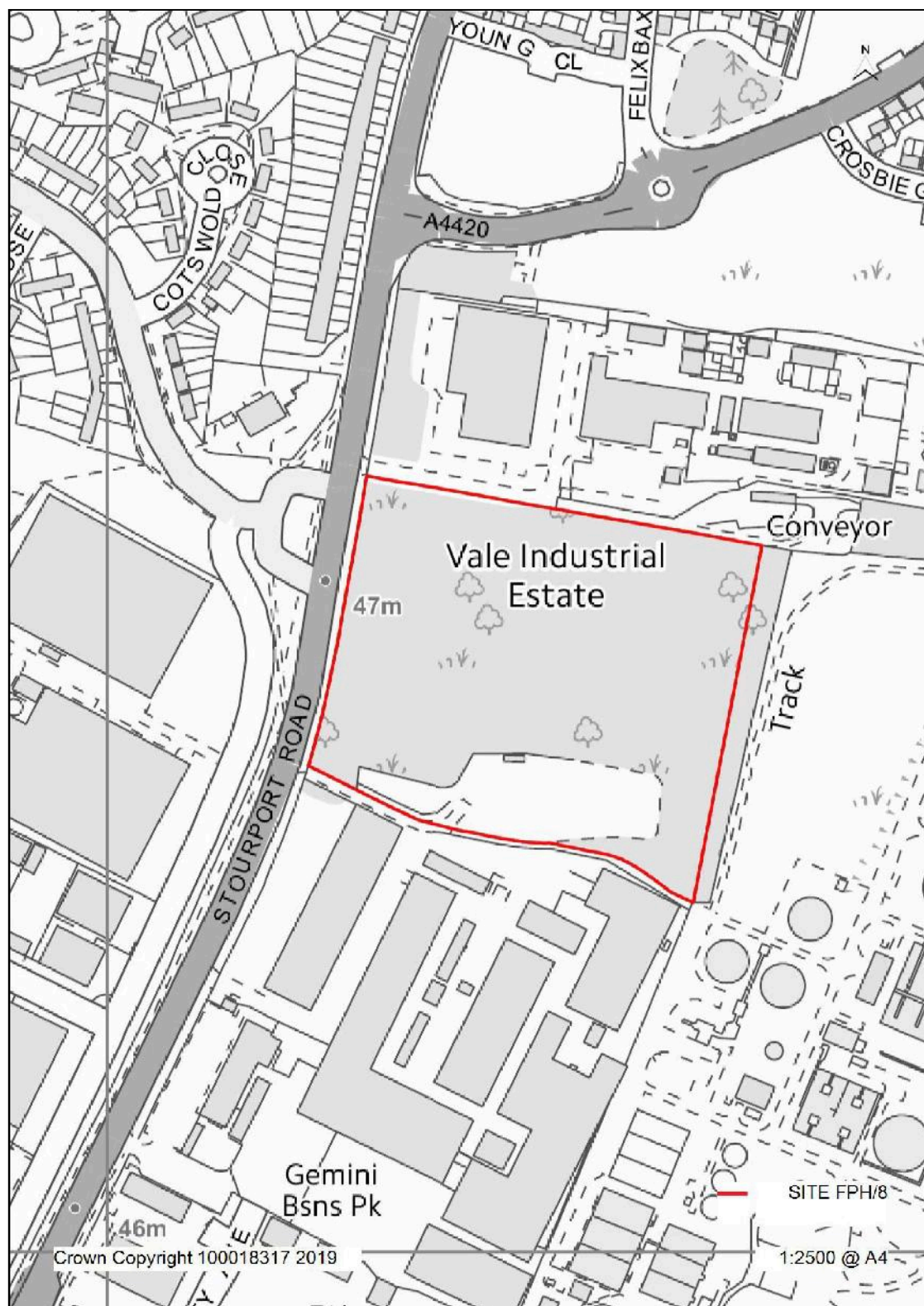
LOCATION PLAN



FPH-8 LAND ADJACENT SDF

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

LOCATION PLAN

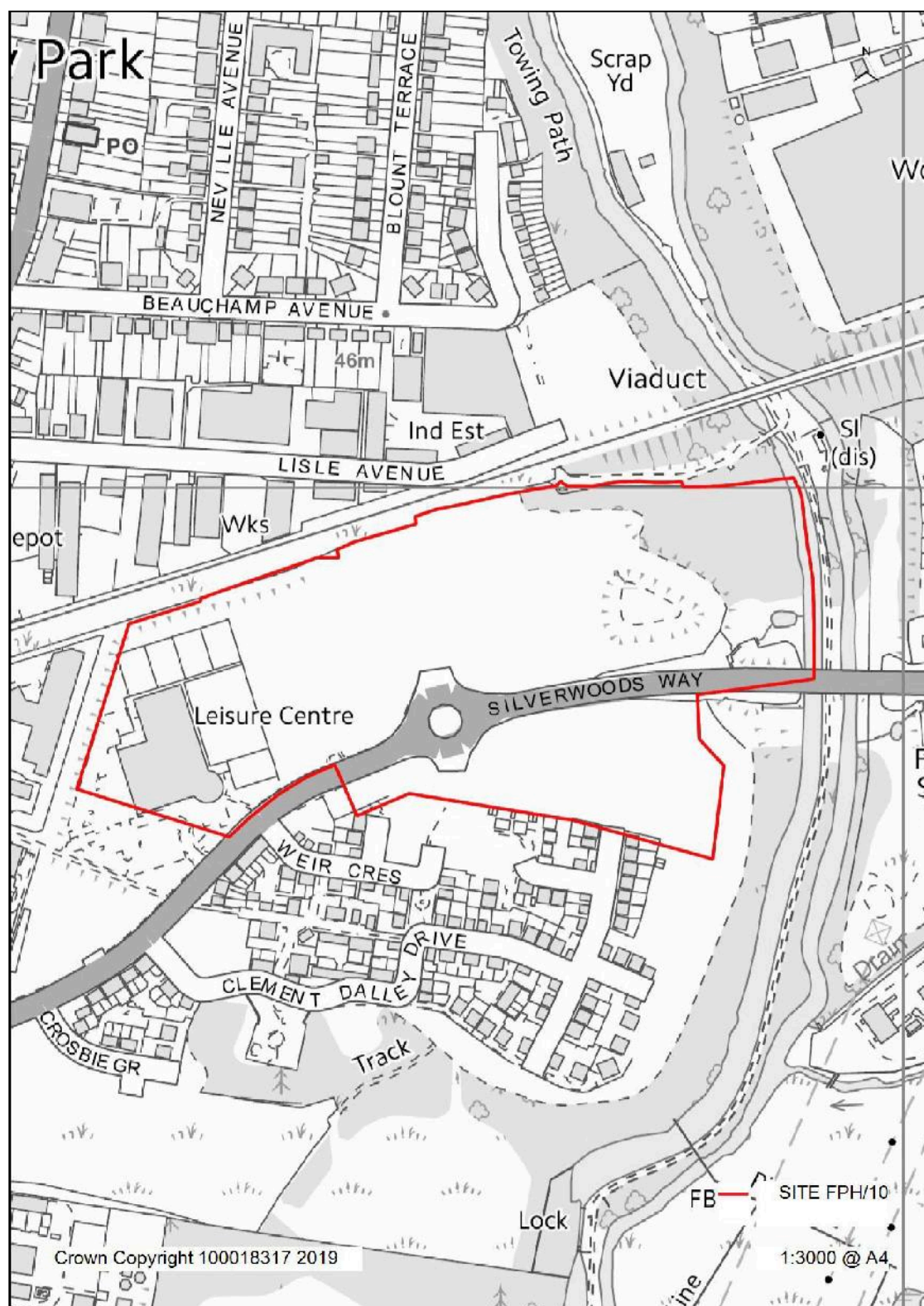


FPH-10 BRITISH SUGAR PHASE 2

Nearest settlement: Kidderminster		Site ref: FPH/10		Easting 382708		Site area (hectares): 8.86	
				Northing 274880			
Site address: Former British Sugar Site, Stourport Road, Kidderminster Ward: Foley Park and Hoo Brook						Within built area <input checked="" type="checkbox"/>	
						Adjoining built area <input type="checkbox"/>	
						Other (See site description) <input type="checkbox"/>	
Current or previous use: Former sugar processing plant – closed early 2002						Greenfield (undeveloped) <input type="checkbox"/>	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Largely cleared industrial site adjacent Severn Valley Railway and River Stour / Staffordshire and Worcestershire Canal.							
Ownership: St. Francis Group		Private		<input checked="" type="checkbox"/>		Public	
						Unknown	
Topography: Multiple levels – geological features within site		Flat		<input checked="" type="checkbox"/>		Gently Sloping	
						Steeply Sloping	
						<input checked="" type="checkbox"/>	
Planning History: Allocated for mix of residential and employment uses. District leisure centre recently built on western part. New Hoobrook Link Road bisects site. 18/0446/full approved 2019 – 58 dwellings. 19/3020/PNLDO approved for new access road and self-storage unit							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Within built area. Good access to local facilities: shops within 10 min walk			
Housing needs of all		?		8.86ha			
Need to travel, sustainable travel modes		+		Good vehicular access: will be enhanced by the Hoo Brook Link Road. Good public transport access. Nearby bus stop nearby on high frequency route.			
Soil & land		+?		Brownfield site. Contamination likely. Former British Sugar site, closed 2002. Most of site is in Health and Safety Executive area.			
Water resources and quality, flood risk		0		No flooding issues. Part of site in Aquifer protection zone.			
Landscape and townscape		0		Largely cleared industrial site.			
Biodiversity and geodiversity		+/-		Blanket TPO 307 covers site. Some areas of scrub and woodland on site together with some Green Infrastructure works implementd during phase 1 – there is a large detention pond constructed on site. Adjacent to Staffordshire and Worcestershire Canal local wildlife site: opportunity to enhance this. 160m from Wilden Marsh and Meadows SSSI (unfavourable recovering condition).			
Economy & employment		?					
Historic environment		-		The site is on raised land to the west of the canal and development on it may thus affect views towards and out of the Conservation Area (high significance) and thus its significance in the wider landscape. There is good inter-visibility between the site and the Severn Valley Railway and its associated structures. Development on it may thus affect the setting of these undesignated heritage assets, and thus their significance in the wider landscape.			
Green Belt		0		Not in Green Belt			
Community & settlement identities		+		Within built area.			
Other: Planning constraints IPC. British Waterways consultation zone EIA and major development and minor and household scale development (20110729)							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		<input checked="" type="checkbox"/>	
						Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)			
						Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension			
						Other	
PROPOSED USE:		Housing	<input checked="" type="checkbox"/>	Retail		Employment	
						Leisure	
						Gypsy/ Travelling Showpeople	
						Other	
WFDC OFFICER VIEWS:							
Character / visual impact: No adverse effect. Opportunity to enhance Staffordshire and Worcestershire Canal corridor							

Vehicular access Enhanced by the provision of the Hoo Brook Link Road	Good	✓	Reasonable		Poor	
Access to local facilities supermarket within 5 minutes walk.	Good	✓	Reasonable		Poor	
Public transport accessibility Bus service runs through site	Good	✓	Reasonable		Poor	

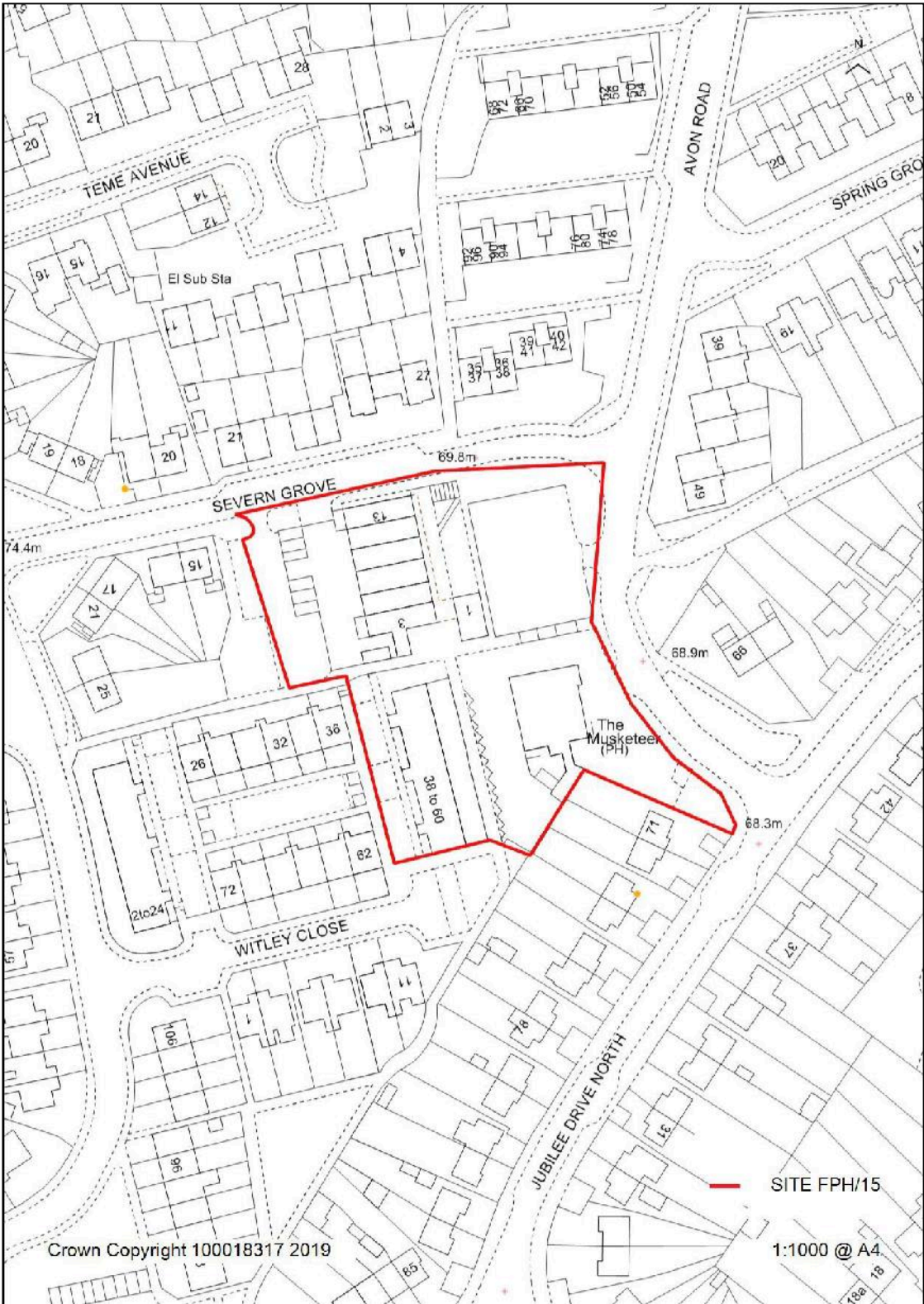
LOCATION PLAN



FPH-15 RIFLE RANGE SHOPS AND MUSKETEER PH

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

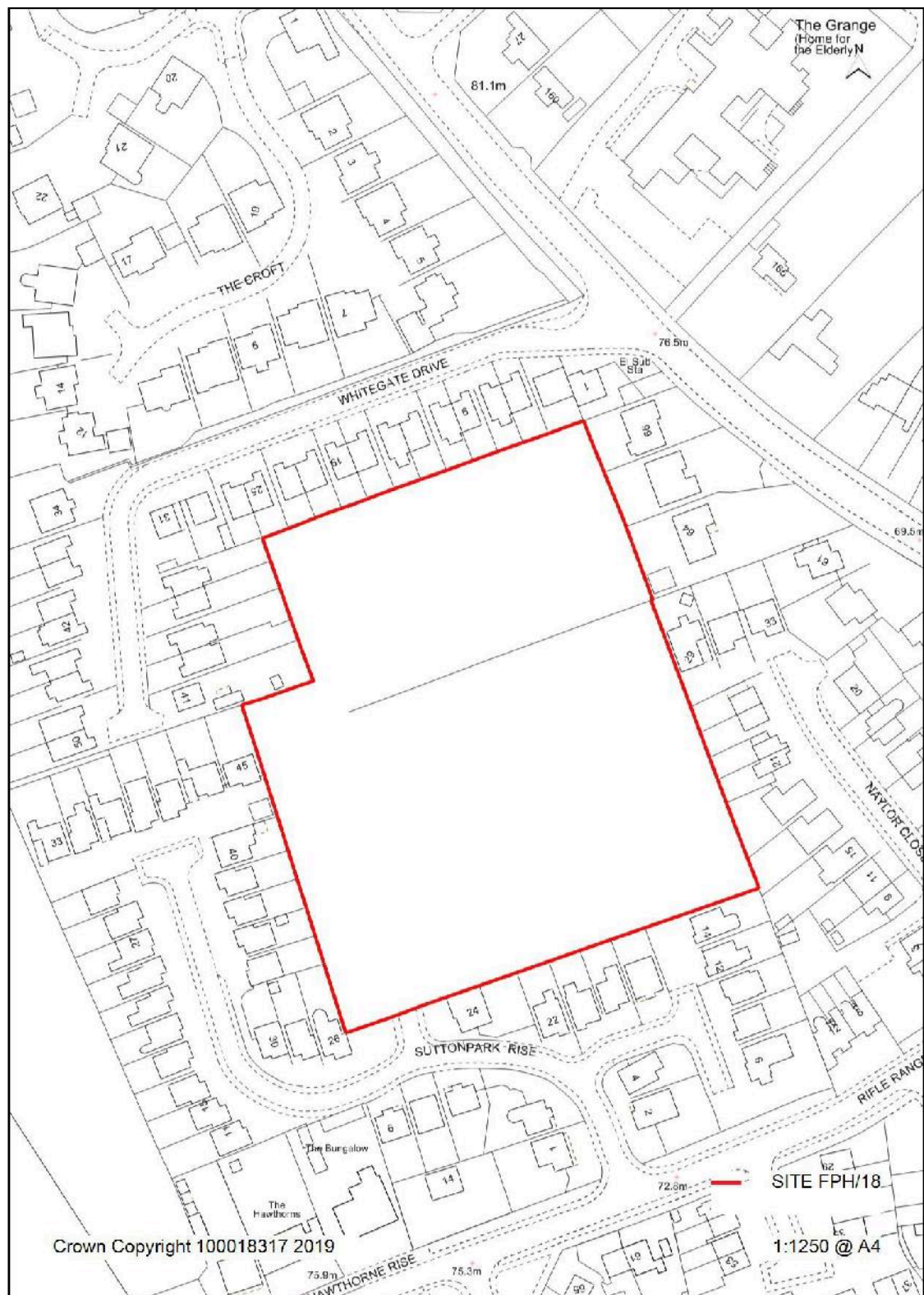
LOCATION PLAN



FPH-18 NAYLORS FIELD, SUTTON PARK RISE

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

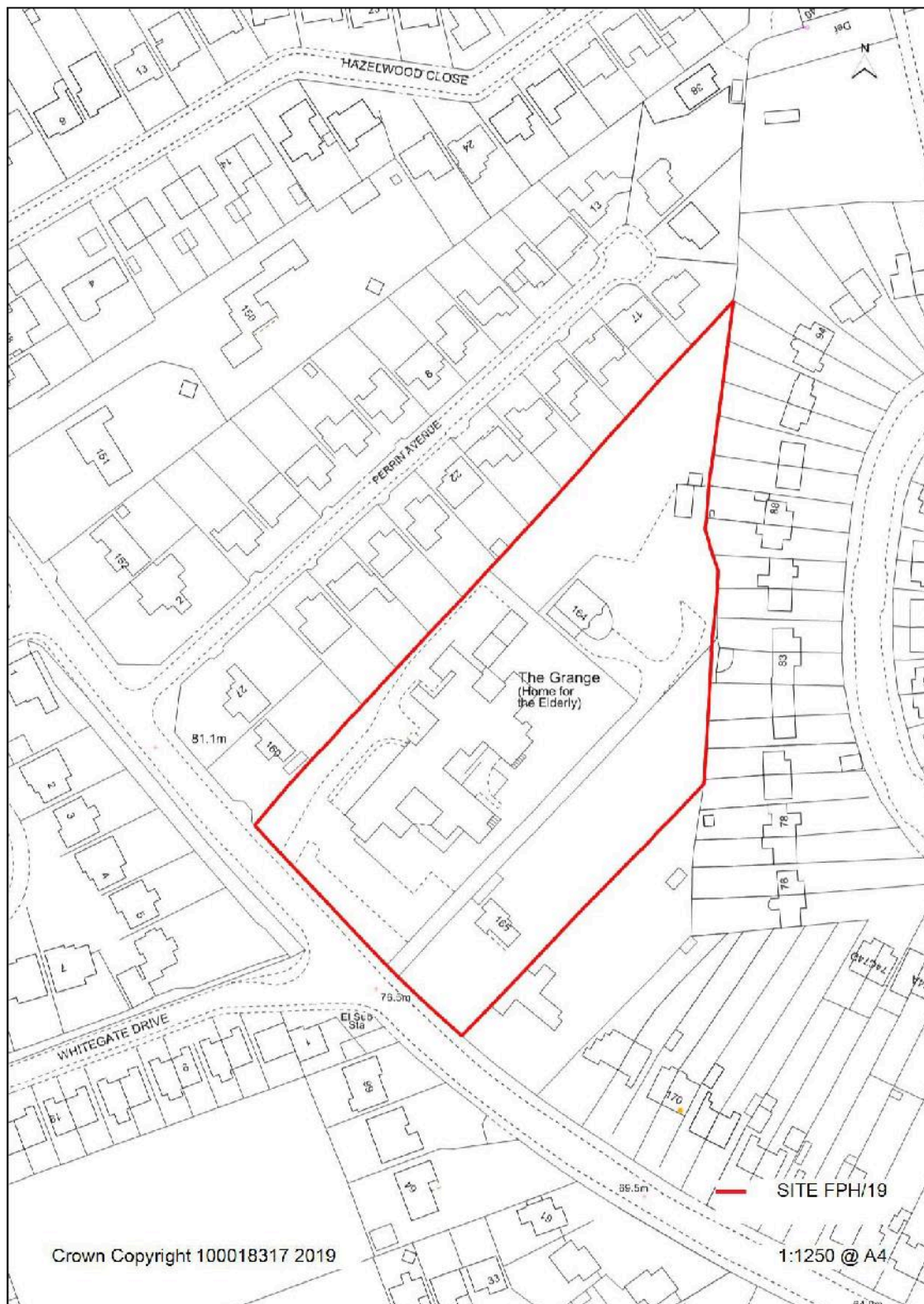
LOCATION PLAN



FPH-19 165 SUTTON PARK ROAD

Nearest settlement: Kidderminster		Site ref: FPH/19		Easting 381656		Site area (hectares): 1.28	
				Northing 275498			
Site address: 165 Sutton Park Road, Kidderminster Ward: Foley Park and Hoobrook						Within built area ✓	
						Adjoining built area	
						Other (See site description)	
Current or previous use: Residential dwelling and garden						Greenfield (undeveloped) ✓	
						Brownfield (prev. developed) ✓	
Site description: Residential dwelling and large garden							
Ownership:		Private ✓		Public		Unknown	
Topography:		Flat		Gently Sloping ✓		Steeply Sloping	
Planning History: 10/0646/FULL - Erection of 2No. 5 bed houses and 6No. 4 bed houses with associated car parking/garages, new access and estate road/private drive (demolition of existing dwelling) Withdrawn							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Within built area. Good access to local facilities			
Housing needs of all		+		0.29ha			
Need to travel, sustainable travel modes		+		Poor vehicular access. Good public transport access.			
Soil & land		0		Greenfield and brownfield site: residential dwelling and large garden. Contamination unlikely.			
Water resources and quality, flood risk		-		No flooding issues. Groundwater vulnerability			
Landscape and townscape		-		Possible detrimental impact on the character of the area			
Biodiversity and geodiversity		-		TPO covers approx. 10 trees on site. Potential loss of trees and biodiversity. 280m to Devil's Spittleful SSSI.			
Economy & employment		0					
Historic environment		0		No known heritage assets			
Green Belt		0		Not in Green Belt			
Community & settlement identities		+/-		Within built area. Harmful effect on neighbouring amenity.			
Other:							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		✓ Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:		Housing	✓	Retail		Employment	
						Leisure	
						Gypsy/ Travelling Showpeople	
						Other	
WFDC OFFICER VIEWS:							
Character / visual impact: Detrimental impact on character of the area.							
Vehicular access		Good		Reasonable		Poor ✓	
		Current access has poor visibility					
Access to local facilities		Good ✓		Reasonable		Poor	
Public transport accessibility		Good ✓		Reasonable		Poor	
		High frequency bus route					

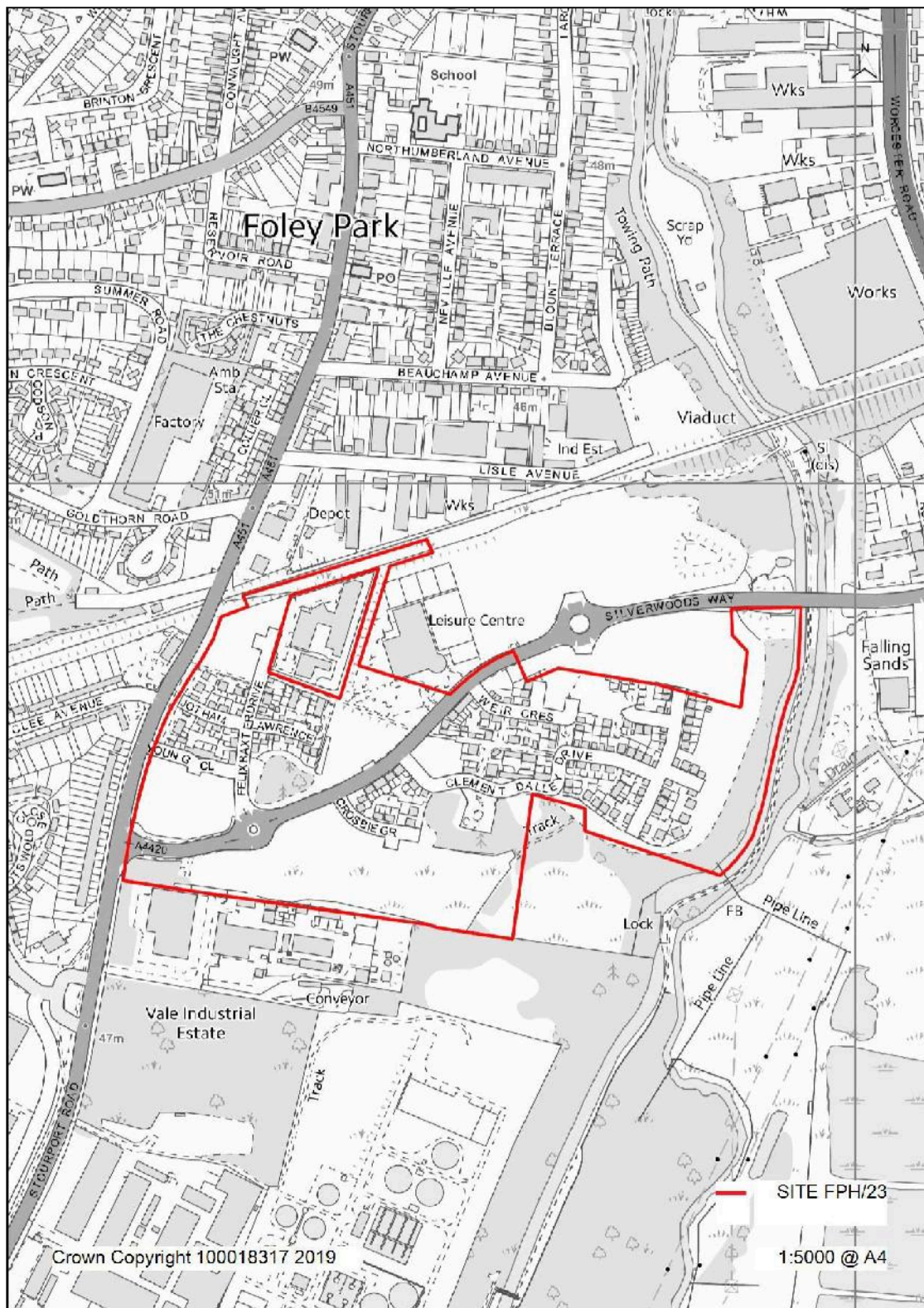
LOCATION PLAN



FPH-23 BRITISH SUGAR

Nearest settlement: Kidderminster	Site ref: FPH/23	Easting	381358	Site area (hectares): 2.31				
		Northing	271029					
Site address: phase 1, Silverwoods Way Ward: Foley Park & Hoobrook				Within built area		✓		
				Adjoining built area				
				Other (See site description)				
Current or previous use: former sugar processing plant – now being redeveloped				Greenfield (undeveloped)				
				Brownfield (prev. developed)		✓		
Site description: undeveloped parcels - one adjacent Ashland chemical site and other adjacent Severn Valley Bridge on Stourport Road								
Ownership:		Private	✓	Public		Unknown		
Topography:	Flat	✓	Gently Sloping		Steeply Sloping			
Planning History: site is zoned for mixed uses as part of wider British Sugar allocation. Outline approval 12/0146/EIA – various approvals now implemented. Additional extra care apartments – 19/0127/full. LDO application expected shortly for other parcel								
SUSTAINABILITY APPRAISAL INFO	+/-	Notes						
Local services and facilities	+	Within built area. Good access to local facilities: adjacent to Crossley Retail Park and edge of town centre.						
Housing needs of all	0	2.31ha						
Need to travel, sustainable travel modes	+	Good vehicular access: fronts onto new link road connecting Stourport and Worcester Roads. Good public transport access: bus stop on A451 on high frequency route.						
Soil & land	+?	Brownfield. Adjacent chemical works. Contamination likely: previously part of British Sugar factory site.						
Water resources and quality, flood risk	?	Small part of site in N liable to surface water flooding, though not flagged up in water cycle study						
Landscape and townscape	0							
Biodiversity and geodiversity	-	Blanket TPO affects wider site. 325m to Wilden Marsh and Meadows SSSI (unfavourable recovering condition). Southern boundary is sensitive, forming part of the wider woodland/scrub and grassland GI network.						
Economy & employment	+							
Historic environment	0	No known heritage assets						
Green Belt	0	Not in Green Belt						
Community & settlement identities	+	Within built area.						
Adjacent chemical works – health and safety executive consultation zone.								
REASON FOR INCLUSION:								
Call for Sites submission			Allocated without planning permission				Sites with planning permission	✓
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension				Other	
PROPOSED USE:	Housing	✓	Retail		Employment	✓	Leisure	
							Gypsy/ Travelling Showpeople	
							Other	
WFDC OFFICER VIEWS:								
Character / visual impact: vacant parcels on Silverwoods site. Adjacent uses on site include supermarket and residential.								
Vehicular access		Good	✓	Reasonable		Poor		
		Fronts onto new link road connecting Stourport and Worcester Roads						
Access to local facilities		Good	✓	Reasonable		Poor		
		Facilities on Silverwoods						
Public transport accessibility		Good	✓	Reasonable		Poor		
		Bus stop on A451 on high frequency route.						

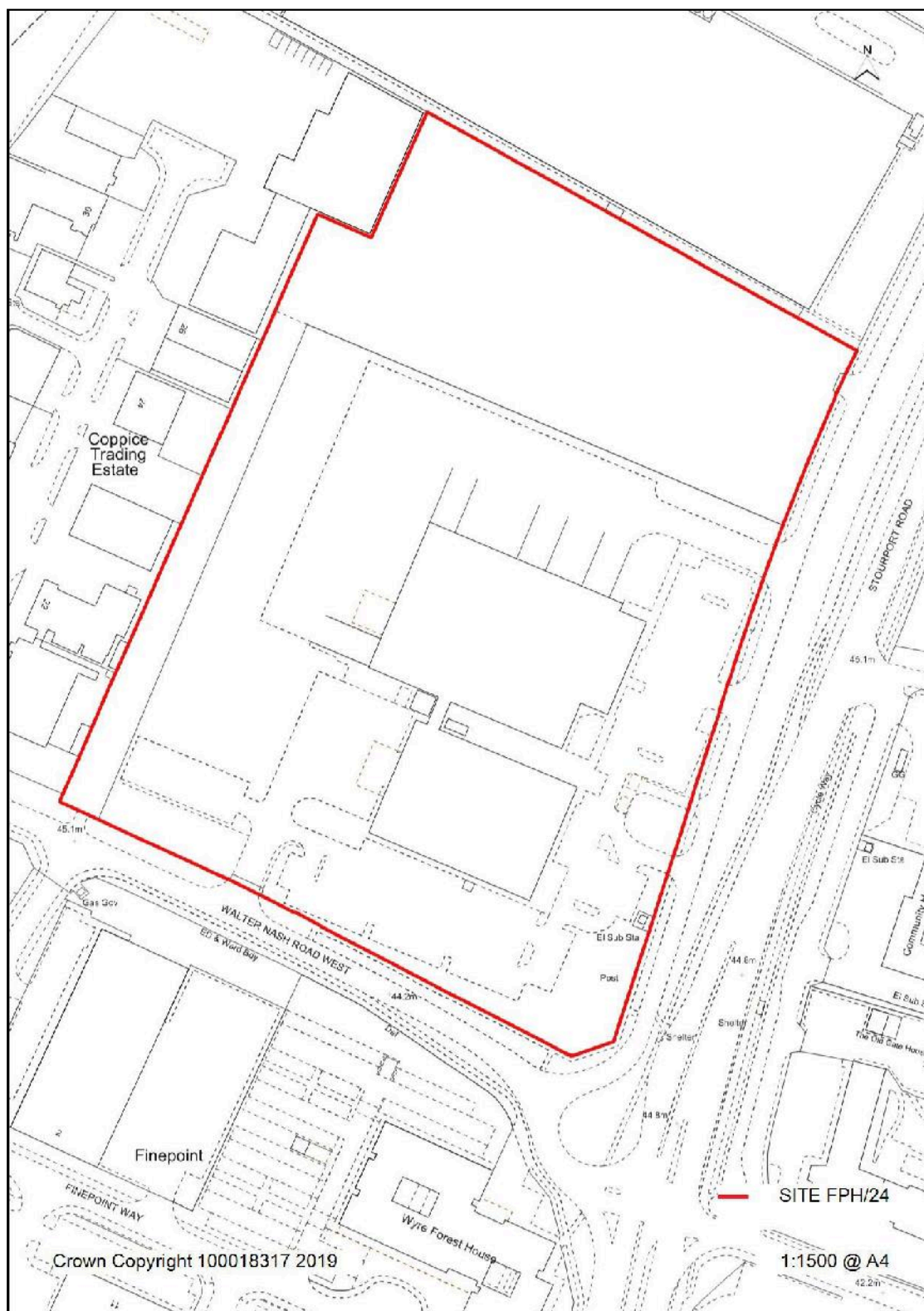
LOCATION PLAN



FPH-24 FORMER ROMWIRE SITE

Nearest settlement: Kidderminster	Site ref: FPH/24	Easting	381740	Site area (hectares): 4.99				
		Northing	273808					
Site address: Former Romwire Site, Stourport Road Ward: Foley Park & Hoobrook				Within built area		✓		
				Adjoining built area				
				Other (See site description)				
Current or previous use: recently developed site for				Greenfield (undeveloped)				
				Brownfield (prev. developed)		✓		
Site description: redeveloped site with warehouse and manufacturing buildings for Specsavers. Vacant plot has approval for new emergency services Hub. Within Stourport Road Employment Corridor								
Ownership:		Private	✓	Public		Unknown		
Topography:	Flat	✓	Gently Sloping		Steeply Sloping			
Planning History: Various. 15/0277/PNLDO and 15/0278/PNLDO built out. 18/0034/full approved July 2018								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		0	Within built area. Reasonable access to local facilities: local facilities within reasonable walk.					
Housing needs of all		0	4.99ha					
Need to travel, sustainable travel modes		+	Good vehicular access: fronts onto service road accessed from A451. Good public transport access: frequent bus service available nearby.					
Soil & land		+	Brownfield. Contamination likely: previously a National Standard works					
Water resources and quality, flood risk		--	Site suffers from surface water flooding at various locations; identified in water cycle study as at significant risk of pluvial flooding, also concerns about wastewater treatment infrastructure.					
Landscape and townscape		0	Potential for maintenance and enhancement of existing boundary GI features to soften the visual impact of development.					
Biodiversity and geodiversity		-	TPO trees along frontage near junction with Walter Nash Road. Vicarage Farm Heath local nature reserve nearby. 430m from Wilden Marsh and Meadows SSSI (unfavourable recovering condition).					
Economy & employment		+						
Historic environment		0	Site of Oldington medieval settlement nearby but impact of development likely to be insignificant due to distance.					
Green Belt		0	Not in Green Belt					
Community & settlement identities		+	Within built area.					
Other:								
REASON FOR INCLUSION:								
Call for Sites submission			Allocated without planning permission			Sites with planning permission		✓
Local Authority owned 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 improved streetscene and reused a derelict site.								
Vehicular access		Good	✓	Reasonable		Poor		
		Fronts onto service road accessed from A451						
Access to local facilities		Good		Reasonable	✓	Poor		
		Local facilities within reasonable walk						
Public transport accessibility		Good	✓	Reasonable		Poor		
		Frequent bus service available nearby						

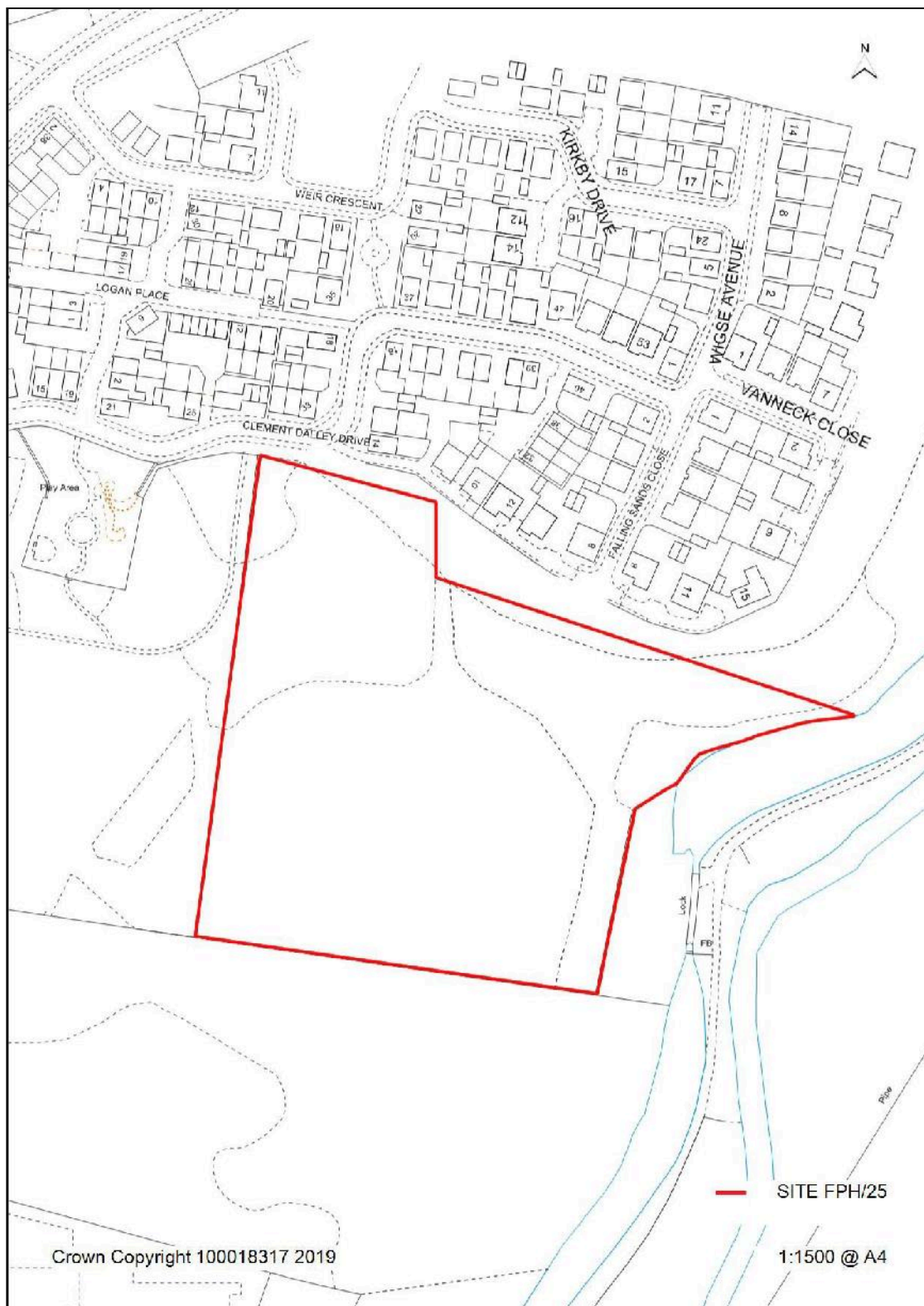
LOCATION PLAN



FPH-25 REAR OF VALE INDUSTRIAL ESTATE

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

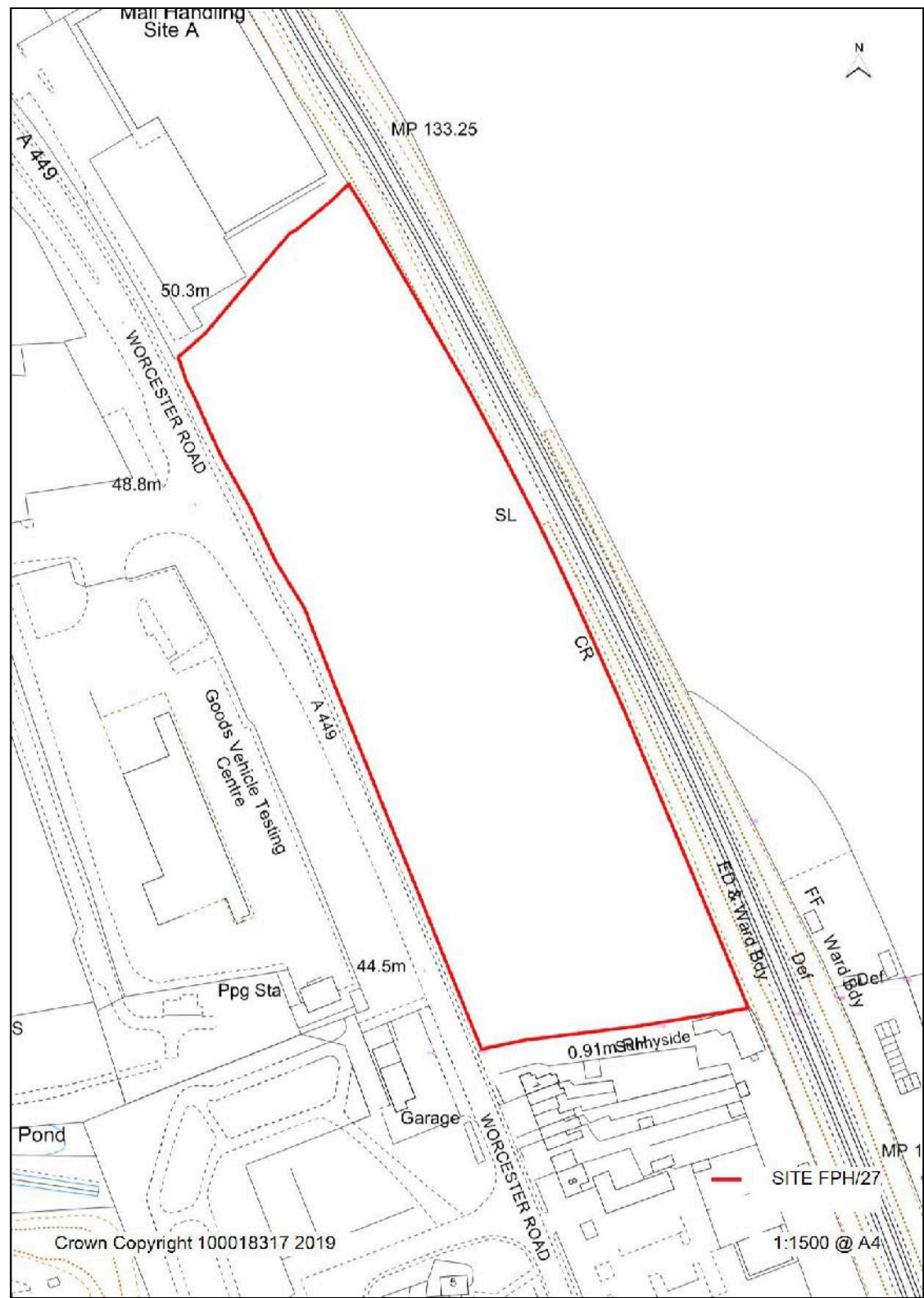
LOCATION PLAN



FPH-27 LAND ADJ EASTER PARK

Nearest settlement: Kidderminster	Site ref: FPH/27	Easting	384055	Site area (hectares): 2.53	
		Northing	273815		
Site address: Land adjacent Easter Park, Worcester Road Ward: Foley Park & Hoobrook				Within built area <input checked="" type="checkbox"/>	
				Adjoining built area	
				Other (See site description)	
Current or previous use: Farmland				Greenfield (undeveloped) <input checked="" type="checkbox"/>	
				Brownfield (prev. developed)	
Site description: farmland adjacent Easter Park employment site bounded by railway and A449					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping		Steeply Sloping
Planning History: None of relevance					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		0	Within built area. Reasonable access to local facilities: some facilities available within walking distance.		
Housing needs of all		0	2.53ha		
Need to travel, sustainable travel modes		+	Good vehicular access through existing development from A449. Good public transport access: buses accessible in town centre.		
Soil & land		-	Greenfield, currently farmland. Contamination unlikely		
Water resources and quality, flood risk		?	Far SW corner of site suffers from surface water flooding, 2% in 1 in 1000 years		
Landscape and townscape		0	Site is surrounded by development, so development at this site would have limited impact but employment development in a residential area would need to be buffered.		
Biodiversity and geodiversity		0			
Economy & employment		+			
Historic environment		0	Adjacent Oxford Worcester and Wolverhampton Railway. Impact unlikely to be significant.		
Green Belt		-	In Green Belt		
Community & settlement identities		+	Within built area.		
Other:					
REASON FOR INCLUSION:					
Call for Sites submission			Allocated without planning permission		Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension		Other <input checked="" type="checkbox"/>
PROPOSED USE:	Housing	Retail	Employment	<input checked="" type="checkbox"/> Leisure	Gypsy/ Travelling Showpeople
Other					
WFDC OFFICER VIEWS:					
Character / visual impact: Site is surrounded by development so extension of development onto this parcel would have limited impact					
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
		Access available through existing development from A449			
Access to local facilities		Good		Reasonable	<input checked="" type="checkbox"/> Poor
		Some facilities available within walking distance			
Public transport accessibility		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
		Hourly bus service			

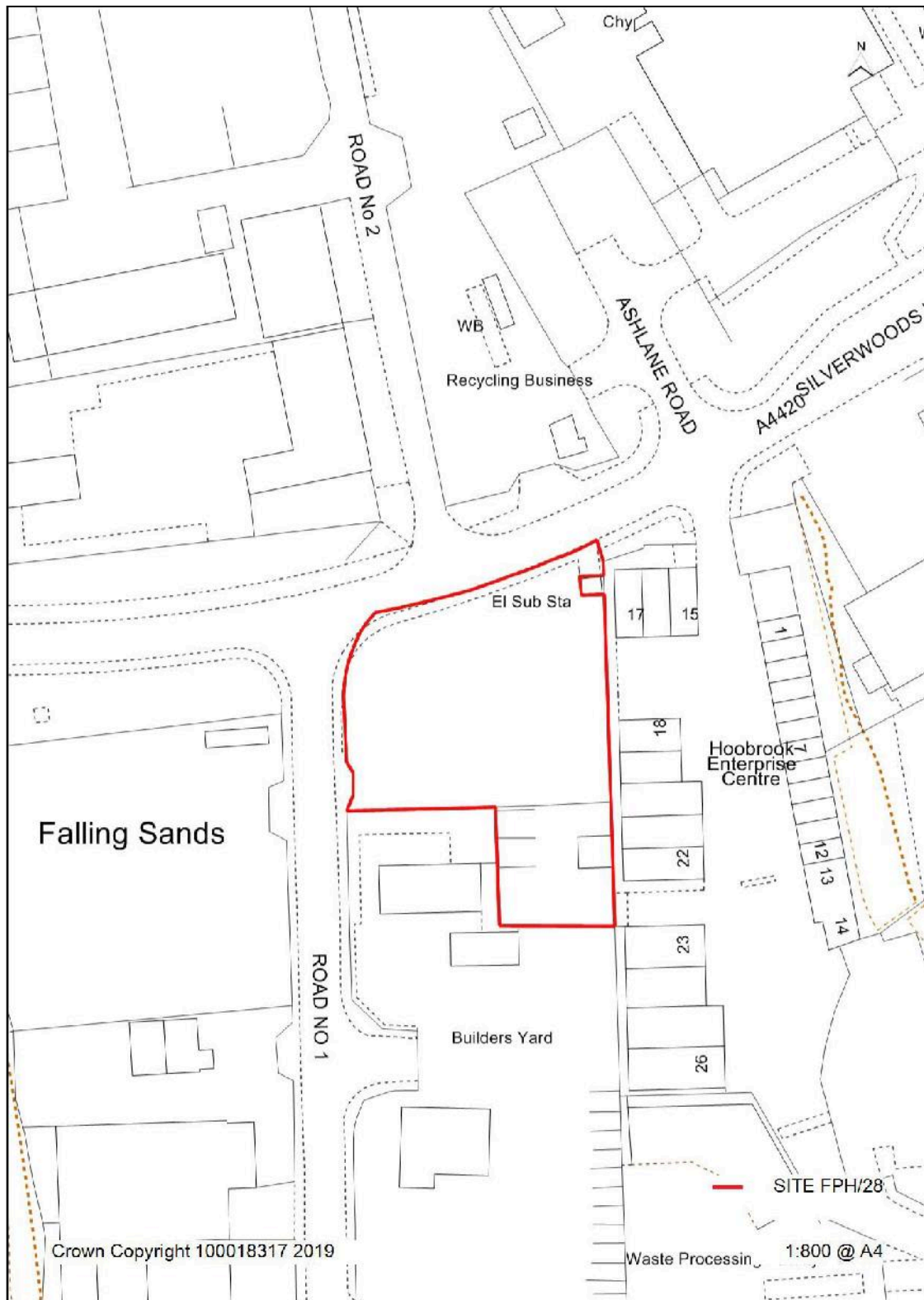
LOCATION PLAN



FPH-28 LAND AT HOOBROOK

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

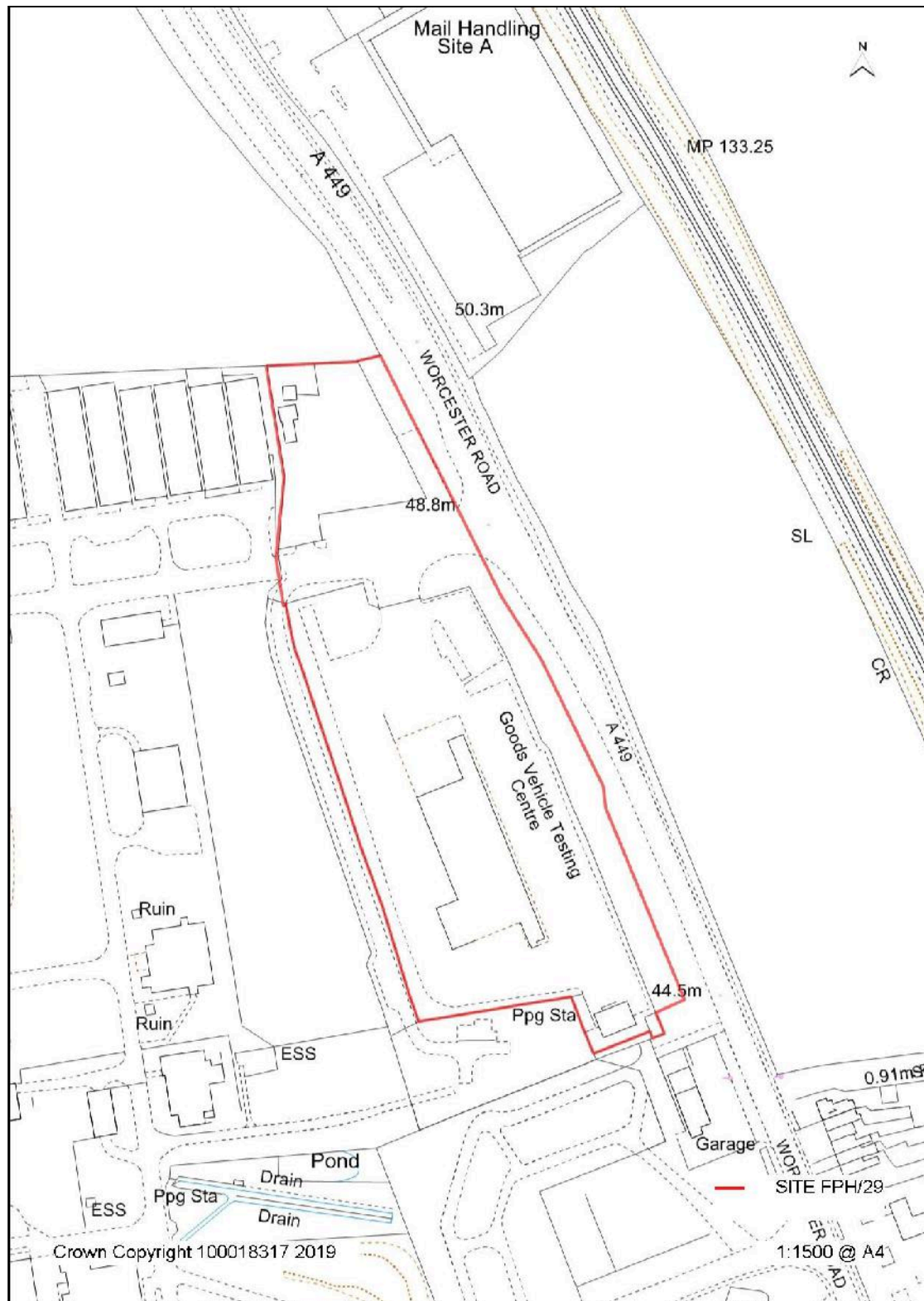
LOCATION PLAN



FPH-29 VOSA

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

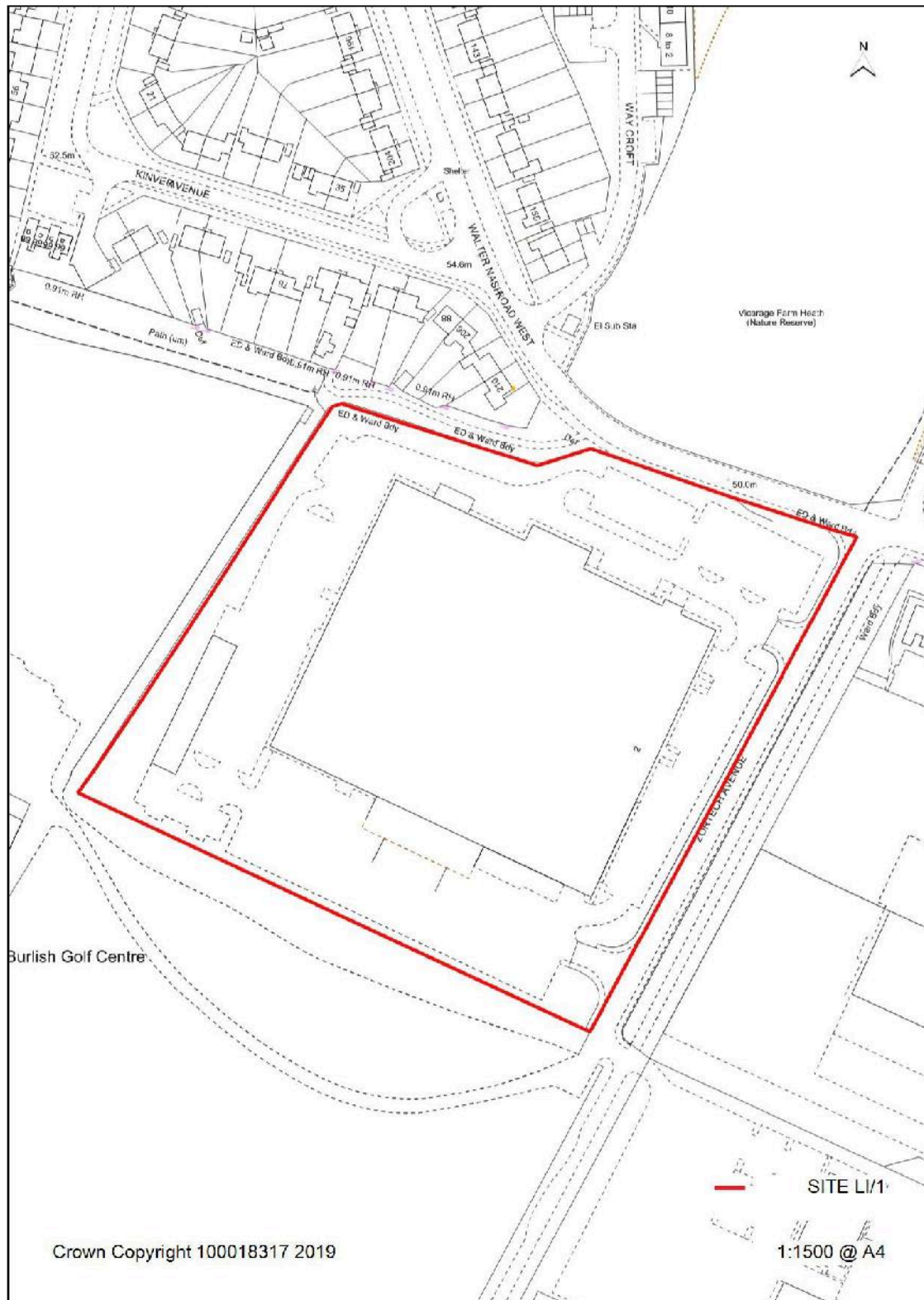
LOCATION PLAN



LI-1 ZORTECH AVENUE

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

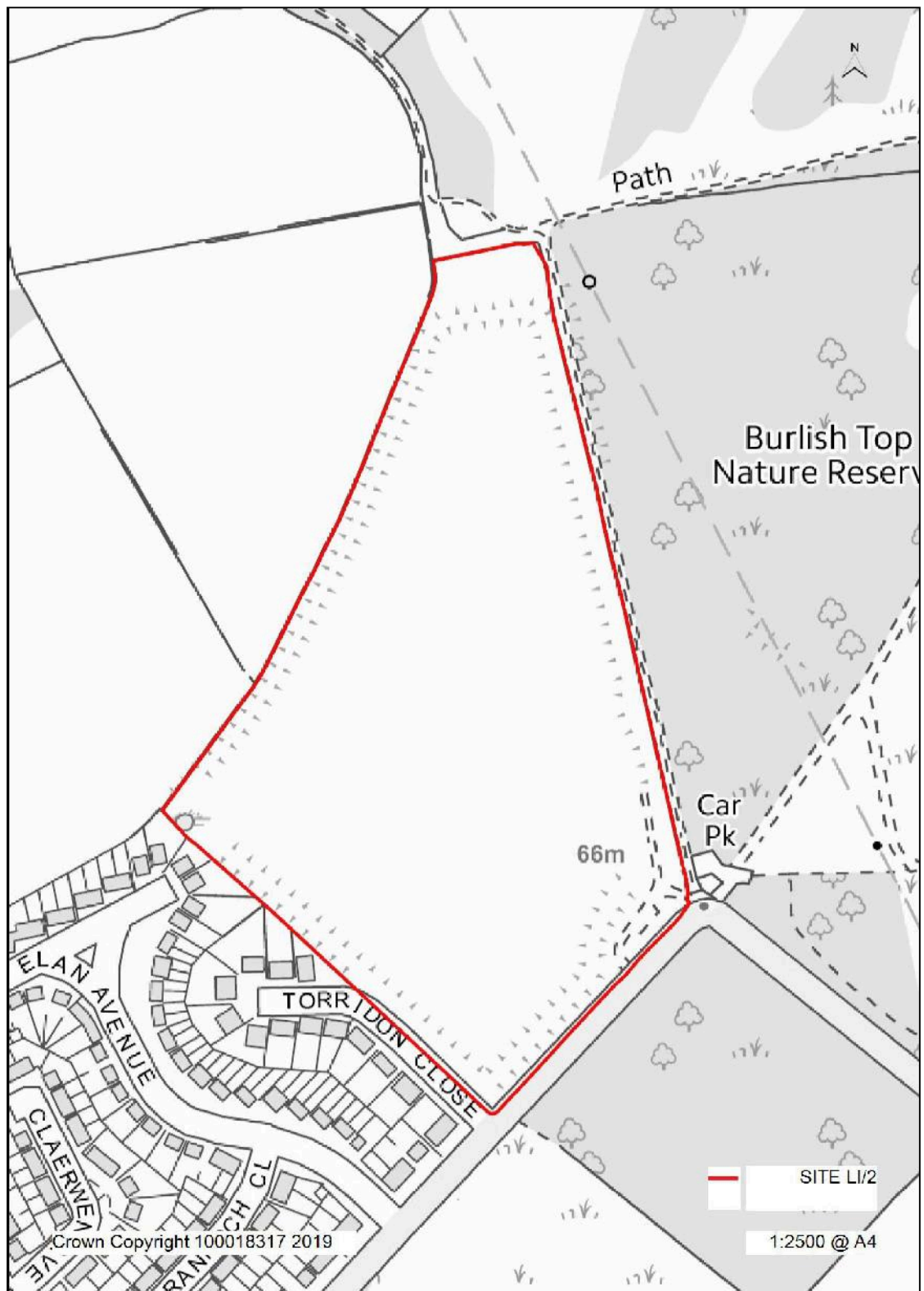
LOCATION PLAN



LI-2 WYRE FOREST GOLF COURSE

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

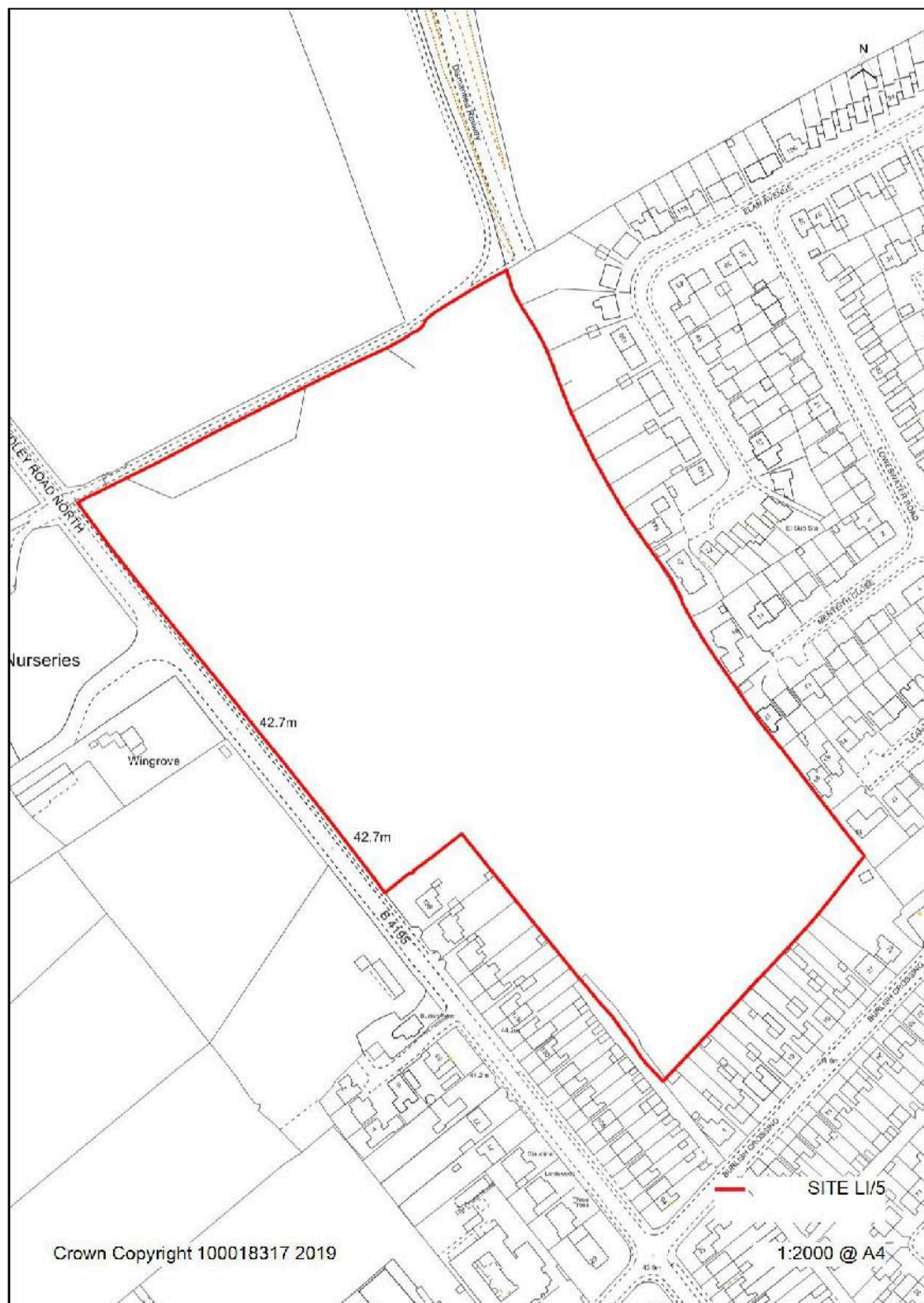
LOCATION PLAN



LI-5 LAND AT BURLISH CROSSING

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

LOCATION PLAN



LI-6 BOURNEWOOD NURSERIES

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

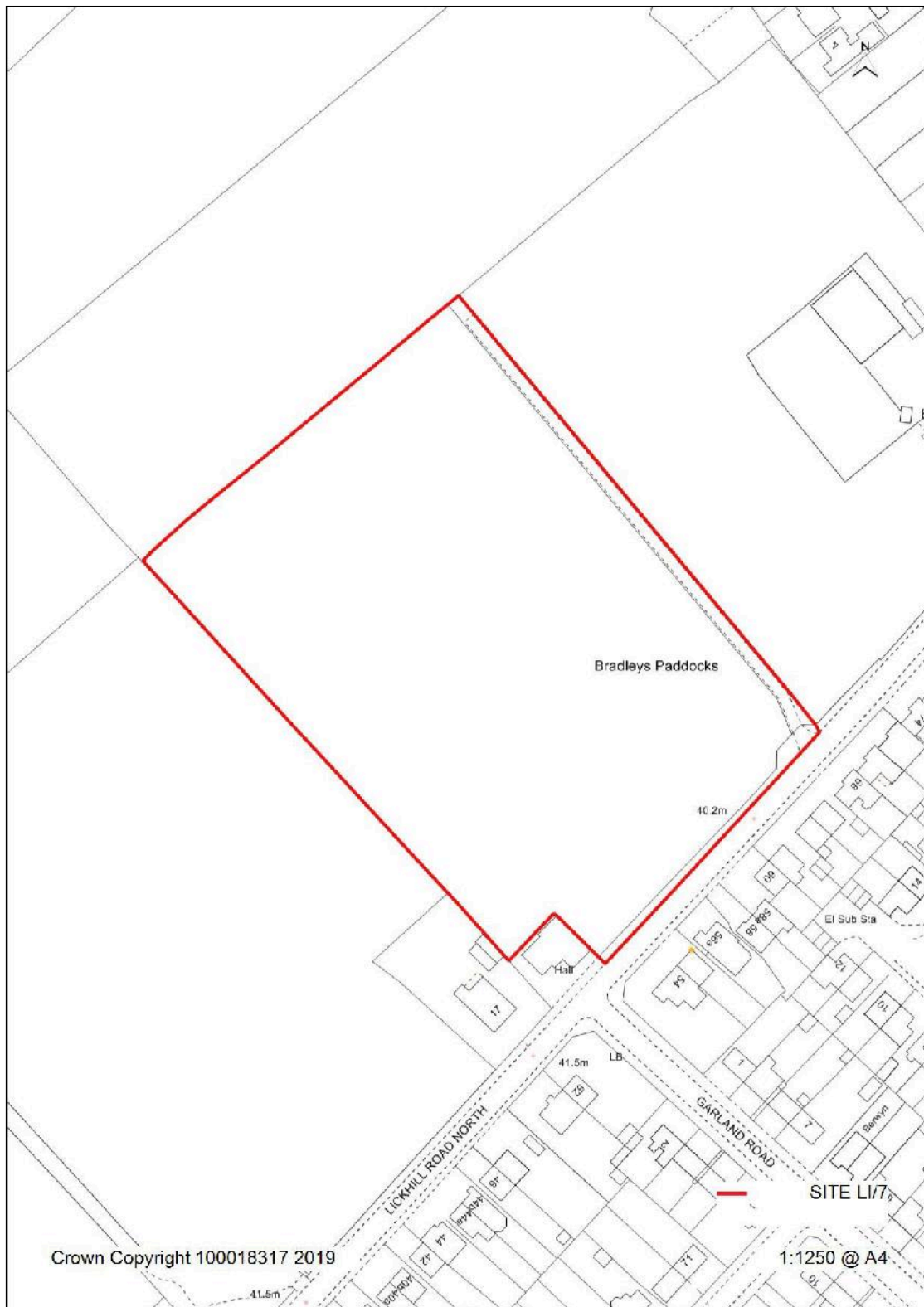
LOCATION PLAN



LI-7 BRADLEYS PADDOCKS

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

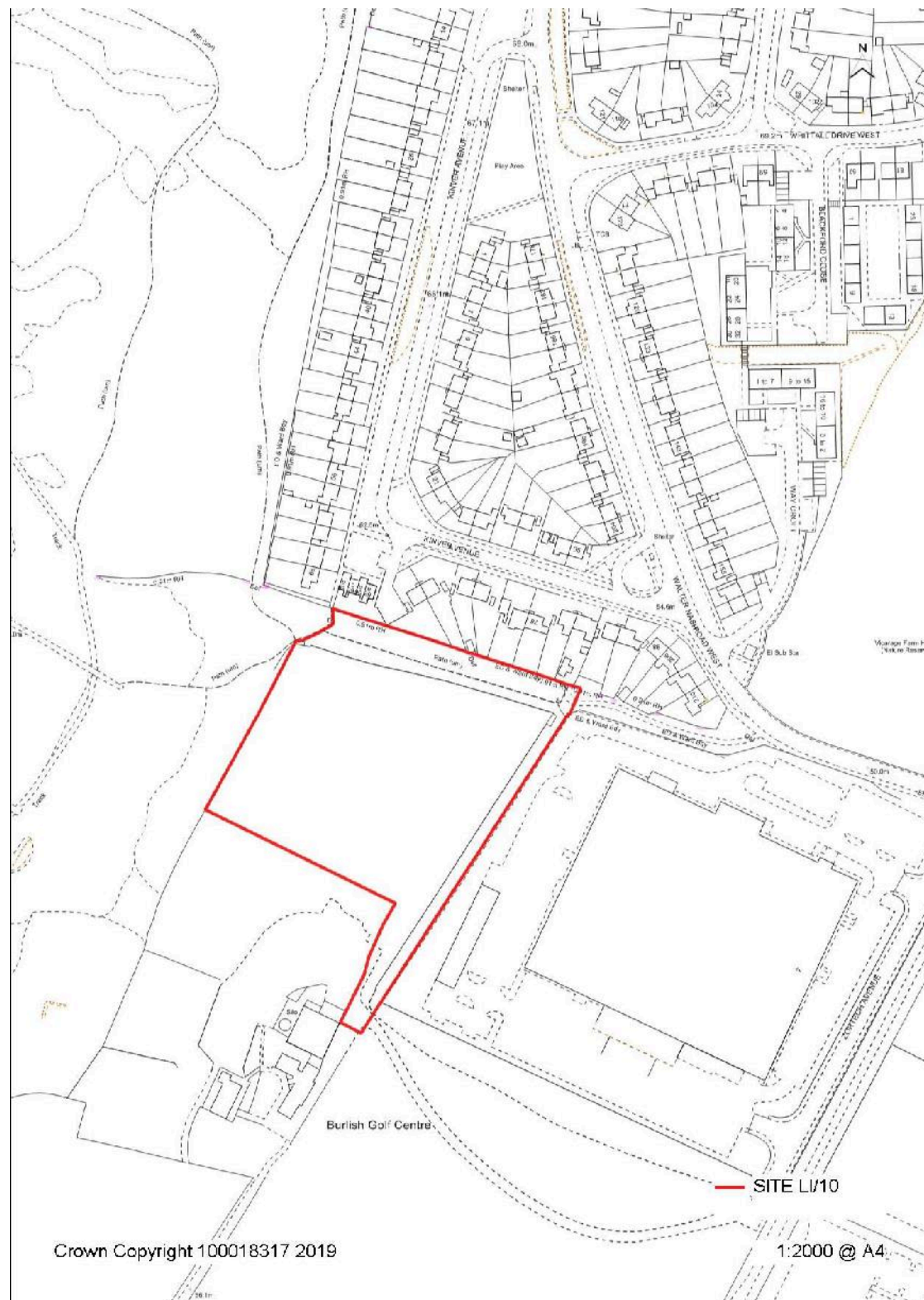
LOCATION PLAN



LI-10 LAND R/O ZORTECH AVENUE

Nearest settlement: Kidderminster	Site ref: LI/10	Easting 381173	Northing 273780	Site area (hectares): 1.48				
Site address: Land r/o Zortech Avenue Ward: Lickhill				Within built area				
				Adjoining built area <input checked="" type="checkbox"/>				
				Other (See site description)				
Current or previous use: area of wasteland – large amounts of spoil tipped over wide area including reinforced concrete				Greenfield (undeveloped) <input checked="" type="checkbox"/>				
				Brownfield (prev. developed)				
Site description: area of wasteland adjoining former golf club house with residential uses to north, nature reserve to west and vacant factory site (Ceramaspeed) to east, accessed off long drive								
Ownership:		Private	Public	<input checked="" type="checkbox"/>	Unknown			
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping	<input type="checkbox"/>	Steeply Sloping	<input type="checkbox"/>	
Planning History: None of relevance								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		0	Adjoining built area. Reasonable access to local facilities.					
Housing needs of all		0	1.48ha					
Need to travel, sustainable travel modes		+	Good vehicular access: access drive from Zortech Avenue. Good public transport access: frequent bus service runs within easy walking distance of site. Access track to local nature reserve runs along N boundary of site.					
Soil & land		-	Greenfield. Contamination unknown. Possible industrial tipping on site.					
Water resources and quality, flood risk		?	No flooding issues. Identified by the water cycle study as being of concern.					
Landscape and townscape		+	Currently wasteland with large amounts of spoil tipped over a wide area.					
Biodiversity and geodiversity		-	Adjacent to Burlish Camp local wildlife site (acid grassland) and Burlish Top local nature reserve.					
Economy & employment		+	Proposed for employment					
Historic environment		0	Birchen Coppice Farm 50m to SW of site. Site of Burlish Camp 100m to W of site. Neither likely to be affected due to distance from site.					
Green Belt		-	In Green Belt					
Community & settlement identities		0	Adjoining built area.					
Access track to local nature reserve runs along northern boundary of site. This will need to be retained								
REASON FOR INCLUSION:								
Call for Sites submission			Allocated without planning permission			Sites with planning permission		
Local Authority owned land		<input checked="" type="checkbox"/>	Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites		
Officer suggested - rural sites			Officer suggested – potential urban extension			Other		
PROPOSED USE:	Housing		Retail		Employment	<input checked="" type="checkbox"/>	Leisure	Gypsy/ Travelling Showpeople
								Other
WFDC OFFICER VIEWS:								
Character / visual impact: development has potential to improve view from adjacent nature reserve and housing by removing tipped material								
Vehicular access			Good	<input checked="" type="checkbox"/>	Reasonable		Poor	
			Access drive from Zortech Avenue					
Access to local facilities			Good		Reasonable	<input checked="" type="checkbox"/>	Poor	
			Local shop within reasonable walk					
Public transport accessibility			Good	<input checked="" type="checkbox"/>	Reasonable		Poor	
			Frequent bus service runs within easy walking distance of site					
Suitability			Site is considered to be a suitable location for travelling showpeople and their fairground equipment as it has good access to the road network					
Availability			Owned by local authority – looking to dispose of site					
Achievability			Development is achievable					
Potential Timescale for Delivery and Proposed Capacity			Within 5 years.					

LOCATION PLAN



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

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

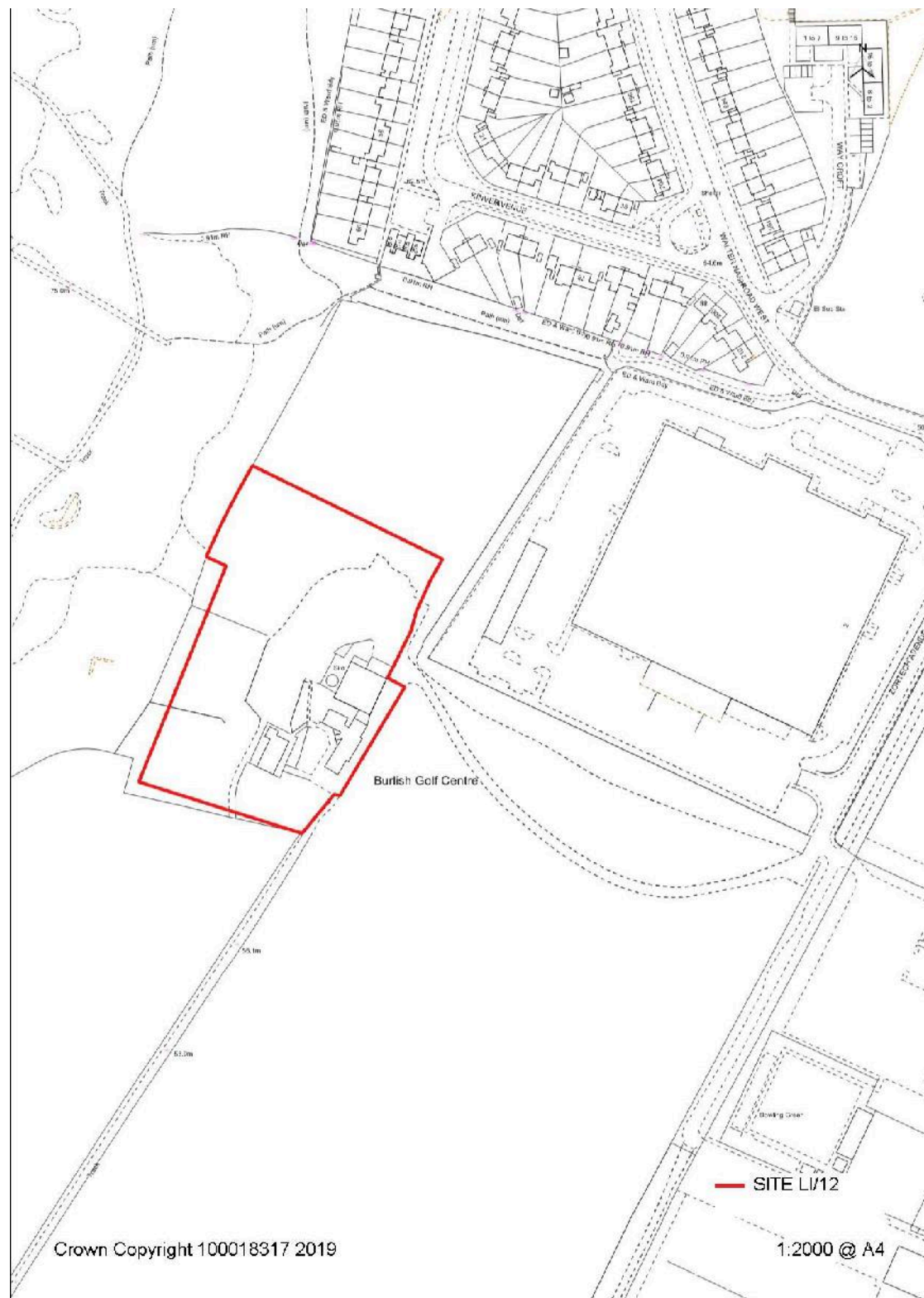
LOCATION PLAN



LI-12 FORMER BURLISH GOLF COURSE CLUBHOUSE

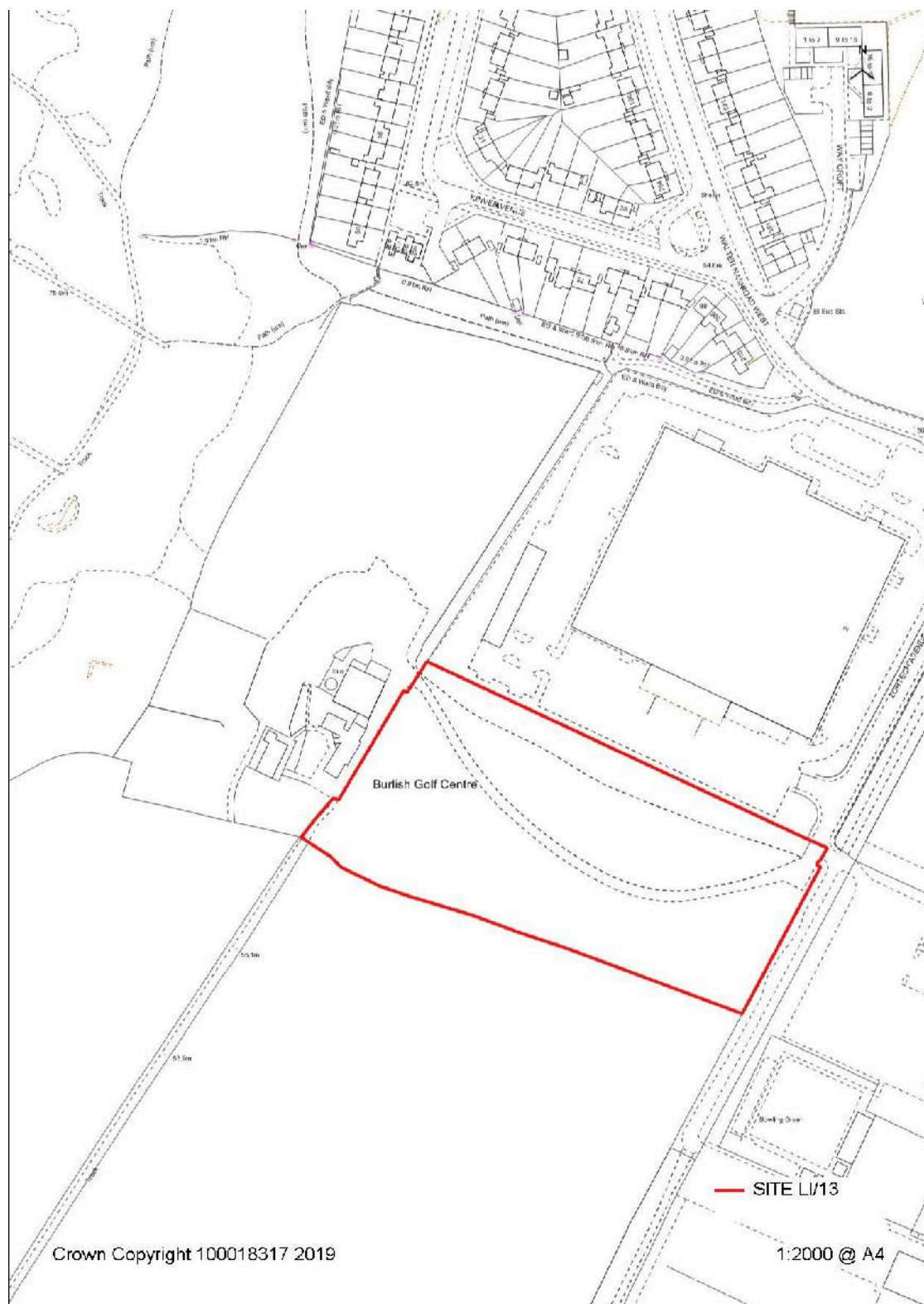
Nearest settlement: Kidderminster	Site ref: LI/12	Easting	381113	Site area (hectares): 1.35				
		Northing	273670					
Site address: Former Burlish Golf Course Clubhouse, Zortech Avenue Ward: Lickhill				Within built area				
				Adjoining built area		✓		
				Other (See site description)				
Current or previous use: Golf course clubhouse and associated buildings				Greenfield (undeveloped)				
				Brownfield (prev. developed)		✓		
Site description: Former clubhouse and associated buildings (burnt out) accessed off private drive to rear of industrial development (former Ceramaspeed) with former golf course to south and nature reserve to west								
Ownership:		Private		Public	✓	Unknown		
Topography:		Flat	✓	Gently Sloping		Steeply Sloping		
Planning History: None of relevance to proposed use								
SUSTAINABILITY APPRAISAL INFO		+/-	Notes					
Local services and facilities		+	Adjoining built area. Good access to local facilities: local shop, school and employment within walking distance.					
Housing needs of all		+	1.05ha					
Need to travel, sustainable travel modes		+	Good vehicular access: access drive from Zortech Avenue. Good public transport access: regular bus service runs near site with bus stop within 5 minute walk					
Soil & land		+	Brownfield. Contamination unlikely.					
Water resources and quality, flood risk		?	No flooding issues. Identified by the water cycle study as being of concern.					
Landscape and townscape		+	Currently site of burnt out buildings with unauthorised tipping. Redevelopment would secure site, reduce tipping, improve area					
Biodiversity and geodiversity		-	Adjacent to Burlish Top local nature reserve. 0.26ha of woodland forms western part of site					
Economy & employment		0						
Historic environment		0?	Birchen Coppice Farm on site. Site of Burlish Camp 100m to W of site. Development would impact directly on the significance of the former, but it has already been partly destroyed by fire.					
Green Belt		-	In Green Belt					
Community & settlement identities		0	Adjoining built area.					
REASON FOR INCLUSION:								
Call for Sites submission			Allocated without planning permission			Sites with planning permission		
Local Authority owned land		✓	Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites		
Officer suggested - rural sites			Officer suggested – potential urban extension			Other		
PROPOSED USE:	Housing		Retail		Employment		Leisure	
							Gypsy/ Travelling Showpeople	✓ Other
WFDC OFFICER VIEWS:								
Character / visual impact: site of burnt out buildings with unauthorised tipping. Redevelopment for travelling showpeople would secure site, minimise unauthorised tipping and improve area.								
Vehicular access		Good	✓	Reasonable		Poor		
		Existing access off Zortech Avenue						
Access to local facilities		Good	✓	Reasonable		Poor		
		Local shop, school and employment within walking distance						
Public transport accessibility		Good	✓	Reasonable		Poor		
		Regular buses run near site with bus stop within 5 minute walk						

LOCATION PLAN



LI-13 LAND OFF ZORTECH AVENUE

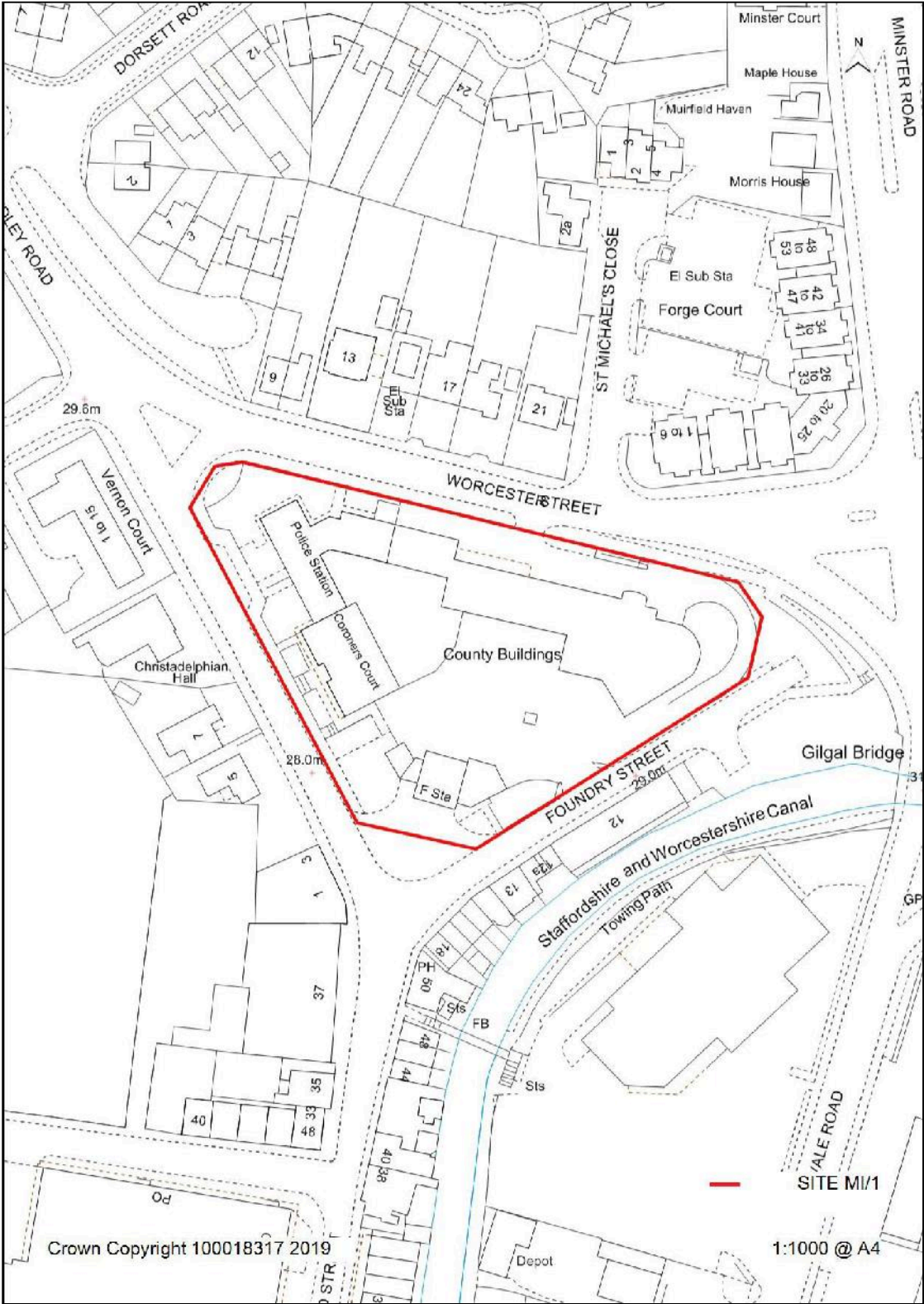
Nearest settlement: Kidderminster	Site ref: LI/13	Easting	381239	Site area (hectares): 1.96			
		Northing	273593				
Site address: Land off Zortech Avenue Ward: Lickhill				Within built area			
				Adjoining built area <input checked="" type="checkbox"/>			
				Other (See site description)			
Current or previous use: Golf course clubhouse and associated buildings				Greenfield (undeveloped)			<input checked="" type="checkbox"/>
				Brownfield (prev. developed)			<input type="checkbox"/>
Site description: Land abutting access drive to former golf course clubhouse adjacent to former Ceramaspeed factory premises							
Ownership:		Private		Public	<input checked="" type="checkbox"/>	Unknown	
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping		Steeply Sloping		
Planning History: None of relevance							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		+	Good access to local facilities and school				
Housing needs of all		0					
Need to travel, sustainable travel modes		+	Good vehicular and public transport accessibility. Regular bus service stops near end of Zortech Avenue				
Soil & land		-	Part of former Burlish Golf Course. Now subject to some fly tipping but contamination unlikely.				
Water resources and quality, flood risk		0	Not in flood or protection zones				
Landscape and townscape		-	The site is surrounded by industrial sites and the former golf course. Although development of the site would encroach on the Green Belt, it would not be inconsistent with adjacent development. Minor negative impact.				
Biodiversity and geodiversity		--	Land to south now being managed as extension to Burlish Top Local Nature Reserve				
Economy & employment		+	Proposed for employment				
Historic environment		0	No impact				
Green Belt		-	In Green Belt				
Community & settlement identities		0	Adjoins built area				
REASON FOR INCLUSION:							
Call for Sites submission			Allocated without planning permission			Sites with planning permission	
Local Authority owned land		<input checked="" type="checkbox"/>	Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing		Retail		Employment	<input checked="" type="checkbox"/> Leisure	Gypsy/ Travelling Showpeople
							Other
WFDC OFFICER VIEWS:							
Character / visual impact: : Site is surrounded by industrial sites and the former golf course. Although development would encroach onto open land, it would not be inconsistent with adjacent development.							
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable		Poor	
Access to local facilities		Good	<input checked="" type="checkbox"/>	Reasonable		Poor	
Public transport accessibility		Good	<input checked="" type="checkbox"/>	Reasonable		Poor	
Regular bus service stops near end of Zortech Avenue							



MI-1 COUNTY BUILDINGS

Nearest settlement: Stourport-on-Severn		Site ref: MI/1		Easting 381212		Site area (hectares): 0.67 Ha	
				Northing 271723			
Site address: County Buildings, Stourport Ward: Mitton						Within built area <input checked="" type="checkbox"/>	
						Adjoining built area	
						Other (See site description)	
Current or previous use: Community Uses – police station, fire station, health centre, library and coroners court						Greenfield (undeveloped)	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Prominent site at gateway to Stourport adjacent to major junction, with large scale buildings for community uses. The site is triangular in shape and the levels vary.							
Ownership: Worcestershire County Council – lease to health centre – seeking to relocate but no site identified so far.		Private		Public		✓	
						Unknown	
Topography: Level differences to address on site		Flat		Gently Sloping		Steeply Sloping	
						✓	
Planning History: Allocated for a mix of uses in the Site Allocations and Policies Local Plan							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Within built area. Good access to local facilities: town centre location			
Housing needs of all		+		0.05 ha			
Need to travel, sustainable travel modes		+/-		Good vehicular and public transport access: on main bus route to Kidderminster. The site is 30m from the Stourport-on-Severn Air Quality Consultation Area.			
Soil & land		+		Brownfield –health centre. Contamination unlikely.			
Water resources and quality, flood risk		0					
Landscape and townscape		+		Redevelopment could be an improvement on the current building types. Opportunity for gateway improvement.			
Biodiversity and geodiversity		0		Staffordshire and Worcestershire Canal is on opposite side of Foundry Street.			
Economy & employment		0					
Historic environment		-		Staffordshire and Worcestershire Canal Conservation Area is 8m WS of site, as are 6 designated heritage assets on Foundry Street. Development of the site has potential to impact on the setting of the group of designated heritage assets.			
Green Belt		0		Not in Green Belt			
Community & settlement identities		+		In built area.			
Other: Lease to health centre – seeking to relocate but no site identified so far. Adjacent busy main road and junction. Viability of redevelopment. British waterways consultation zone EIA and major scale development and minor and household scale development (20110729). Fire station also on site.							
REASON FOR INCLUSION:							
Call for Sites submission		✓		Allocated without planning permission		✓	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)			
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:		Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople
							Other
							✓
WFDC OFFICER VIEWS:							
Character / visual impact: Redevelopment could be an improvement on the current building types. Opportunity for gateway development							
Vehicular access				Good	✓	Reasonable	Poor
Access to local facilities town centre location				Good	✓	Reasonable	Poor
Public transport accessibility On main bus route to Kidderminster				Good	✓	Reasonable	Poor

LOCATION PLAN

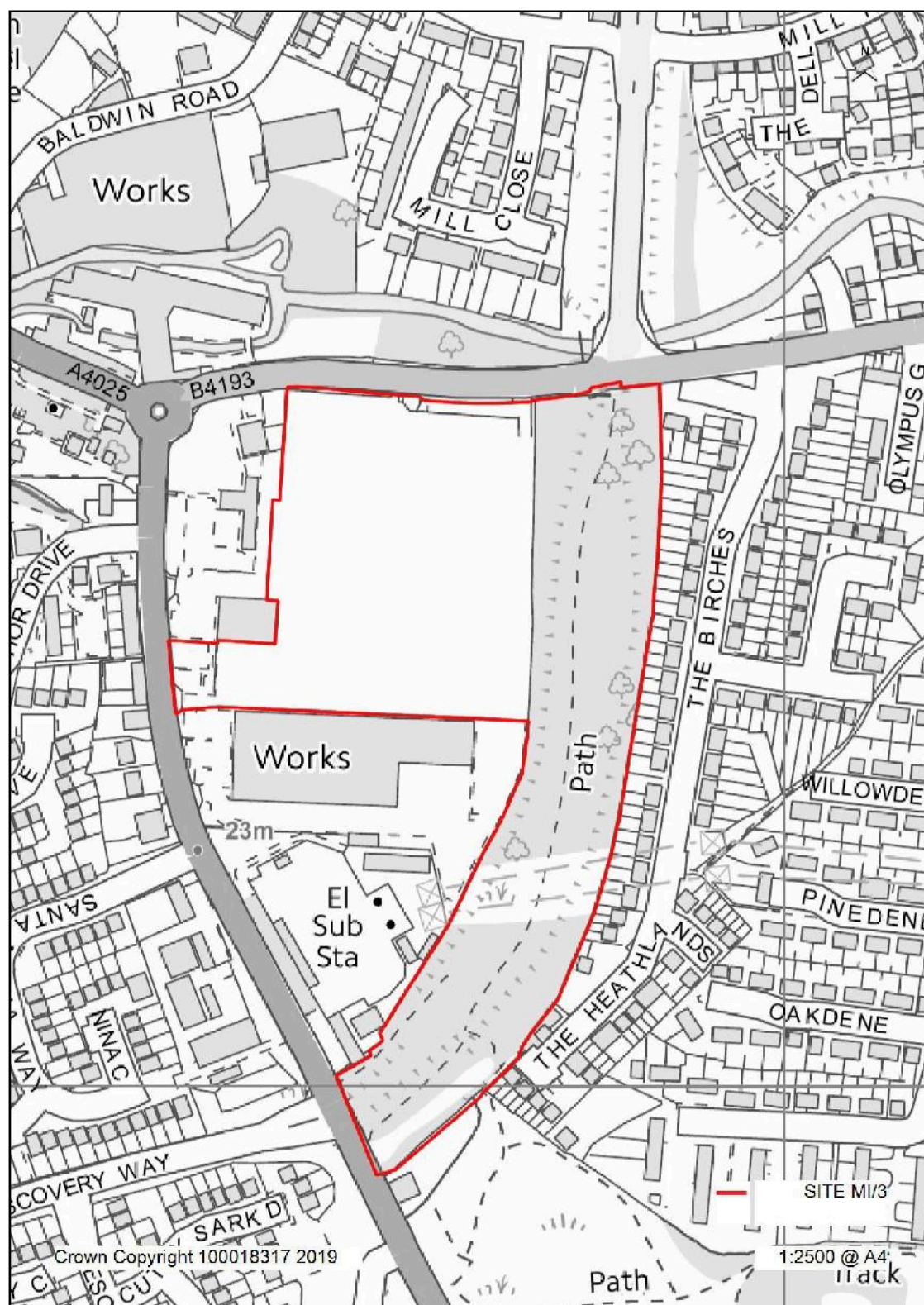


MI-3 PARSONS CHAIN

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

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

LOCATION PLAN

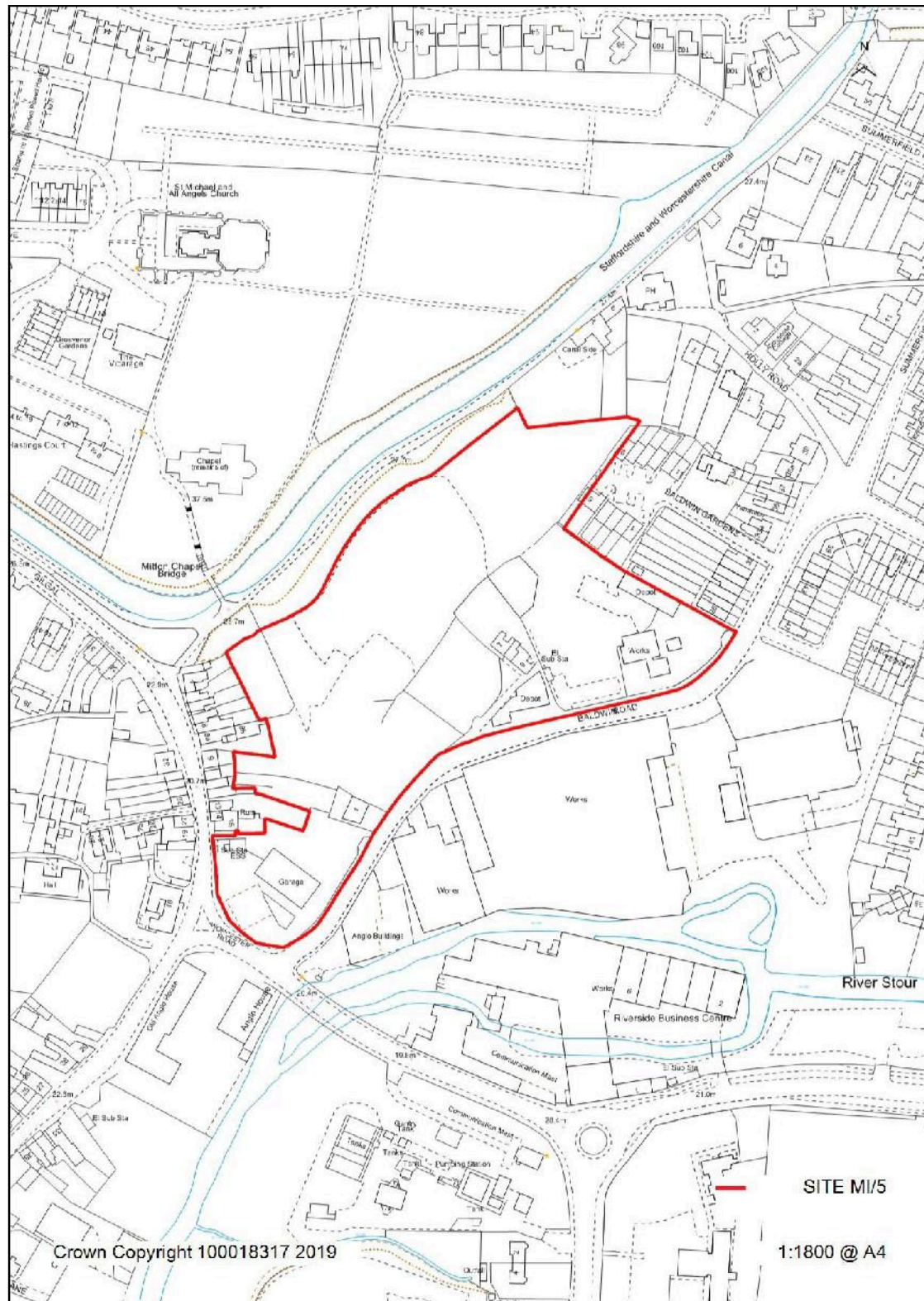


MI-5 BALDWIN ROAD

Nearest settlement: Stourport-on-Severn		Site ref: MI/5		Easting 381580		Site area (hectares): 2.06Ha	
				Northing 271584			
Site address: Baldwin Road, Stourport-on-Severn Ward: Mitton						Within built area <input checked="" type="checkbox"/>	
						Adjoining built area <input type="checkbox"/>	
						Other (See site description) <input type="checkbox"/>	
Current or previous use: Petrol filling station, workshop, residential, open space which is currently inaccessible.						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Petrol filling station, adjacent workshop, a small number of residential properties and an area of open space which currently has no access. The site fronts Gilgal/Baldwin Road.							
Ownership:		Private <input checked="" type="checkbox"/>		Public <input type="checkbox"/>		Unknown <input type="checkbox"/>	
Topography:		Flat <input type="checkbox"/>		Gently Sloping <input checked="" type="checkbox"/>		Steeply Sloping <input type="checkbox"/>	
Planning History: Allocated for a mix of uses, predominantly residential with some small scale commercial uses and a requirements for the open space to be retained and made accessible (site Allocations and Policies Local Plan, 2013). Part site Refused application - 07/1249/FULL - Demolition of existing industrial units; erection of 5No office units and 14 apartments; new access and parking areas (resubmission of 07/0524/FULL) 15/0429/FULL Construction of 9 residential dwellings with associated access and other works on part of site – pending.							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Within built area. Good access to local facilities: town centre within walking distance			
Housing needs of all		+		2.07 ha			
Need to travel, sustainable travel modes		+/-		Good vehicular and public transport access: 5 minute walk to bus stop on high frequency route. Public footpath 586 adjacent to site. The site is partly inside the Stourport-on-Severn Air Quality Consultation Area.			
Soil & land		+		Partly greenfield and partly brownfield –Petrol station workshop etc. Contamination likely. Greenfield area to be retained.			
Water resources and quality, flood risk		--		Nearly half of site is in flood zone 2. Nearly half of site is in flood zone 3.			
Landscape and townscape		+		This is a highly visible site located on a busy traffic junction. Potential to improve the streetscene. Potential to reference the historic residential (gilgal) and industrial (Baldwin Road) townscape			
Biodiversity and geodiversity		-		Half of site is under tree cover. Adjacent to Staffordshire and Worcestershire Canal corridor and dominated by scrub and woodland.			
Economy & employment		0					
Historic environment		--		Gilgal conservation area adjacent to W boundary of site, and Staffordshire and Worcestershire Canal Conservation Area adjacent to N boundary of site. Several listed buildings lie within site, and others are adjacent. Gilgal Grade II is adjacent to S boundary. Development has the potential to impact on the setting of 15 Gilgal; on the appearance and character of the conservation areas; and on the significance of the cottages located on site.			
Green Belt		0		Not in Green Belt			
Community & settlement identities		+		In built area.			
Other: British waterways consultation zone EIA and major scale development and minor and household scale development 20110729							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		<input checked="" type="checkbox"/>	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		<input checked="" type="checkbox"/>	
Officer suggested - rural sites				Officer suggested – potential urban extension		<input type="checkbox"/>	
PROPOSED USE:		Housing <input checked="" type="checkbox"/>		Retail <input type="checkbox"/>		Employment <input type="checkbox"/>	
				Leisure <input type="checkbox"/>		Gypsy/ Travelling Showpeople <input type="checkbox"/>	
						Other <input type="checkbox"/>	
WFDC OFFICER VIEWS:							
Character / visual impact: Potential to improve streetscene							
Vehicular access		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	
Access to local facilities town		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	

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

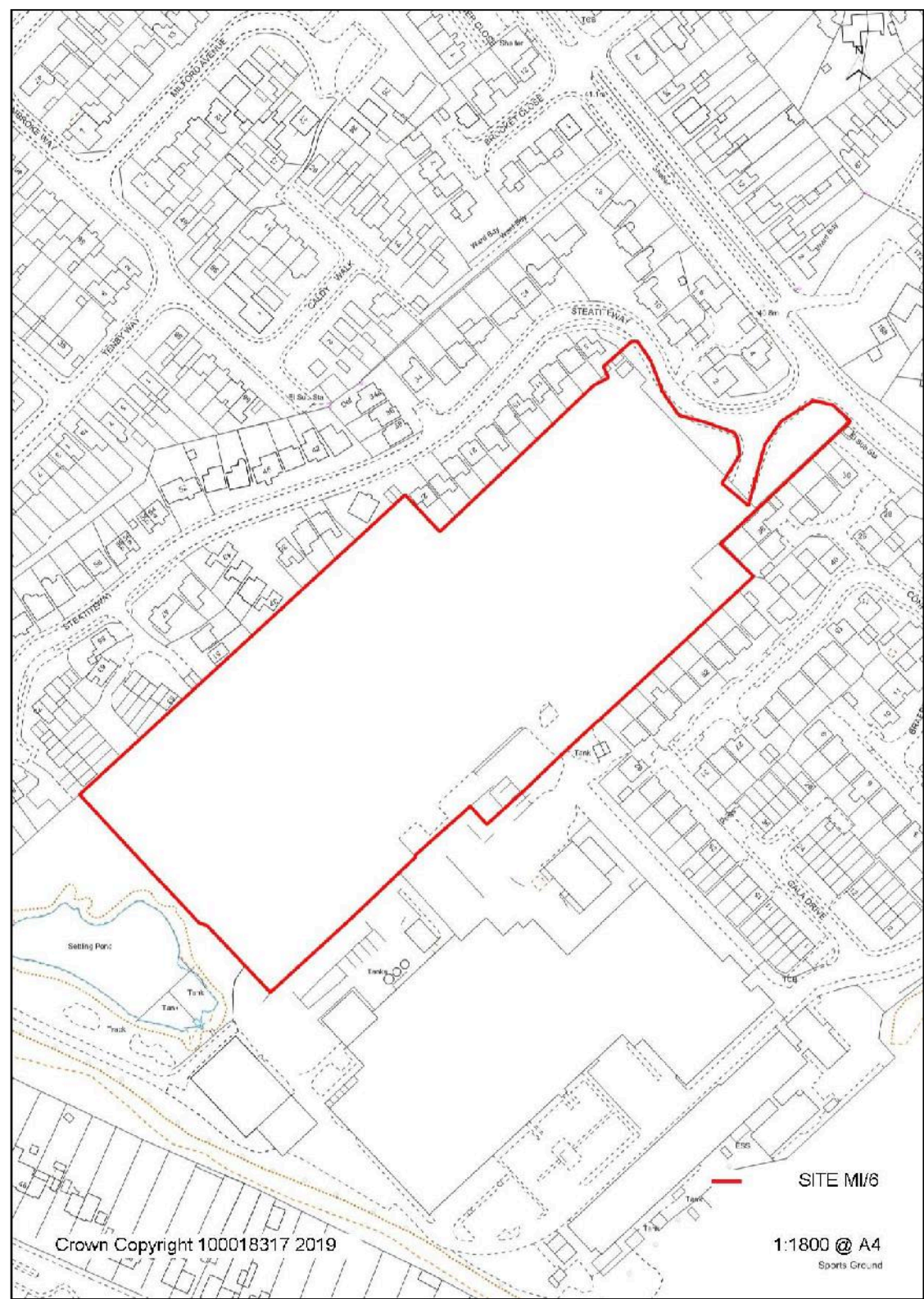
LOCATION PLAN



MI-6 STEATITE WAY

Nearest settlement: Stourport on Severn		Site ref: MI/6		Easting 380237		Site area (hectares): 3.1Ha	
				Northing 272407			
Site address: Steatite Way, off Bewdley Road, Stourport on Severn Ward: Mitton						Within built area <input checked="" type="checkbox"/>	
						Adjoining built area	
						Other (See site description)	
Current or previous use: Vacant industrial site						Greenfield (undeveloped)	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Former industrial site now surrounded by residential development							
Ownership: private - Bovale		Private		<input checked="" type="checkbox"/>		Public	
						Unknown	
Topography:		Flat		<input checked="" type="checkbox"/>		Gently Sloping	
						Steeply Sloping	
Planning History: Allocated under SAL.WS1 for residential uses. 07/1166/OUTL Demolition of part industrial unit and construction of elderly persons nursing home (Use Class C2) Withdrawn. 10/0035/OUTL Demolition of existing buildings and erection of 67 bed care home and 102 dwellings with access, parking and open space Withdrawn. 15/0623/OUTL and 19/0150/FULL - erection of 106 dwellings – decision pending							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Within built area. Good access to local facilities: local shop nearby			
Housing needs of all		?		3.1 ha			
Need to travel, sustainable travel modes		+		Good vehicular and public transport access. Bus stop nearby.			
Soil & land		+		Brownfield – vacant industrial estate. Contamination likely.			
Water resources and quality, flood risk		?		Flagged up in the water cycle study as being at risk of pluvial flooding and inadequate wastewater treatment infrastructure			
Landscape and townscape		+		Vacant site – redevelopment would improve the street scene. Opportunities to enhance existing buffers with residential streets that border the site, and create a NE/SW GI corridor.			
Biodiversity and geodiversity		0		BAP protected fauna Pipistrelle bats close to site. No significant biodiversity on site.			
Economy & employment		0					
Historic environment		0		30m from Steatite and Porcelain Products Ltd. (undesigned, low significance).			
Green Belt		0		Not in Green Belt			
Community & settlement identities		+		In built area.			
Other: Health and Safety Executive area.							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		<input checked="" type="checkbox"/>	
						Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)			
						Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension			
						Other	
PROPOSED USE:		Housing <input checked="" type="checkbox"/>		Retail <input type="checkbox"/>		Employment <input type="checkbox"/>	
						Leisure <input checked="" type="checkbox"/>	
						Gypsy/ Travelling Showpeople <input type="checkbox"/>	
						Other <input type="checkbox"/>	
WFDC OFFICER VIEWS:							
Character / visual impact: Vacant site – redevelopment would improve streetscene							
Vehicular access		Good		<input checked="" type="checkbox"/>		Reasonable	
						Poor	
Access to local facilities		Good		<input checked="" type="checkbox"/>		Reasonable	
Local shop nearby						Poor	
Public transport accessibility		Good		<input checked="" type="checkbox"/>		Reasonable	
Bus stop nearby						Poor	

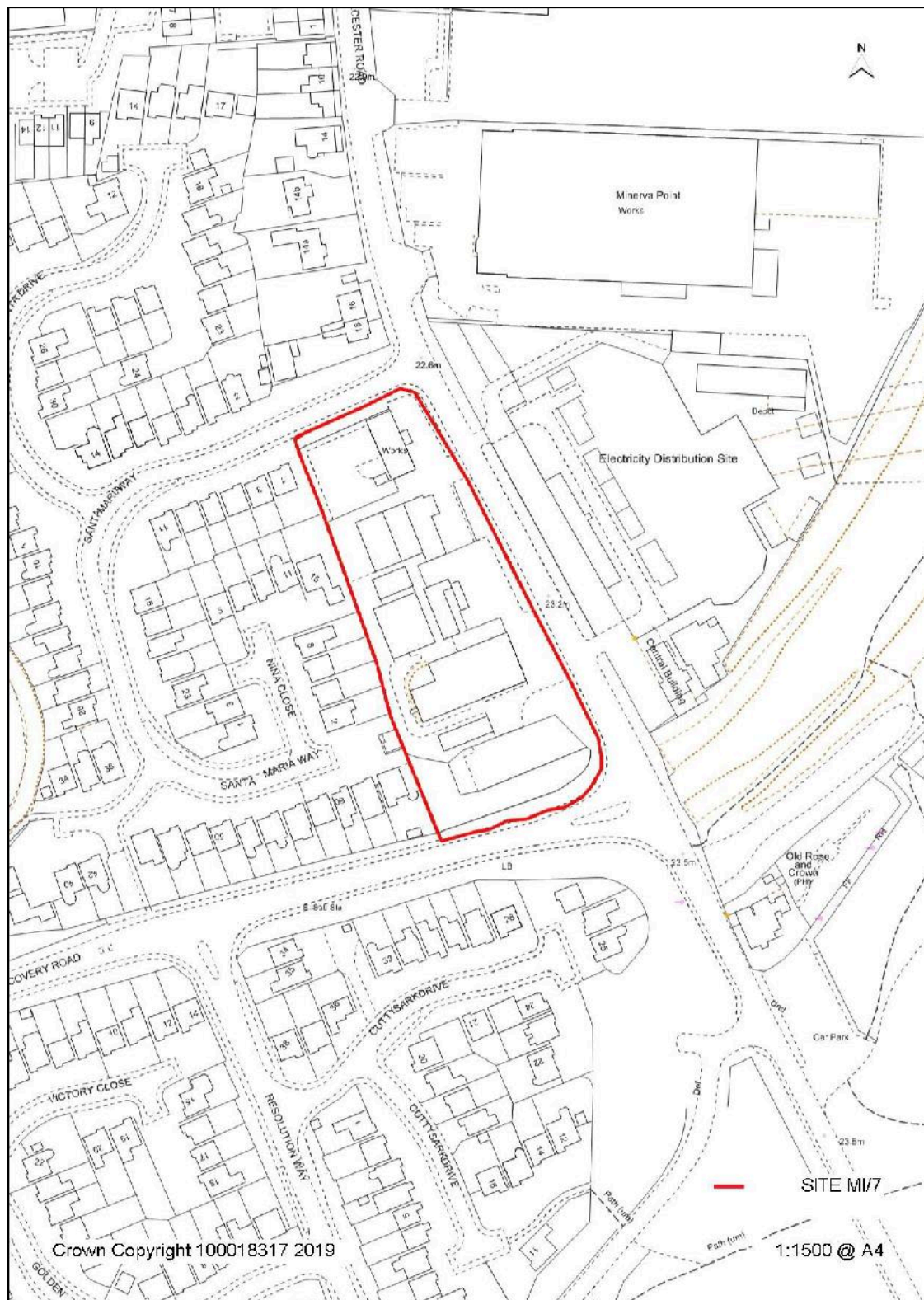
LOCATION PLAN



MI-7 WORCESTER ROAD CAR SALES

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

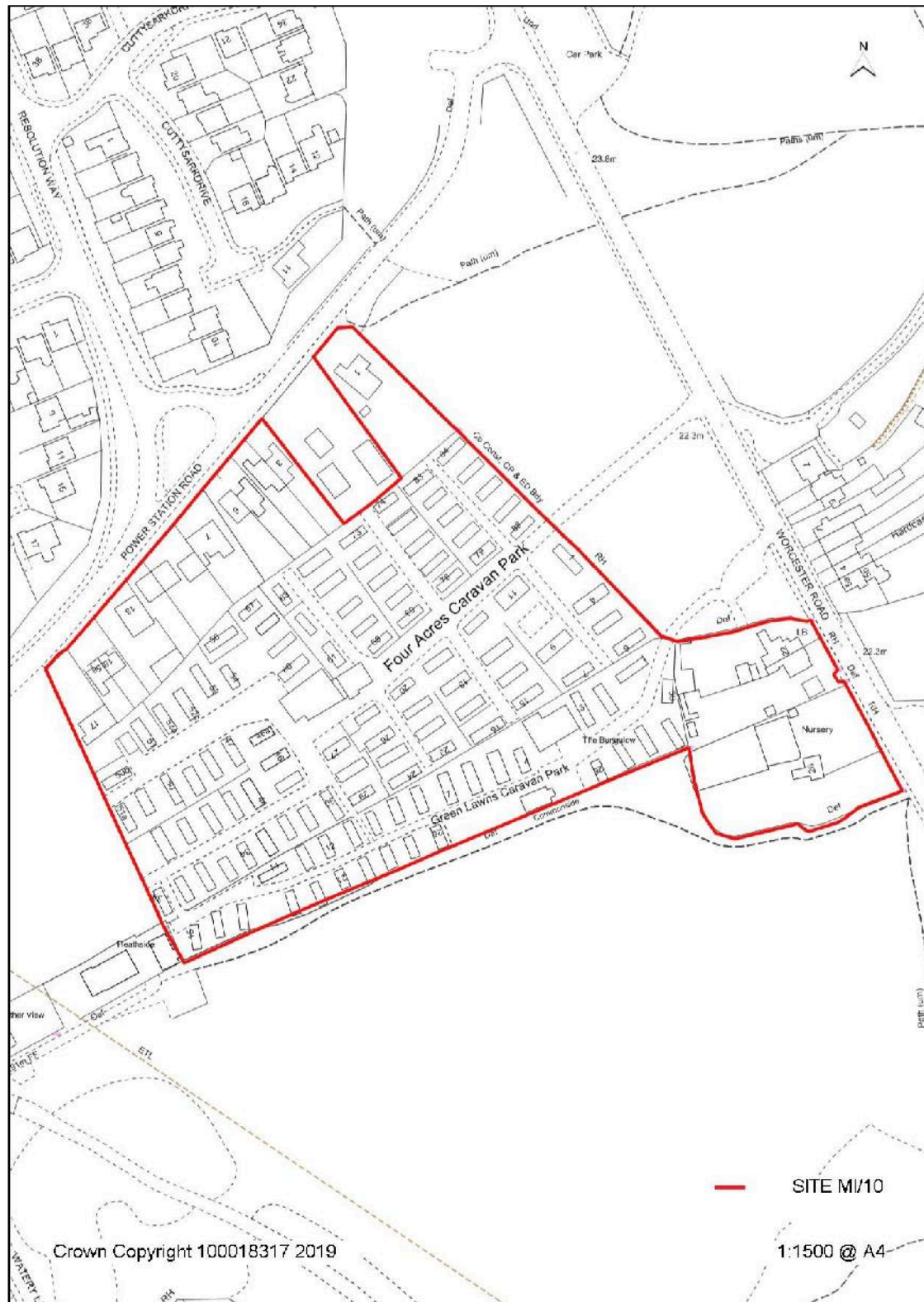
LOCATION PLAN



MI-10 FOUR ACRES CARAVAN SITE ADR:

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

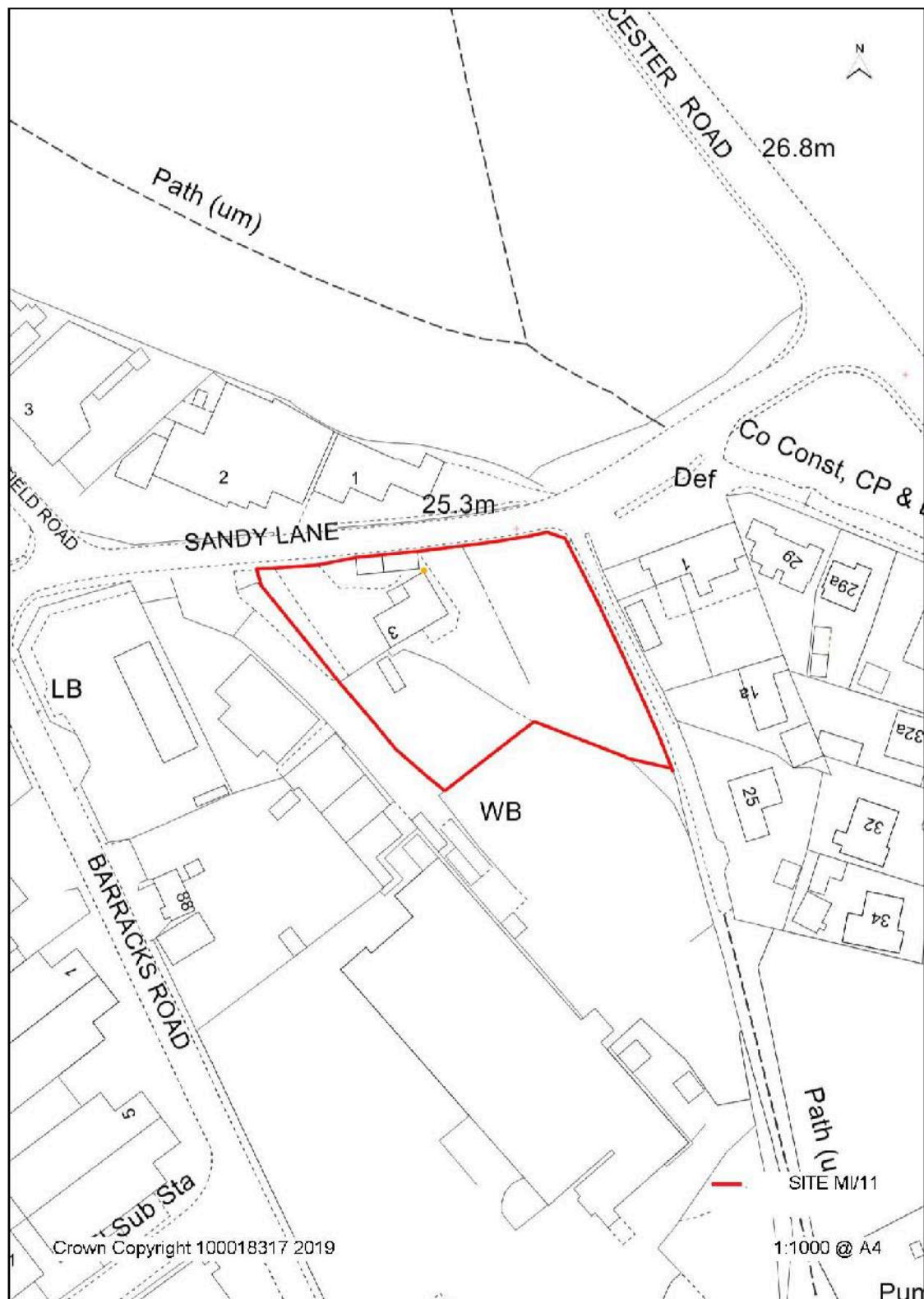
LOCATION PLAN



MI-11 SANDY LANE TITTON

Nearest settlement: Stourport-on-Severn		Site ref: MI/11		Easting 382119		Site area (hectares): 0.32Ha	
				Northing 270174			
Site address: 3 Sandy Lane Titton Ward: Mitton						Within built area <input checked="" type="checkbox"/>	
						Adjoining built area	
						Other (See site description)	
Current or previous use: detached house, vehicle dismantlers						Greenfield (undeveloped)	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: dwelling and vehicle dismantlers adjacent cafe at entrance to Sandy Lane Industrial Estate with residential uses to east and industrial units to west							
Ownership:		Private <input checked="" type="checkbox"/>		Public		Unknown	
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping	
Planning History: zoned for employment uses on policies map. 97/416 Use of land as a waste recycling centre (part of the HELAA site forms part of the planning application site). 99/472 Erection of 10 single bedroomed dwellings Refused.							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		-		Within built area. Poor access to local facilities though shop nearby			
Housing needs of all		+		0.32 ha			
Need to travel, sustainable travel modes		-		Good vehicular access. Poor public transport access. Bus stop within walking distance. Public footpath 545 runs along boundary of site			
Soil & land		+		Brownfield – detached house and vehicle dismantlers. Contamination unlikely.			
Water resources and quality, flood risk		0					
Landscape and townscape		0		Currently house and vehicle dismantlers. Much of site is hidden behind high hedging.			
Biodiversity and geodiversity		--		Hartlebury Common and Hillditch Coppice SSSI opposite. Adjacent or very close at one pont to Hartlebury Common / Hillditch Pool local nature reserve.			
Economy & employment		0					
Historic environment		0?		Site of former Sands Farmstead. Former farmhouse and some barns survive: low/medium significance.			
Green Belt		0		Not in Green Belt			
Community & settlement identities		+		In built area.			
Other: Health and safety executive area.							
REASON FOR INCLUSION:							
Call for Sites submission		<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 hidden behind high hedging							
Vehicular access		Good <input checked="" type="checkbox"/>		Reasonable		Poor	
Access to local facilities Shop nearby		Good		Reasonable		Poor <input checked="" type="checkbox"/>	
Public transport accessibility		Good		Reasonable		Poor <input checked="" type="checkbox"/>	

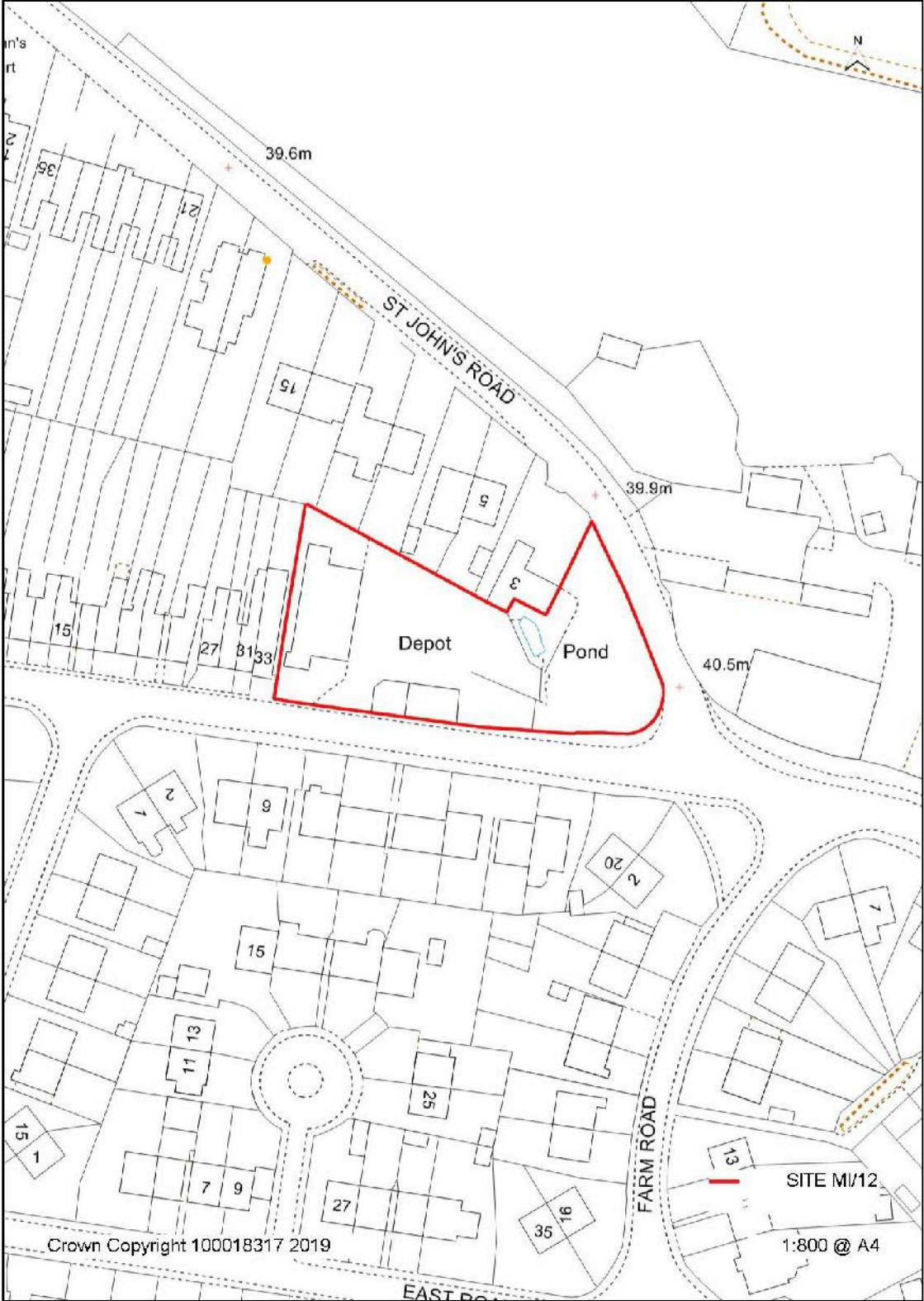
LOCATION PLAN



MI-12 ROBBINS DEPOT

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

LOCATION PLAN



MI-17 LAND AT STOURPORT MANOR

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

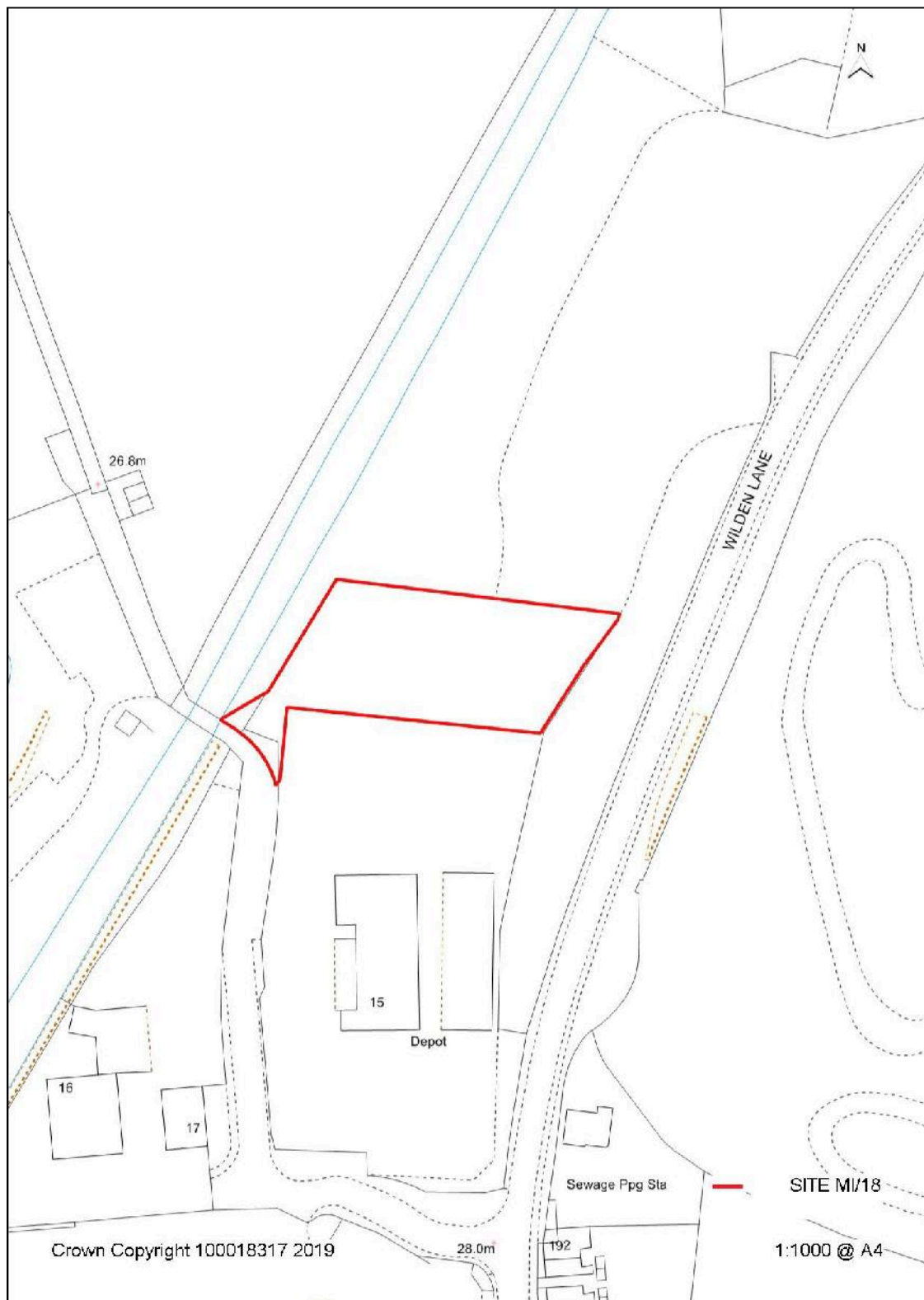
LOCATION PLAN



MI-18 LAND NORTH OF WILDEN INDUSTRIAL ESTATE

Nearest settlement: Stourport-on-Severn		Site ref: MI/18		Easting 382463		Site area (hectares): 0.22Ha	
				Northing 272880			
Site address: Land north of Wilden Industrial Estate Ward: Mitton						Within built area	
						Adjoining built area ✓	
						Other (See site description)	
Current or previous use: Industrial						Greenfield (undeveloped)	
						Brownfield (prev. developed) ✓	
Site description: Industrial site							
Ownership:		Private		✓		Public	
						Unknown	
Topography:		Flat		✓		Gently Sloping	
						Steeply Sloping	
Planning History: Currently zoned as green belt – needs rezoning to industrial uses. WF 05/1054/cert Certificate of lawfulness for an existing use: Use of land for storage and distribution (Use Class B8)							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		0		Adjoins built area. Reasonable access to local facilities – within walking distance			
Housing needs of all		0		0.22 ha			
Need to travel, sustainable travel modes		0		Good vehicular access. Reasonable public transport access – bus stops nearby. Bridleway 539 adjacent to site.			
Soil & land		+		Brownfield site. Contamination unknown.			
Water resources and quality, flood risk		?		Tiny part of site affected by flood zone 3b – 5%			
Landscape and townscape		-		Industrial site used as open storage. A sensitive landscape with possible visual intrusion across the valley to Wilden Lane.			
Biodiversity and geodiversity		--		River Stour Floodplain SSSI adjacent to site (favourable condition)			
Economy & employment		+					
Historic environment		0		Line of older course of River Stour, and old outlet from Wilden Pool to River Stour are immediately to the W of the site			
Green Belt		-		In Green Belt			
Community & settlement identities		0		Adjoins built area.			
Other: Close to oil pipeline.							
REASON FOR INCLUSION:							
Call for Sites submission		✓		Allocated without planning permission		Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:		Housing		Retail		Employment	
				✓		Leisure	
						Gypsy/ Travelling Showpeople	
						Other	
WFDC OFFICER VIEWS:							
Character / visual impact: In use as open storage							
Vehicular access		Good		✓		Reasonable	
						Poor	
Access to local facilities		Good				Reasonable	
Within walking distance						✓	
Public transport accessibility		Good				Reasonable	
Bus stops nearby						✓	

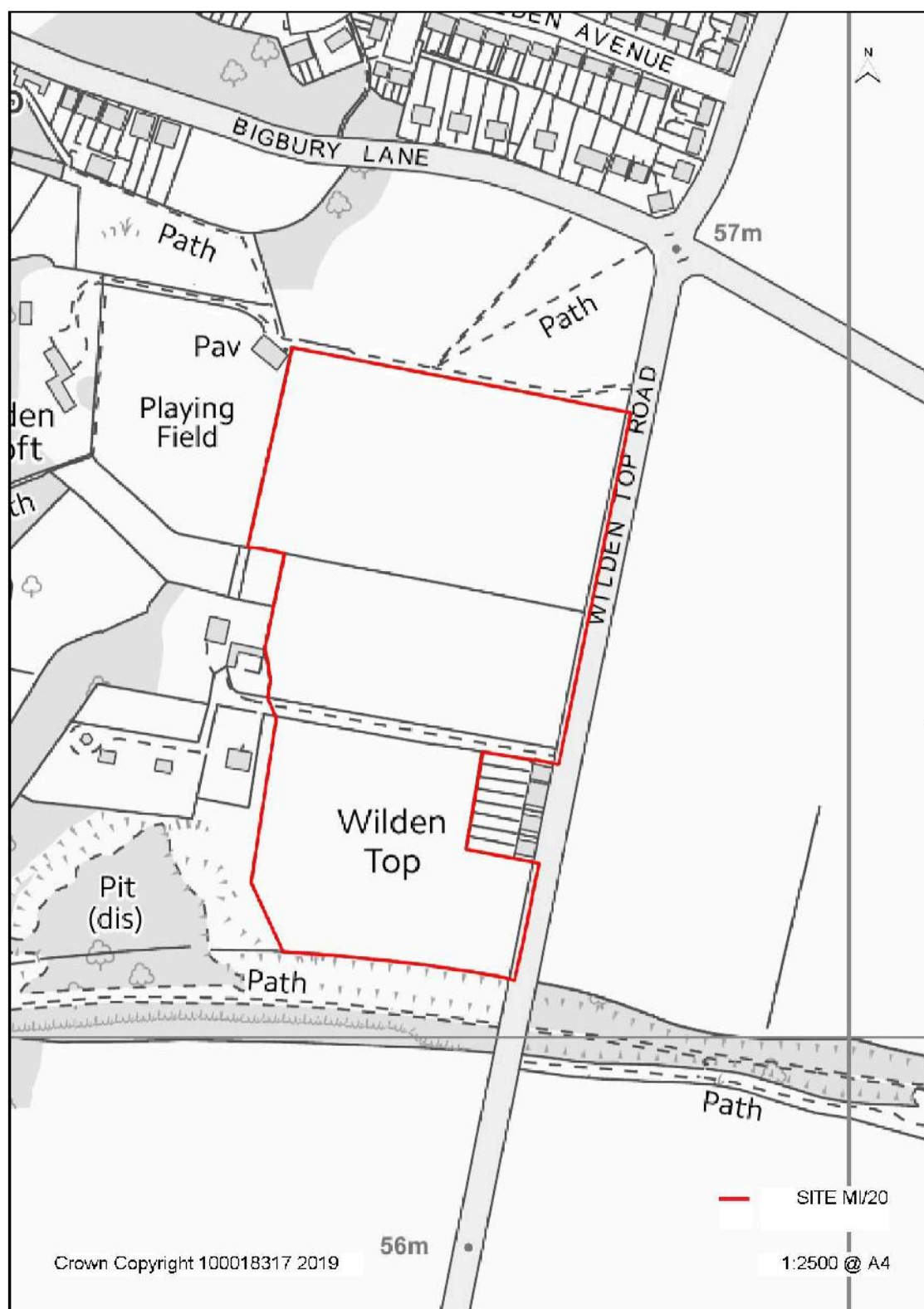
LOCATION PLAN



MI-20 LAND AT WILDEN TOP

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

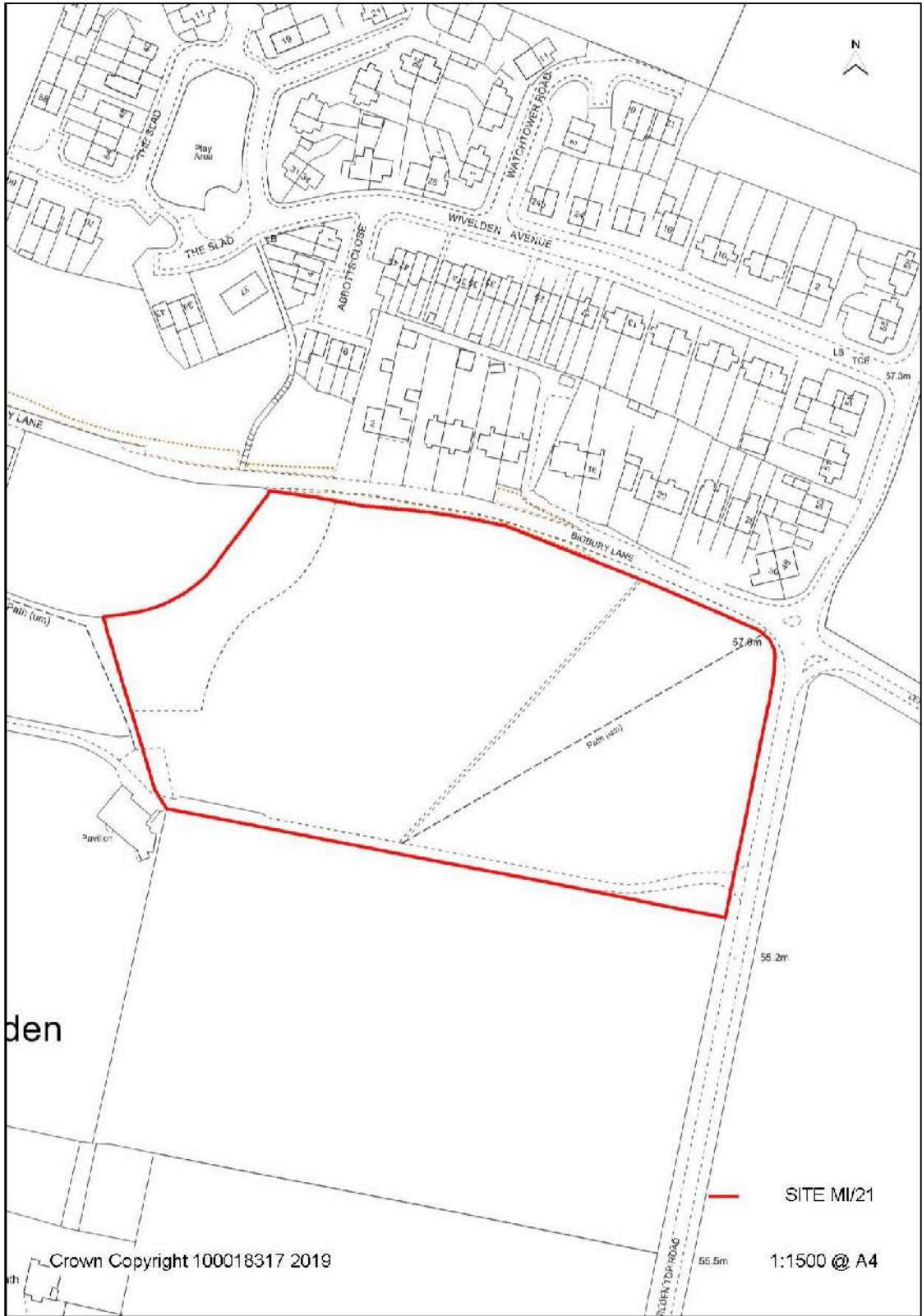
LOCATION PLAN



MI-21 WILDEN ADR

Nearest settlement: Stourport-on-Severn (Wilden)		Site ref: MI/21		Easting 382781		Site area (hectares): 2.28	
				Northing 272428			
Site address: Wilden Top ADR, Bigbury Road, Wilden Ward: Mitton						Within built area	
						Adjoining built area <input checked="" type="checkbox"/>	
						Other (See site description)	
Current or previous use: Scrubland - former recreation ground						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						Brownfield (prev. developed)	
Site description: Scrubland with housing estate to north and access road to sports club to south							
Ownership:		Private <input checked="" type="checkbox"/>		Public		Unknown	
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping		Steeply Sloping	
Planning History: None of relevance ADR							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		-		Adjoins built area. Poor access to local facilities.			
Housing needs of all		+		2.28 ha			
Need to travel, sustainable travel modes		-		Reasonable vehicular access. Poor public transport access: bus stop on adjacent estate. Public footpath 533 crosses the site			
Soil & land		-		Greenfield site. Contamination unlikely			
Water resources and quality, flood risk		0					
Landscape and townscape		--		Well screened from road by hedge and mature trees. But this is a highly sensitive landscape within the context of the former northern extent of Hartlebury Heath. Developing this site would encroach on an otherwise rural landscape, impact on the setting of a range of 19 th century houses and the character of the historic former common roadway Wilden Top Lane			
Biodiversity and geodiversity		-		Scrubland with trees; some biodiversity potential. TPO 141 close or adjacent to site. 350m to River Stour floodplain SSSI (favourable condition)			
Economy & employment		0					
Historic environment		-		Site forms part of Wilden Warren on Hartlebury Common. Undesignated ditch is on site.			
Green Belt		+		Not in Green Belt			
Community & settlement identities		-		Not in built area.			
Other: Minerals consultation area adj and possibly on site around edge							
REASON FOR INCLUSION:							
Call for Sites submission		<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: Well screened from road by hedge and mature trees but potential loss of trees							
Vehicular access		Good		Reasonable		<input checked="" type="checkbox"/>	
Access to local facilities Limited services accessible		Good		Reasonable		Poor <input checked="" type="checkbox"/>	
Public transport accessibility Bus stop on adj estate		Good		Reasonable		<input checked="" type="checkbox"/>	

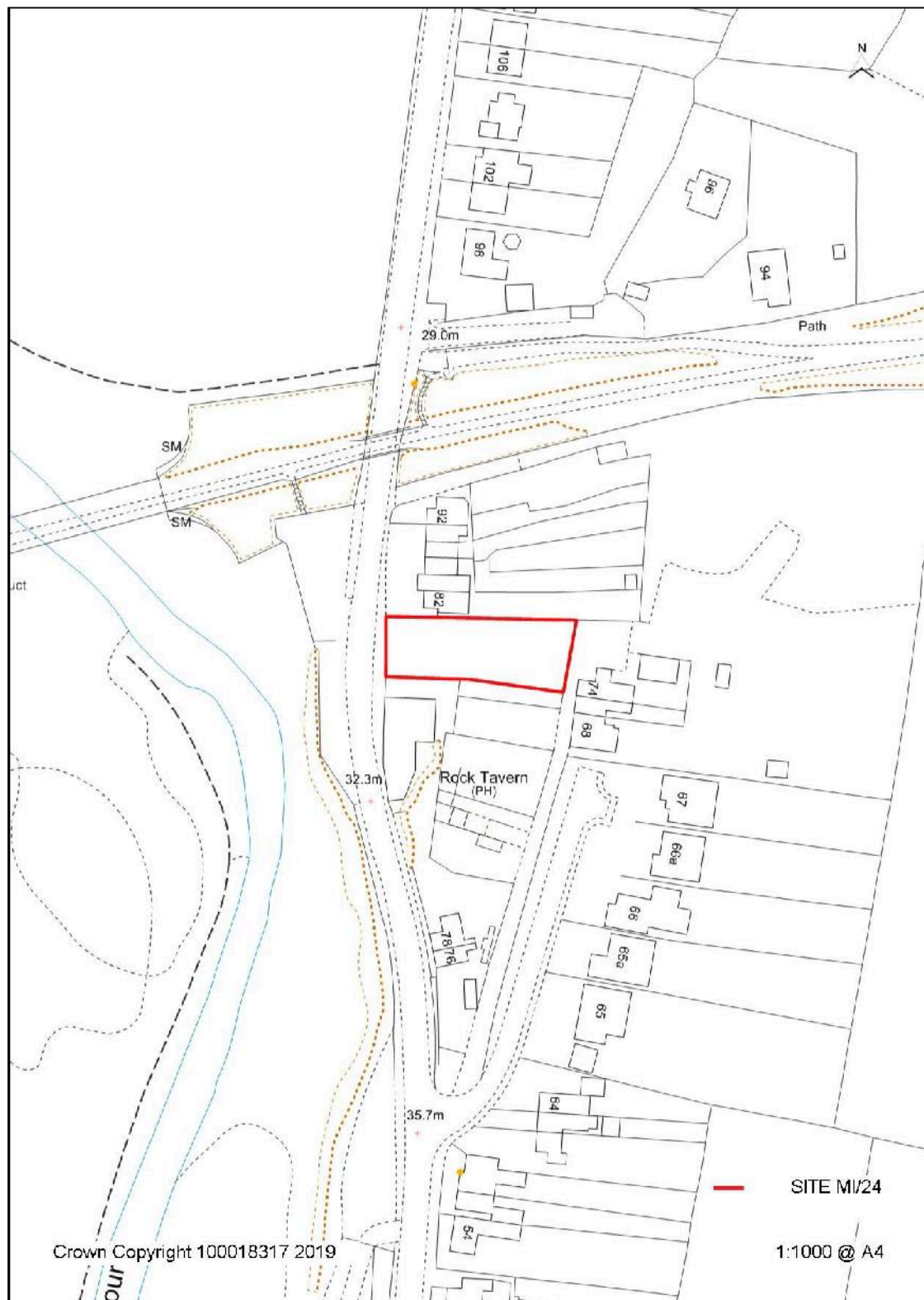
LOCATION PLAN



MI-24 LAND ADJACENT ROCK TAVERN

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

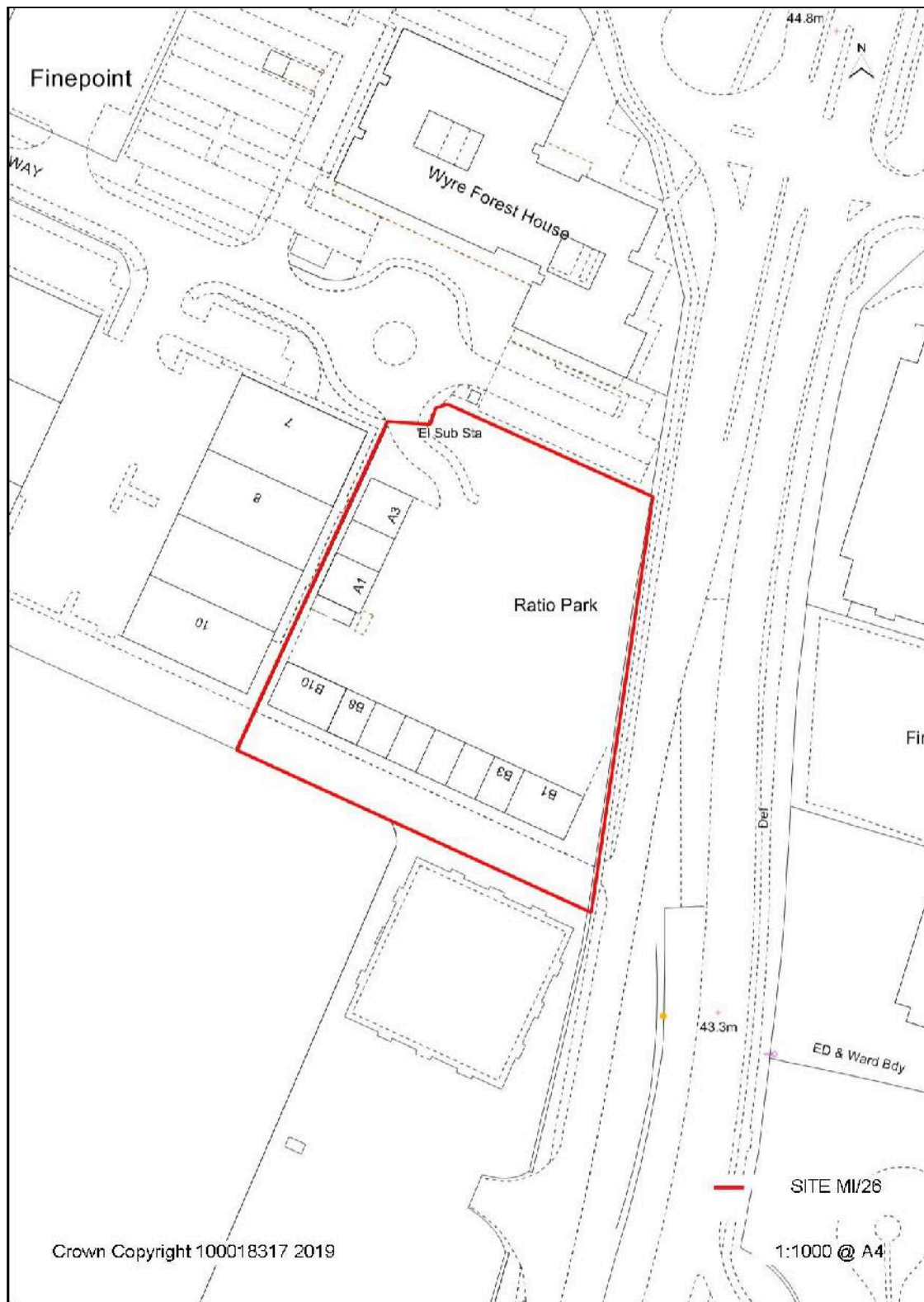
LOCATION PLAN



MI-26 RATIO PARK

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

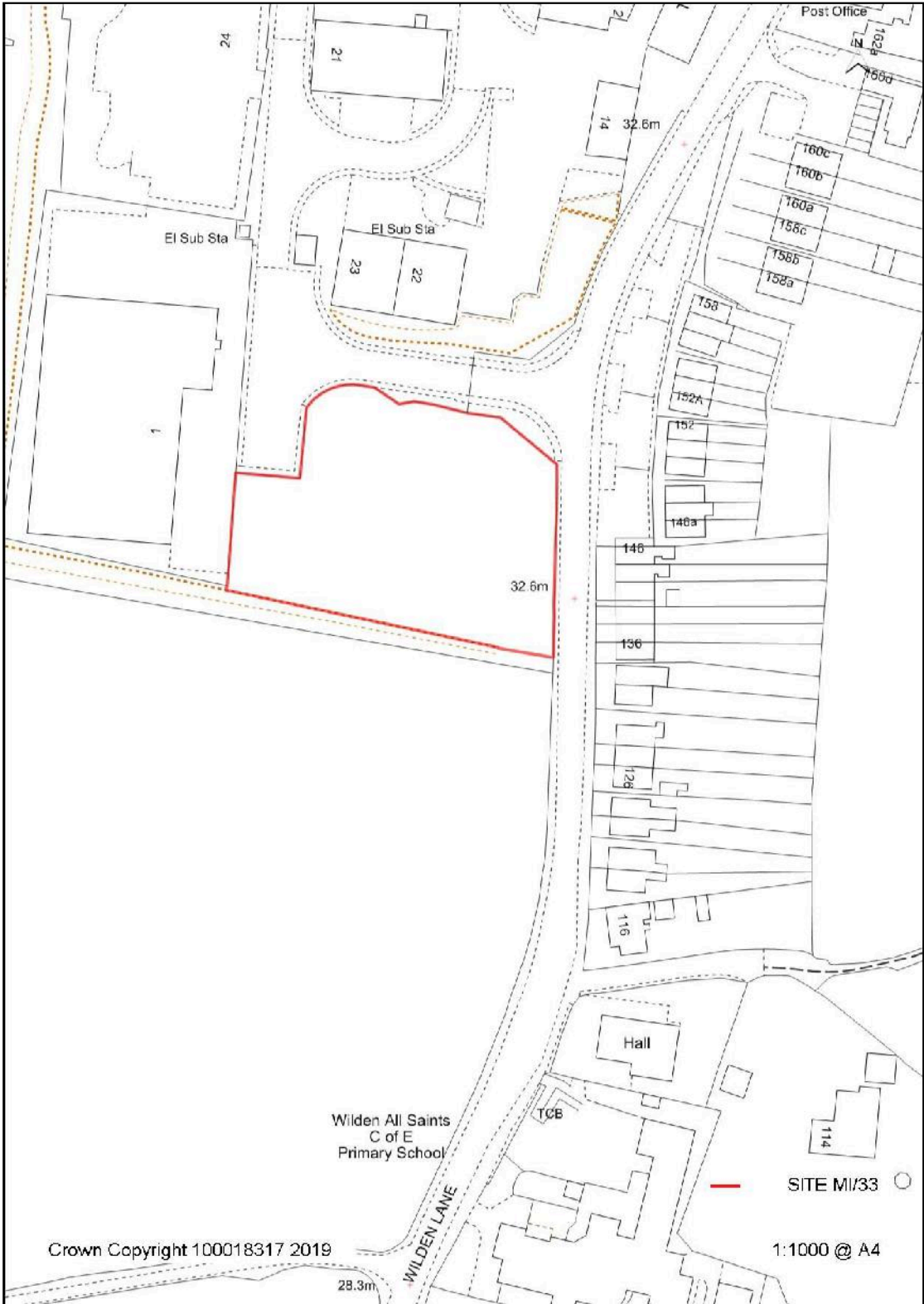
LOCATION PLAN



MI-33 WILDEN LANE INDUSTRIAL ESTATE

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

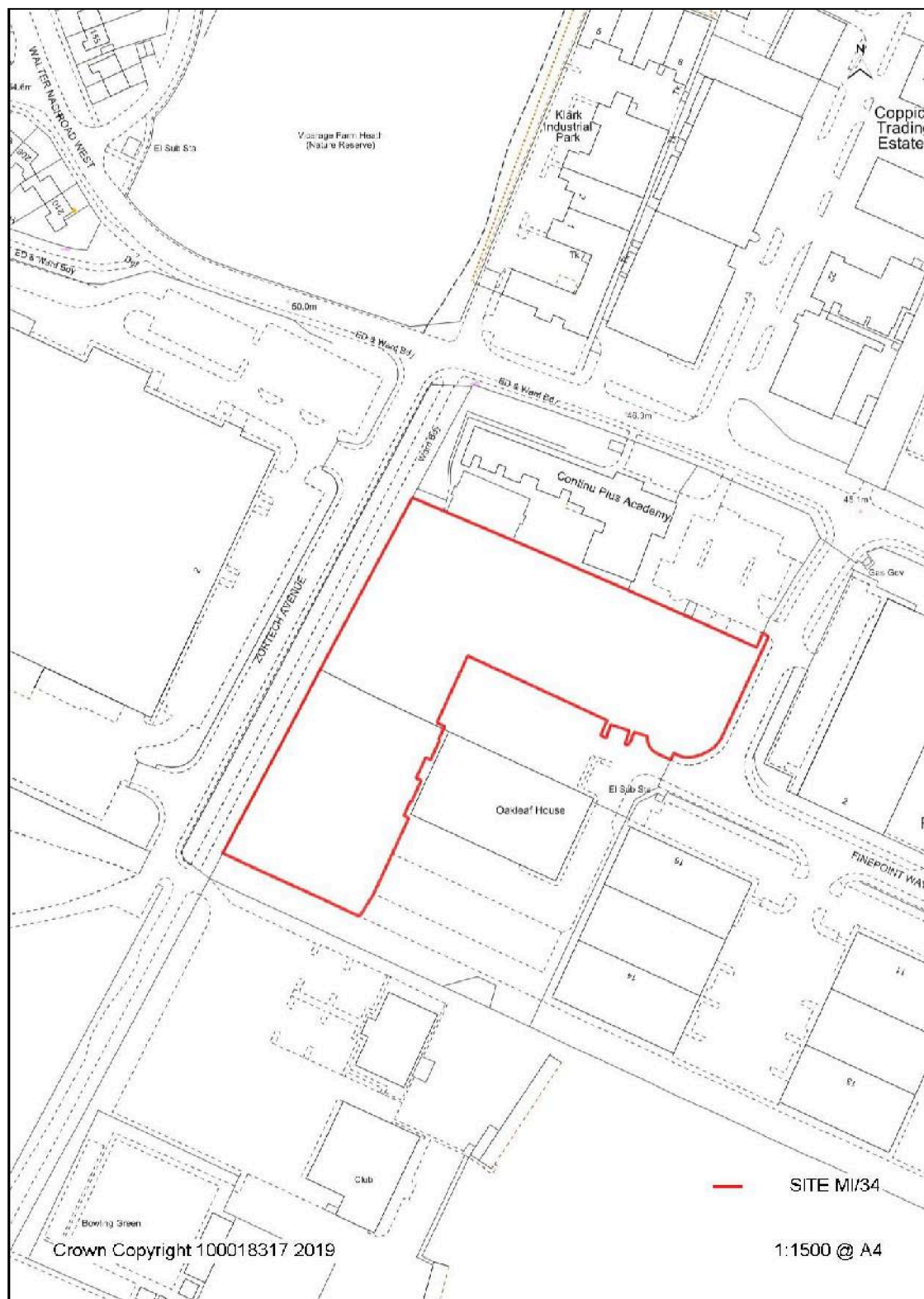
LOCATION PLAN



MI-34 OAKLEAF, FINEPOINT

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

LOCATION PLAN



MI-35 ATOZ WEDDING SERVICES

Nearest settlement: Stourport-on-Severn	Site ref: MI/35	Easting	381363	0.149Ha	
		Northing	271797		
Site address: AtoZ Wedding Services Minster Road Ward: Mitton				Within built area <input checked="" type="checkbox"/>	
				Adjoining built area <input type="checkbox"/>	
				Other (See site description) <input type="checkbox"/>	
Current or previous use: Retail with offices over – currently vacant				Greenfield (undeveloped) <input type="checkbox"/>	
				Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: retail premises with offices and large car park on main approach to Stourport town centre					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping	<input type="checkbox"/>
Planning History: included on Brownfield Land Register and site is in area allocated primarily for residential uses					
SUSTAINABILITY APPRAISAL INFO					
Local services and facilities		+	Within built area. Good access to local facilities: edge of town centre		
Housing needs of all		?	0.149 ha		
Need to travel, sustainable travel modes		+/-	Good vehicular and public transport access: high frequency buses pass site. The site is 60m from the Stourport-on-Severn Air Quality Consultation Area.		
Soil & land		+	Brownfield site. Contamination unlikely		
Water resources and quality, flood risk		0			
Landscape and townscape		+	Currently retail with offices over, vacant. Potential to improve street scene		
Biodiversity and geodiversity		0			
Economy & employment		?			
Historic environment		0	Church of St Michael 65m to SE of site. Various undesignated heritage assets within 75m of site. Impact of redevelopment of site is likely to be minimal		
Green Belt		+	Not in Green Belt		
Community & settlement identities		+	Within built area.		
Other:					
REASON FOR INCLUSION:					
Call for Sites submission		<input type="checkbox"/>		Allocated without planning permission	
Local Authority owned land		<input type="checkbox"/>		Refused / Withdrawn/ Pending applications (2006 to date)	
Officer suggested - rural sites		<input type="checkbox"/>		Officer suggested – potential urban extension	
Officer suggested - urban sites		<input type="checkbox"/>		Other	
PROPOSED USE:		Housing	<input checked="" type="checkbox"/>	Retail	<input checked="" type="checkbox"/>
		Employment	<input type="checkbox"/>	Leisure	<input type="checkbox"/>
		Gypsy/ Travelling Showpeople	<input type="checkbox"/>	Other	<input type="checkbox"/>
WFDC OFFICER VIEWS:					
Character / visual impact: Empty retail premises on large site surrounded by residential development with prominent frontage to A451. Currently considered to detract from streetscene					
Vehicular access		Good	<input checked="" type="checkbox"/>	Reasonable	<input type="checkbox"/>
		Poor	<input type="checkbox"/>		<input type="checkbox"/>
Access to local facilities		Good	<input checked="" type="checkbox"/>	Reasonable	<input type="checkbox"/>
		Edge of town centre	<input type="checkbox"/>	Poor	<input type="checkbox"/>
Public transport accessibility		Good	<input checked="" type="checkbox"/>	Reasonable	<input type="checkbox"/>
		High frequency buses pass site	<input type="checkbox"/>	Poor	<input type="checkbox"/>
Suitability		Site is considered to be suitable for the residential use			
Availability		Owner wishes to retain retail use on site at current time			
Achievability		Development would be achievable if owner decided to release site			
Potential timescale for development		Post 2021 – up to 20 flats			

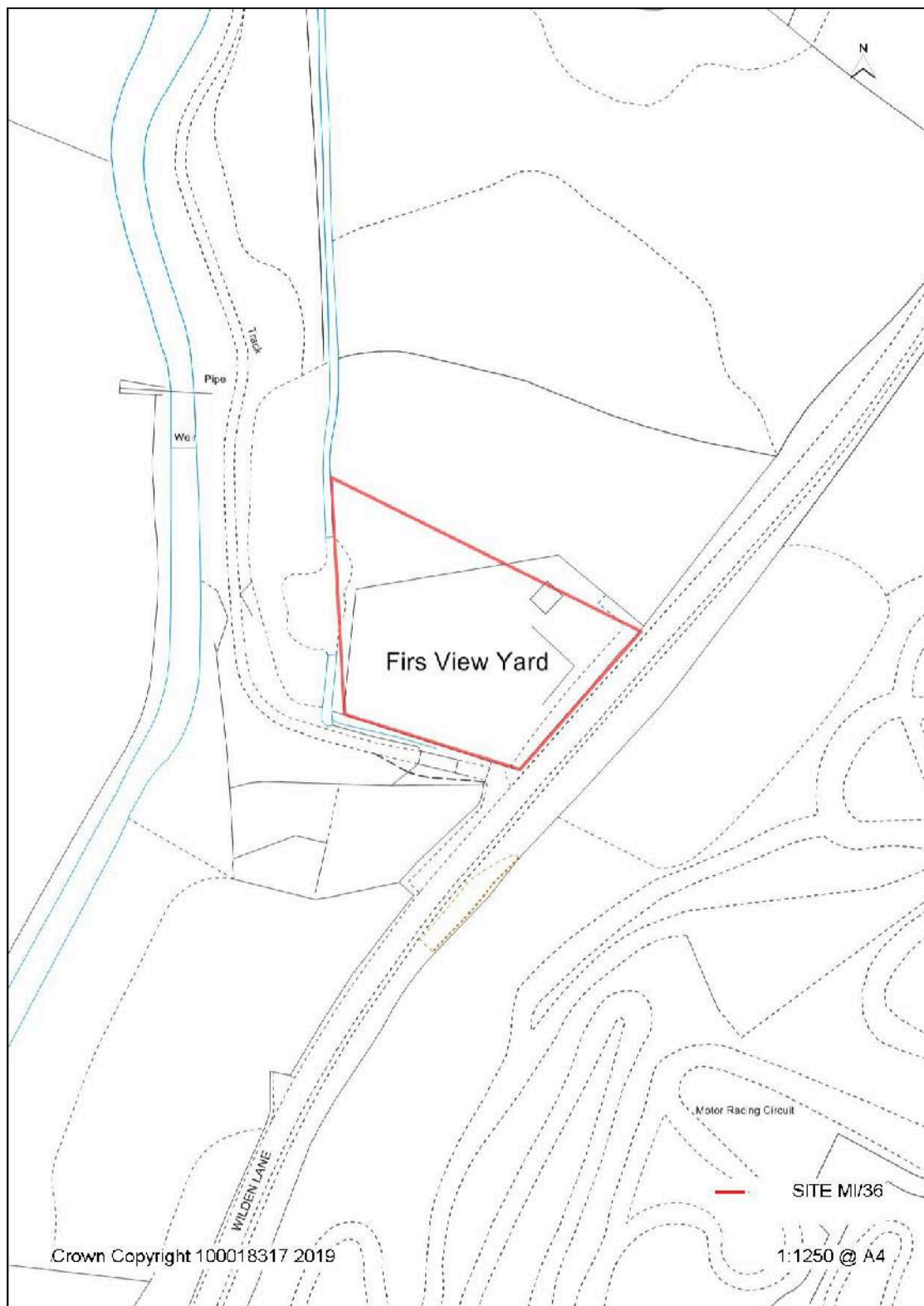
1 to 10
Minster Court
Maple House
Muirfield Haven
Morris House
El Sub Sta
orge Court
48
49
53
42
47
38
40
41
26
10
33
20 to 23
1 to 1

102
103
1
3
11
15
19
8
2
8
20
22
36
40
44
48
1 to 4
Kelley House
Goddard House
1 to 3
Station House
Fraggles Court
1 to 12
El Sub Sta
Shang re La
Baden Powell House
1 to 8
106
107
107
112
12a
14
16
Memorial Cross
CHURCH DRIVE
LB
St Michael's Court
1 to 15
Little Orchard
CHURCH AVENUE
Grosvenor Gardens
The Vicarage
1 to 18
Lawnswood House
14 to 19
7 to 12
Hastings C
SITE M1/35
1:1000 @ A4
Crown Copyright 100018317 2019

MI-36 FIRS YARD

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

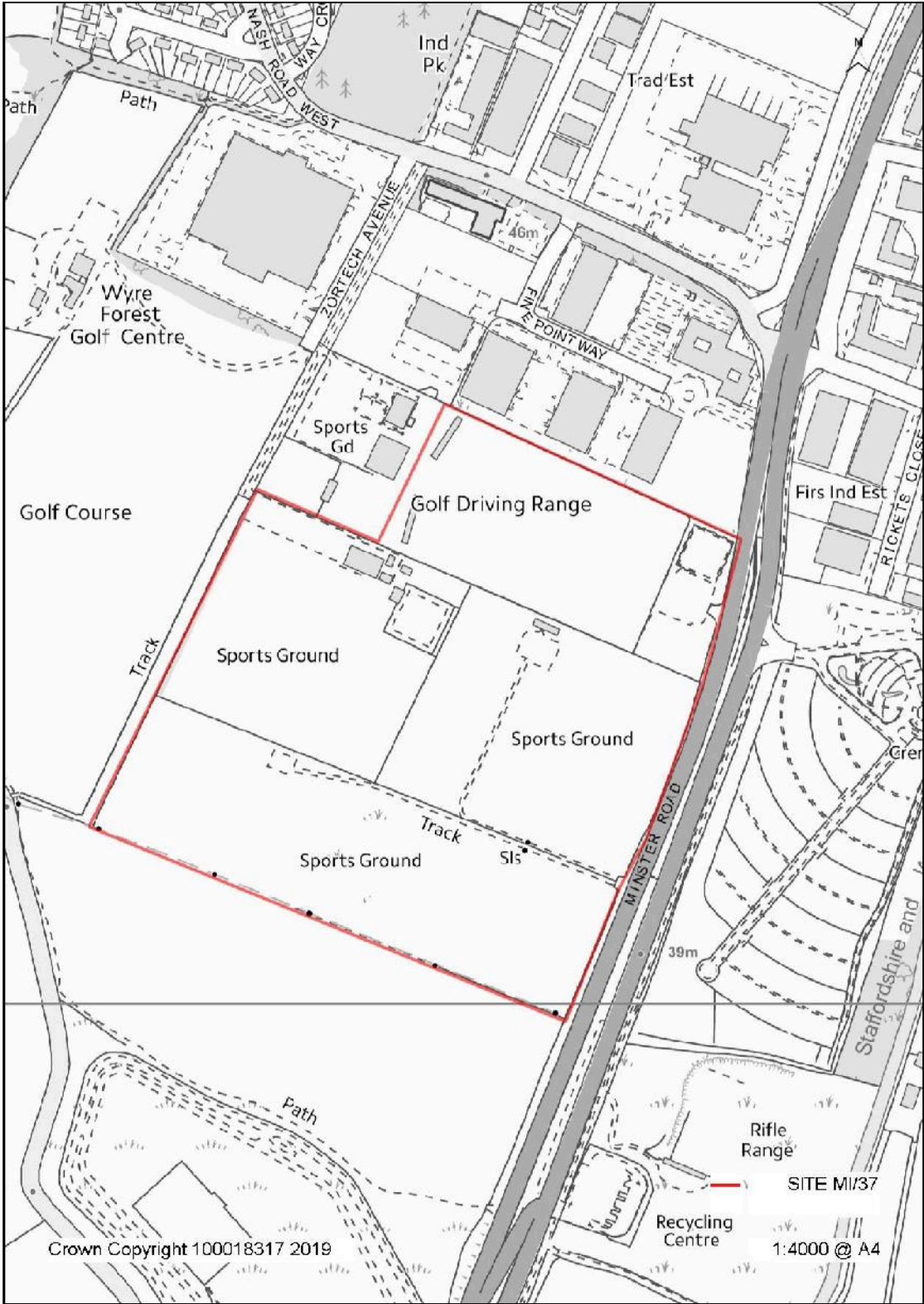
LOCATION PLAN



MI-37 HARRIERS TRAINING GROUND

Nearest settlement: Kidderminster	Site ref: MI/37	Easting	381499	Site area (hectares): 19.77			
		Northing	273289				
Site address: Harriers Training Ground Zortech Avenue Ward: Mitton				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: sports pitches and Centre of Sporting Excellence				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description. Extensive area of sports pitches and associated clubhouse/changing rooms with former golf course adjacent and Finepoint employment area to north							
Ownership:		Private	✓	Public		Unknown	
Topography:		Flat	✓	Gently Sloping		Steeply Sloping	
Planning History: Temporary classroom for use by Birmingham Met for sports coaching courses. Area is safeguarded under policy SAL.UP4 for outdoor sports use.							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		0	Adjoining built area. Reasonable access to local facilities.				
Housing needs of all		0	19.77ha				
Need to travel, sustainable travel modes		+	Good vehicular and public transport access: situated just off Z451 with access from Zortech Avenue with bus stop nearby on frequent route				
Soil & land		-	Greenfield site. Contamination unlikely				
Water resources and quality, flood risk		0	No flooding issues.				
Landscape and townscape		--	Currently sports pitches and Centre of Sporting Excellence. Would form a new gateway development and be a significant encroachment into the remaining Greenbelt between Kidderminster and Stourport. Loss of visual separation and light pollution particular issues.				
Biodiversity and geodiversity		-	TPOs run along northern boundary. 360m to River Stour Floodplain SSSI (favourable condition)				
Economy & employment		?					
Historic environment		0?	Site of Oldington medieval settlement 40m SW of site. Line of Stourport Electric Tramway Company 30m W of site. Impact of development unlikely to be significant.				
Green Belt		-	In Green Belt				
Community & settlement identities		-	Adjoining built area. Loss of visual separation.				
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		✓	Allocated without planning permission			Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing		Retail		Employment		Leisure
						✓	Gypsy/ Travelling Showpeople
							Other
							✓
WFDC OFFICER VIEWS:							
Character / visual impact: Impact of proposed stadium development will depend on massing of buildings - least impact if built development is kept to north of site adjacent Finepoint development							
Vehicular access		Good	✓	Reasonable		Poor	
		Situated just off A451 – access will be from Zortech Avenue					
Access to local facilities		Good		Reasonable	✓	Poor	
		Local shop within reasonable walk					
Public transport accessibility		Good	✓	Reasonable		Poor	
		Bus stop nearby on frequent route					
Potential timescale for development and capacity		Within next 10 years					

LOCATION PLAN



MI-38 SCHOOL SITE, CONISTON CRESCENT

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

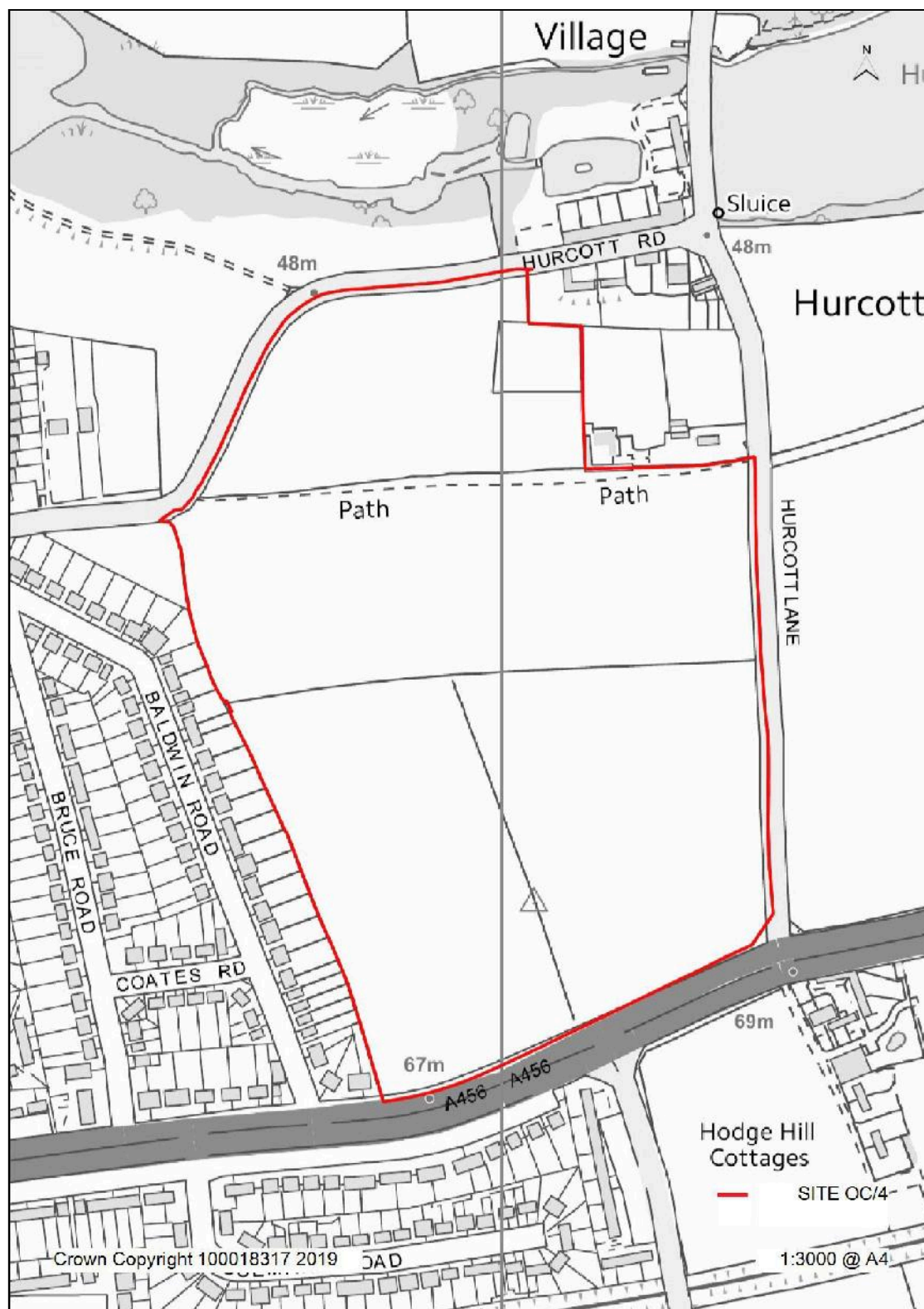
LOCATION PLAN



OC-4 LAND REAR OF BALDWIN ROAD

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

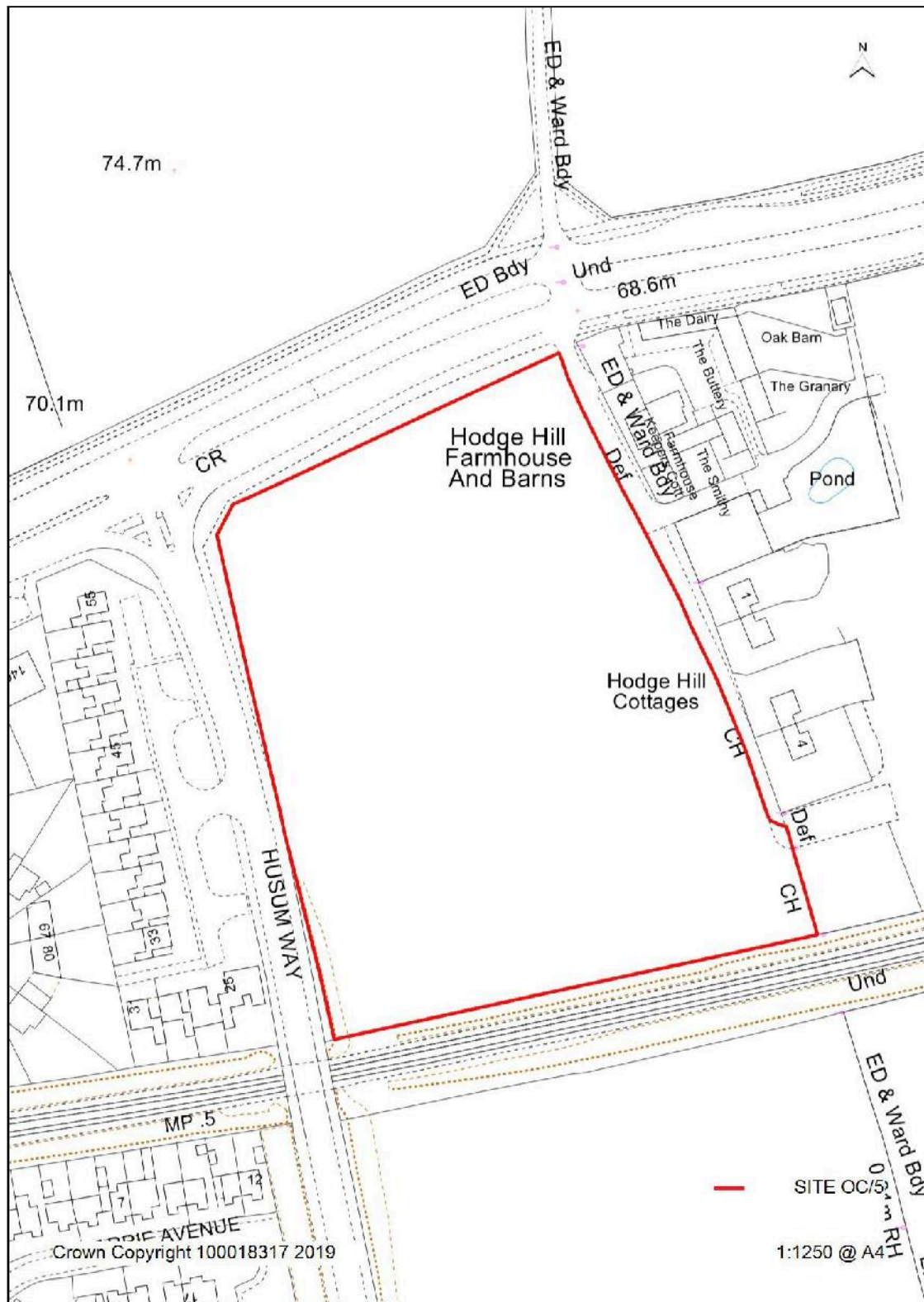
LOCATION PLAN



OC-5 LAND AT HODGE HILL FARM

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

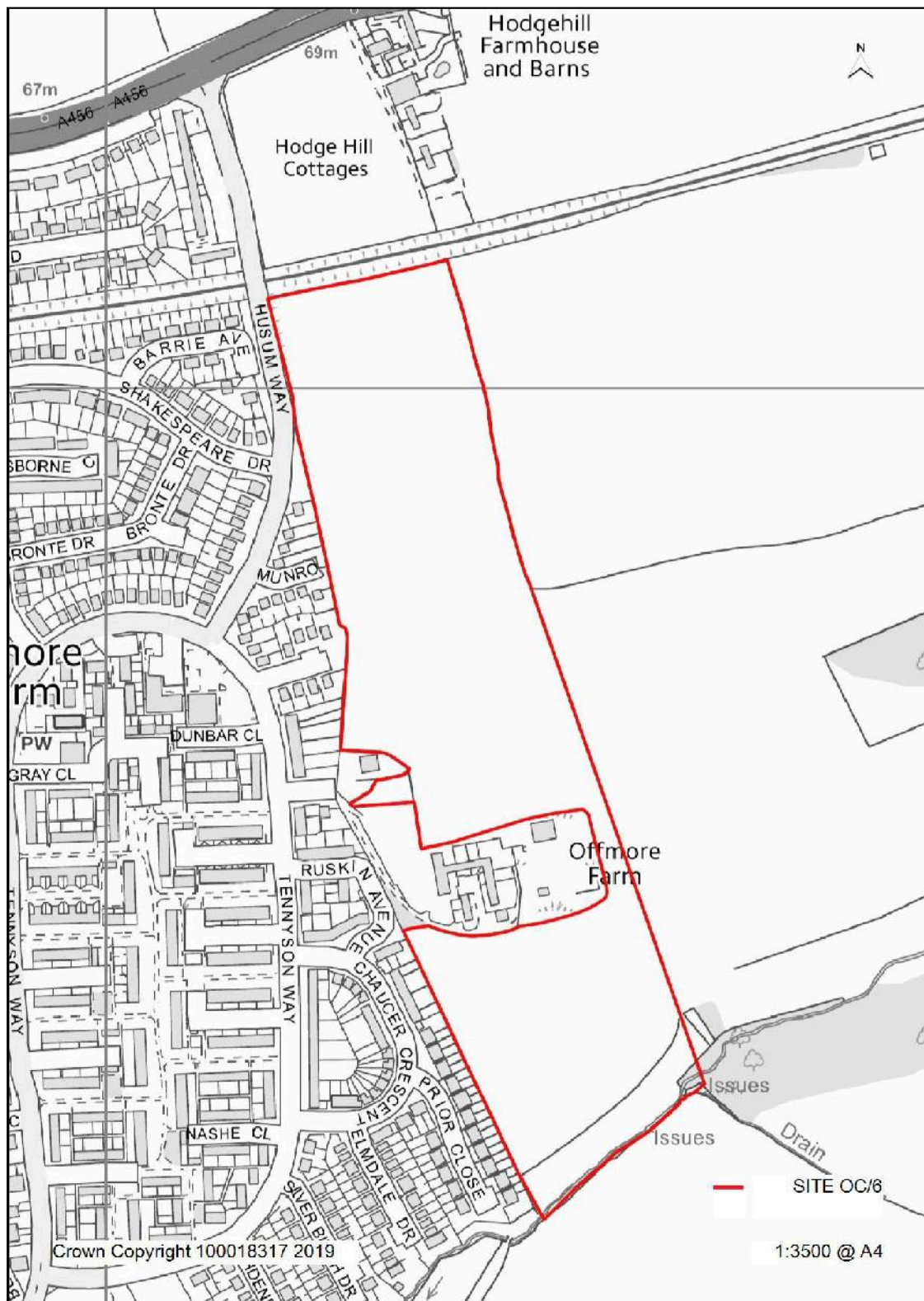
LOCATION PLAN



OC-6 LAND EAST OF OFFMORE FARM

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

LOCATION PLAN



OC-11 STOURMINSTER SCHOOL

Nearest settlement: Kidderminster		Site ref: OC/11		Easting 384778		Site area (hectares): 2.15	
				Northing 275667			
Site address: Former Stourminster School, Comberton, Kidderminster						Within built area	
Ward: Offmore and Comberton Ward						Adjoining built area ✓	
						Other (See site description)	
Current or previous use: School						Greenfield (undeveloped)	
						Brownfield (prev. developed) ✓	
Site description: Former Stourminster School Site, now surplus to requirements as Habberley Learning Campus opened Spring 2015. Large site on edge of Comberton housing estate, mostly covered with buildings. There are no playing fields within the site boundary. There is a small wet woodland alongside the stream on the eastern boundary which cannot be developed.							
Ownership: Worcestershire County Council		Private		Public		✓	
						Unknown	
Topography: Slopes down to stream on boundary		Flat		Gently Sloping		✓	
						Steeply Sloping	
Planning History: none of relevance							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		0		Adjoining built area. Reasonable access to local facilities. Comberton Estate facilities within reasonable walking distance			
Housing needs of all		+		2.15ha			
Need to travel, sustainable travel modes		+		Good vehicular and public transport access: good access from Comberton Rd and bus stops nearby			
Soil & land		+		brownfield site . Contamination unlikely			
Water resources and quality, flood risk		-?		Stream along eastern boundary. Fluctuations in levels relate to surface water sewer outfalls from estate upstream. Natural catchment area is very small. Identified by the water cycle study as being of possible concern due to flood risk.			
Landscape and townscape		-		Large site on edge of Comberton housing estate. Significant visual impact from new development over and above the existing footprint			
Biodiversity and geodiversity		-?		Parts of the site are naturalised (linear woodland and watercourse) and there could be an impact on biodiversity.			
Economy & employment		0					
Historic environment		0		No known heritage constraints			
Green Belt		0		Adjacent to Green Belt			
Community & settlement identities		0		Adjoining built area.			
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		✓		Allocated without planning permission		Sites with planning permission	
Local Authority owned land		✓		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:		Housing		✓		Retail	
						Employment	
						Leisure	
						Gypsy/ Travelling Showpeople	
						Other	
WFDC OFFICER VIEWS:							
Character / visual impact: Significant visual impact from new development over and above the existing footprint							
Vehicular access		Good		✓		Reasonable	
Good access from Comberton Road						Poor	
Access to local facilities		Good				Reasonable	
Comberton Estate facilities within reasonable walking distance				✓		Poor	
Public transport accessibility		Good		✓		Reasonable	
Bus stops nearby						Poor	

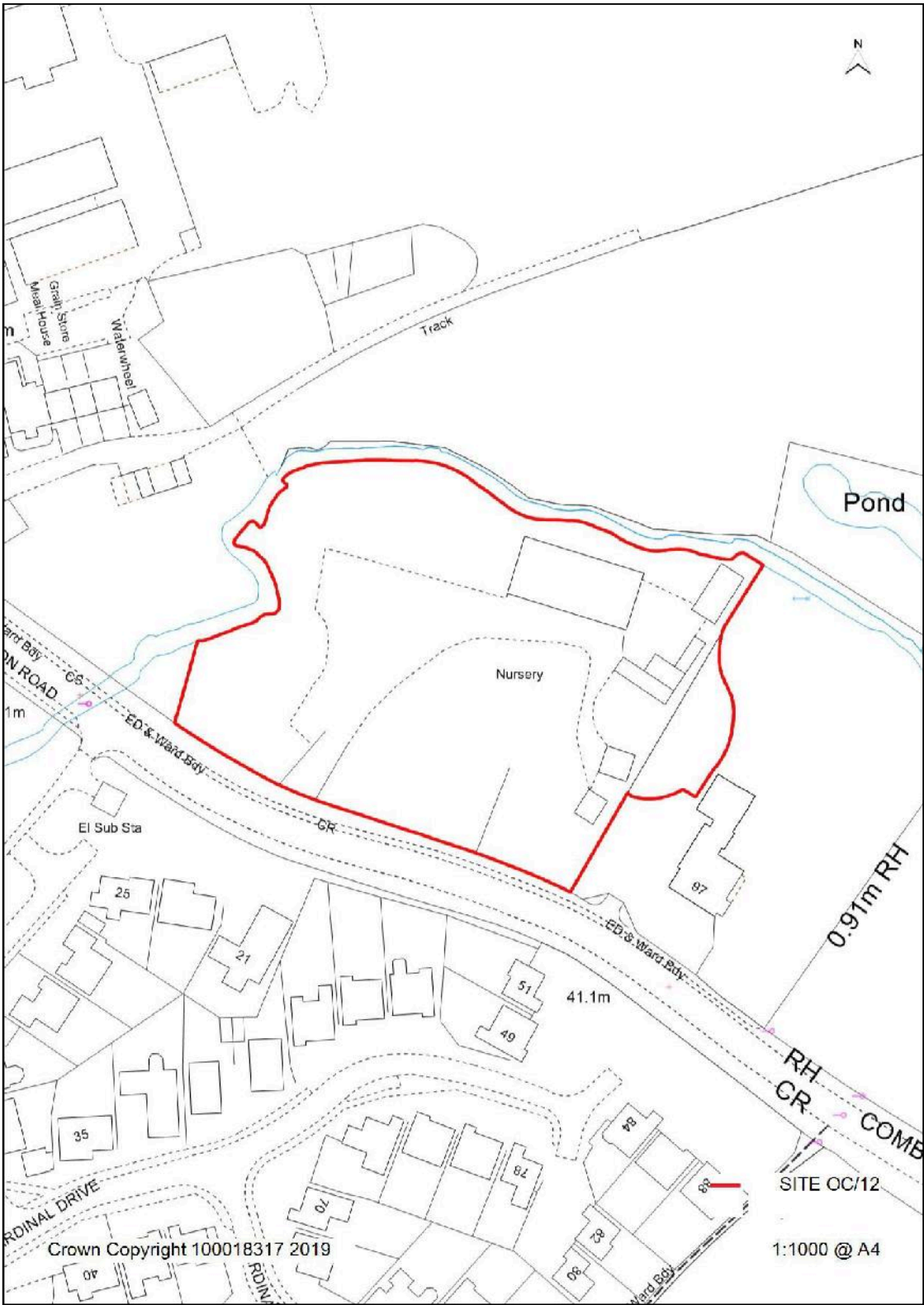
LOCATION PLAN



OC-12 COMBERTON LODGE NURSERY

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

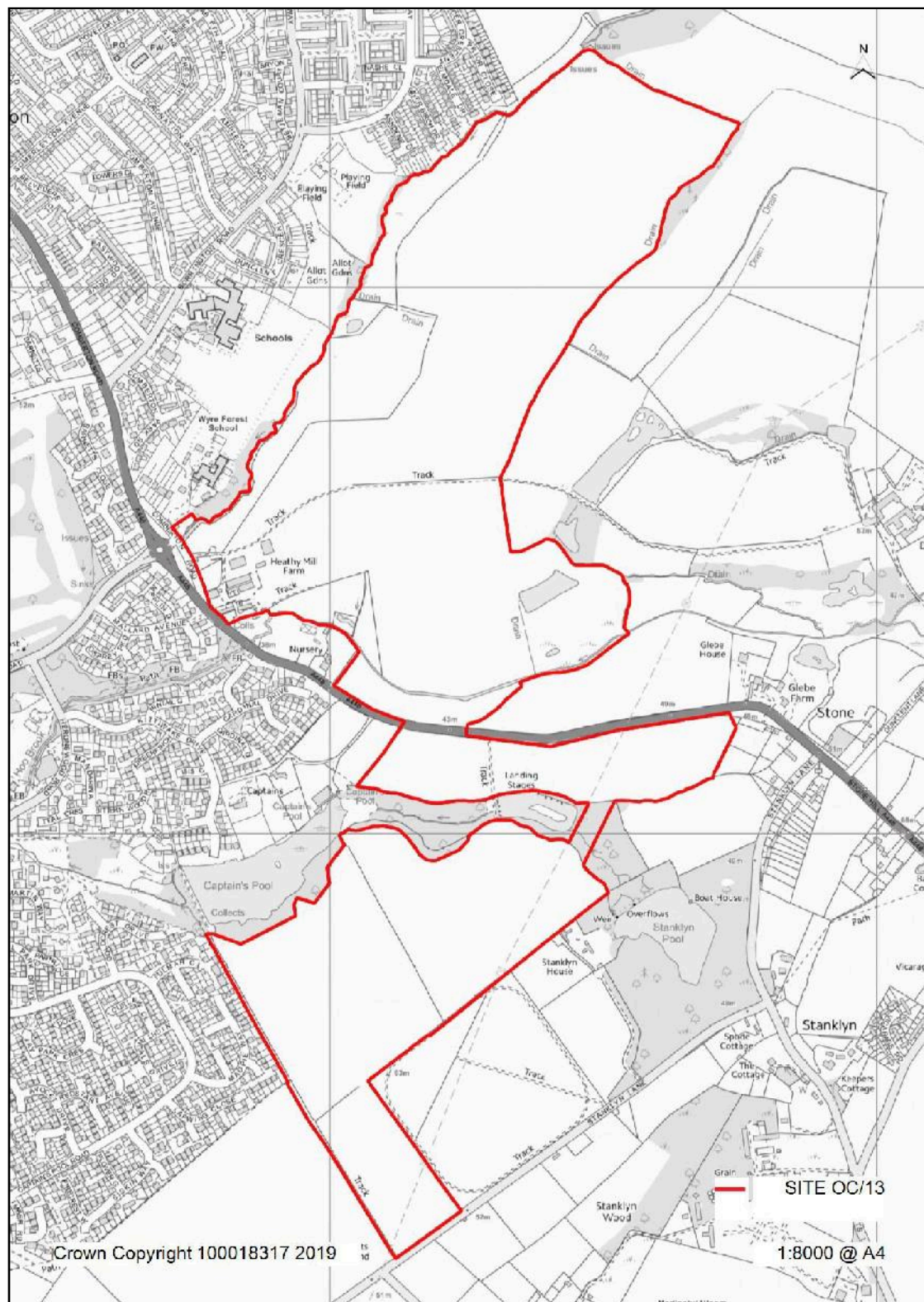
LOCATION PLAN



OC-13 LAND AT STONE HILL

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

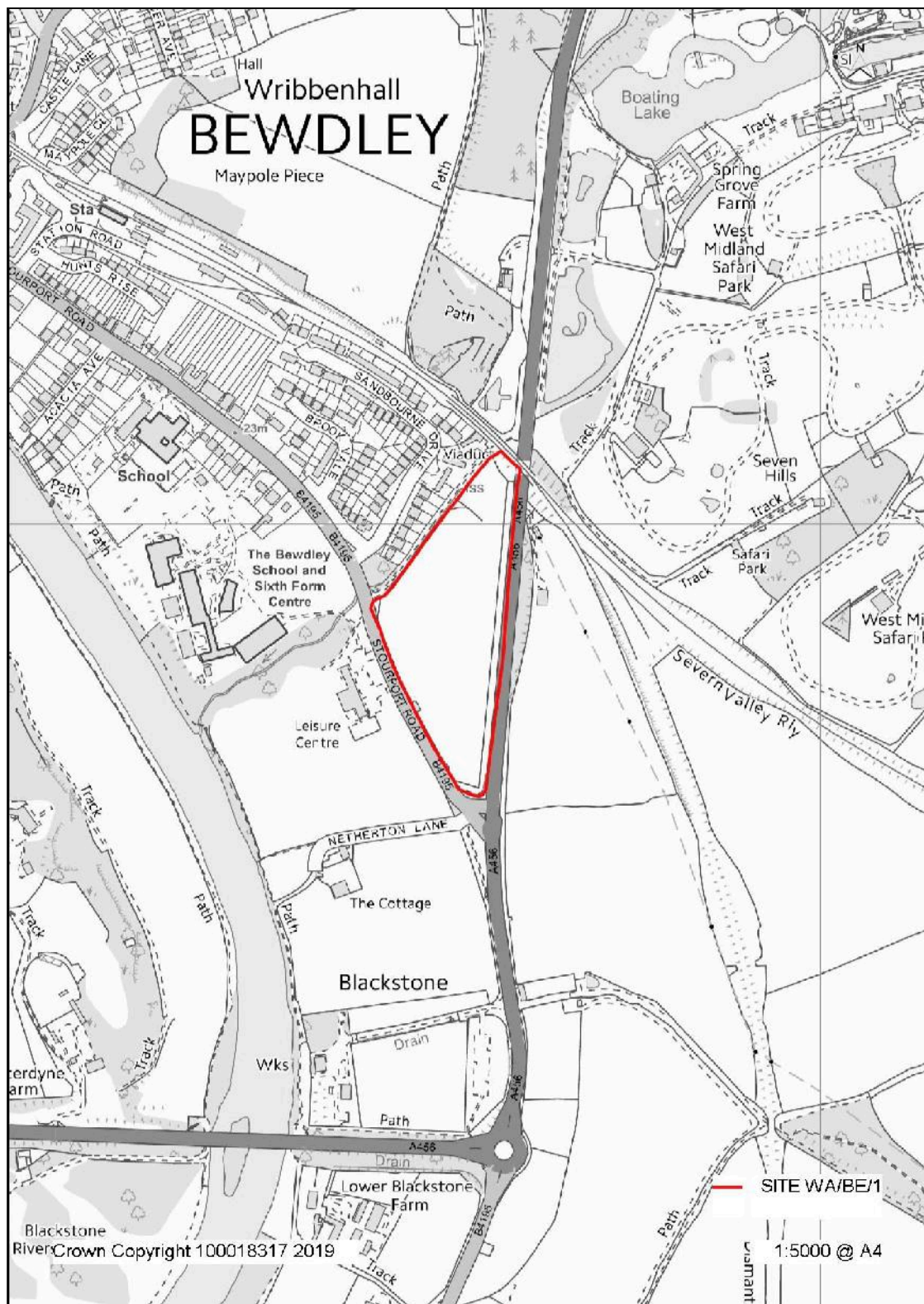
LOCATION PLAN



WA-BE-1 STOURPORT ROAD TRIANGLE

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

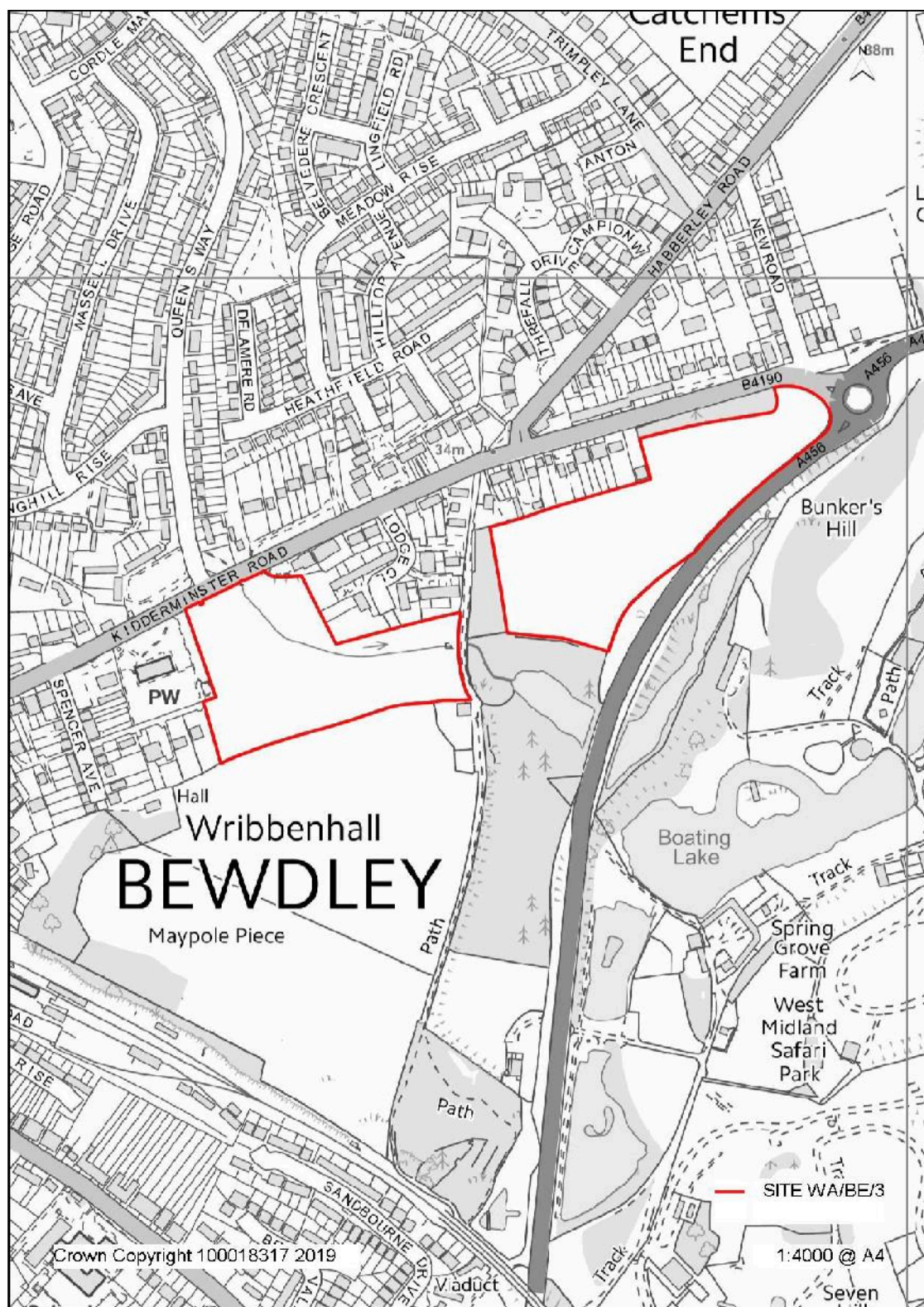
LOCATION PLAN



WA-BE-3 CATCHEM'S END

Nearest settlement: Bewdley	Site ref: WA/BE/3	Easting	379605	Site area (hectares): 5.61			
Site address: Catchem's End, land south of Kidderminster Road, Bewdley Ward: Wribbenhall & Arley				Within built area		<input checked="" type="checkbox"/>	
				Adjoining built area			
				Other (See site description)			
Current or previous use: pastureland				Greenfield (undeveloped)		<input checked="" type="checkbox"/>	
				Brownfield (prev. developed)			
Site description: 2 areas of pasture, one fronting Kidderminster Road adjacent Church (A) and one at Catchems End near bypass (B). Site A proposed for open space/community use. Site B promoted for housing							
Ownership:		Private		<input checked="" type="checkbox"/>		Public	
Topography:		Flat		<input checked="" type="checkbox"/>		Gently Sloping	
						Steeply Sloping	
Planning History: None of relevance							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		0		Reasonable access. All services available. Walking distance to town.			
Housing needs of all		+		5.61ha			
Need to travel, sustainable travel modes		+		Good vehicular and public transport access. Walking distance to town. Public footpath 648 runs along the boundary of site A and between the two areas of the site.			
Soil & land		-		Greenfield. Contamination unknown.			
Water resources and quality, flood risk		?		Western parcel in flood zone 3 – 40%. Riddings Brook crosses site. Small area near roundabout suffers from surface water flooding – 6% 1 in 30 years, 13% 1 in 100 years, 21% 1 in 1000 years			
Landscape and townscape		+		Sandstone wall along site boundary to Kidderminster Road. Potential to enhance streetscape.			
Biodiversity and geodiversity		-		TPOs: 4 trees and 6 woodlands between Kidderminster and Wribbenhall where they add much to the high quality of the landscape. Riddings brook crosses the site. BAP protected fauna Pipistrelle bat and badgers.			
Economy & employment		0					
Historic environment		--		Church of All Saints 25m W of site; churchyard walls and lychgate of church adjacent to site and forms western boundary of site. Development has potential to adversely affect views of the eastern end of the church from the Kidderminster Road. The western parcel has no capacity to be developed without imposing significant harm to landscape character, the setting of All Saint's Church and rural views from Queens Way.			
Green Belt		-		In Green Belt			
Community & settlement identities		+		Within built area			
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>		Allocated without planning permission		Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail		Employment		Leisure
						<input checked="" type="checkbox"/>	Gypsy/ Travelling Showpeople
							Other
WFDC OFFICER VIEWS:							
Character / visual impact: Potential to enhance streetscene, prominent location when viewed across town							
Vehicular access		Good		<input checked="" type="checkbox"/>		Reasonable	
						Poor	
Access to local facilities		Good				Reasonable	
						Poor	
		walking distance to town centre					
Public transport accessibility		Good		<input checked="" type="checkbox"/>		Reasonable	
						Poor	
		Frequent bus service runs past site					

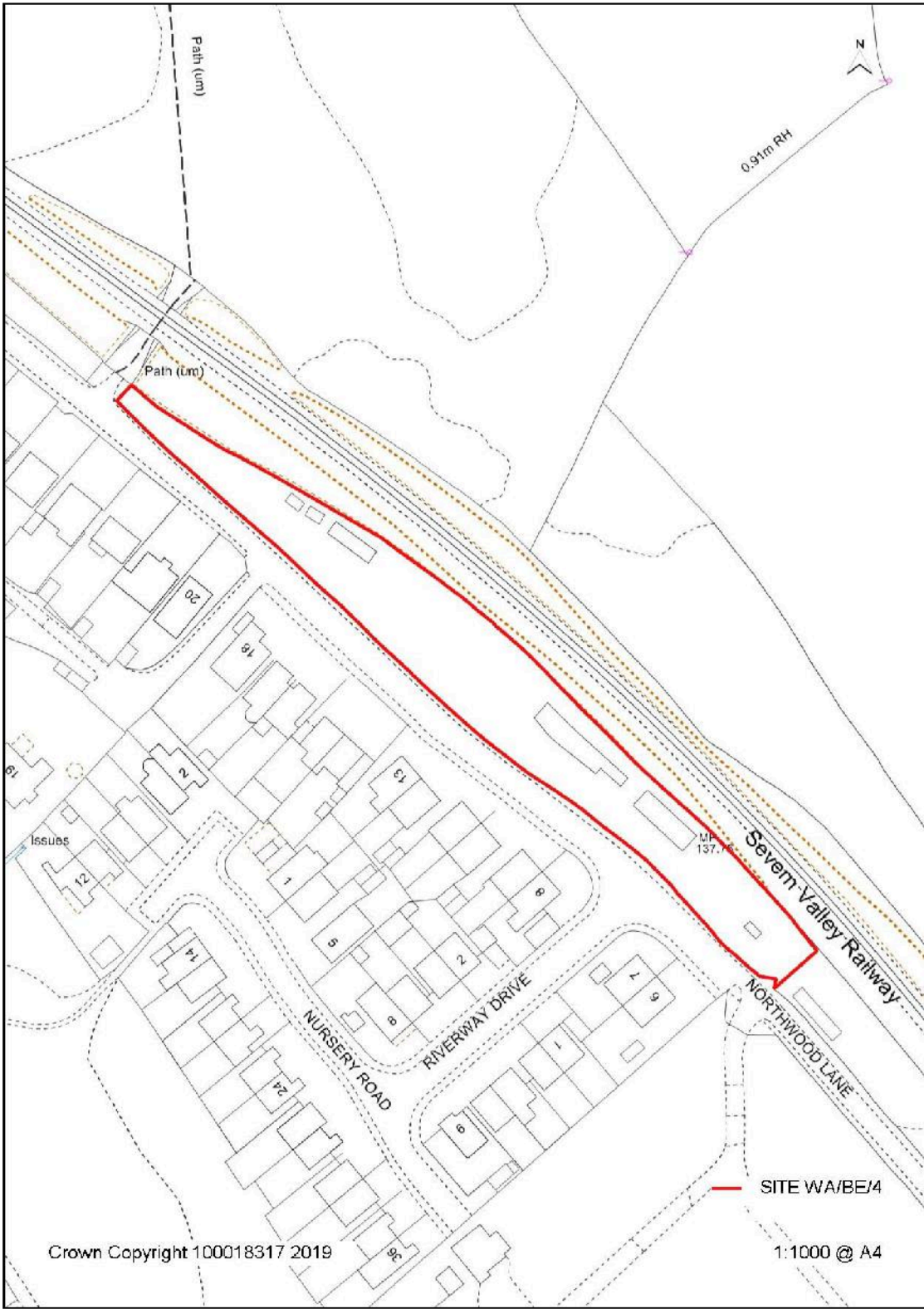
LOCATION PLAN



WA-BE-4 NORTHWOOD LANE

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

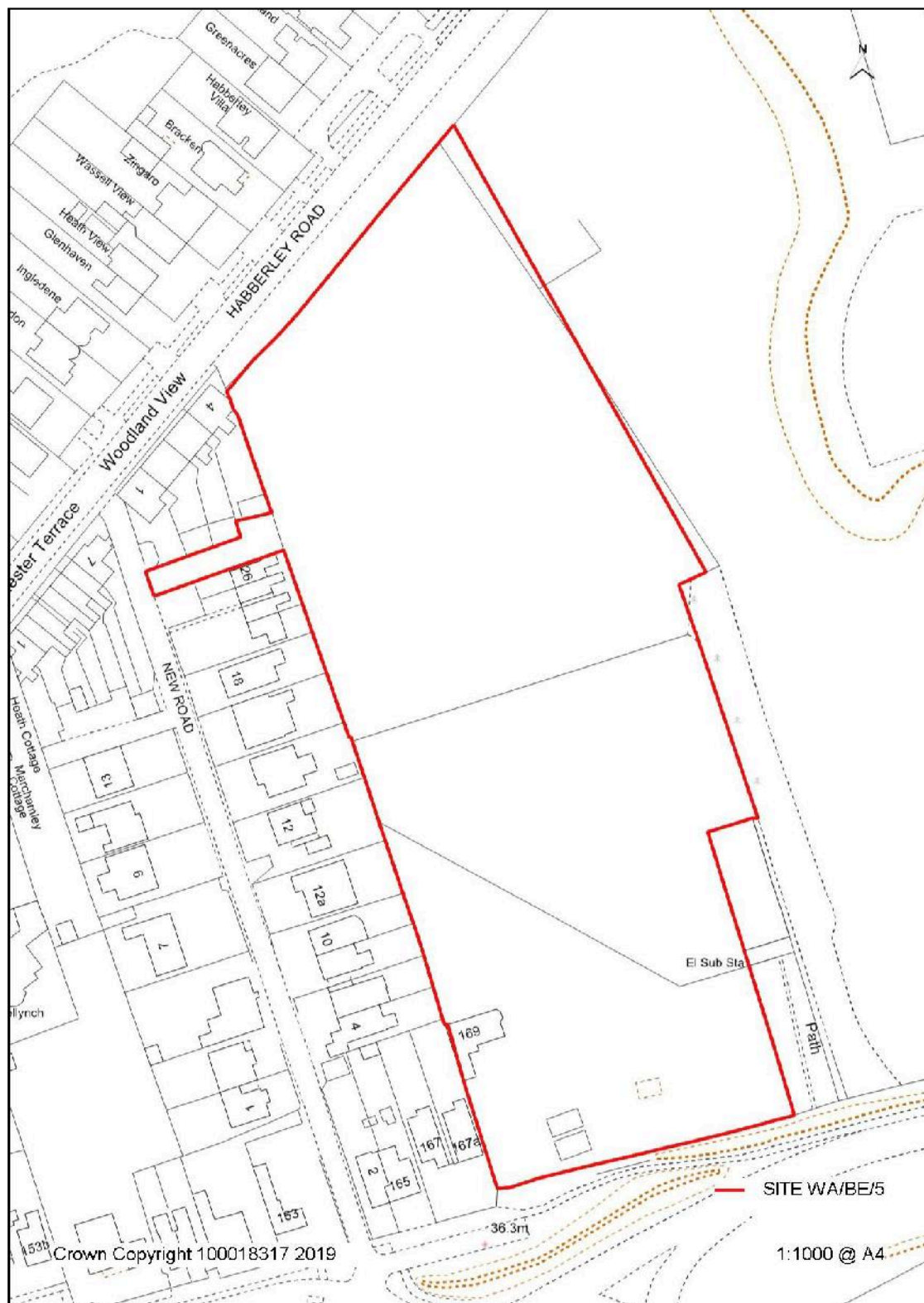
LOCATION PLAN



WA-BE-5 LAND SOUTH OF HABBERLEY ROAD

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

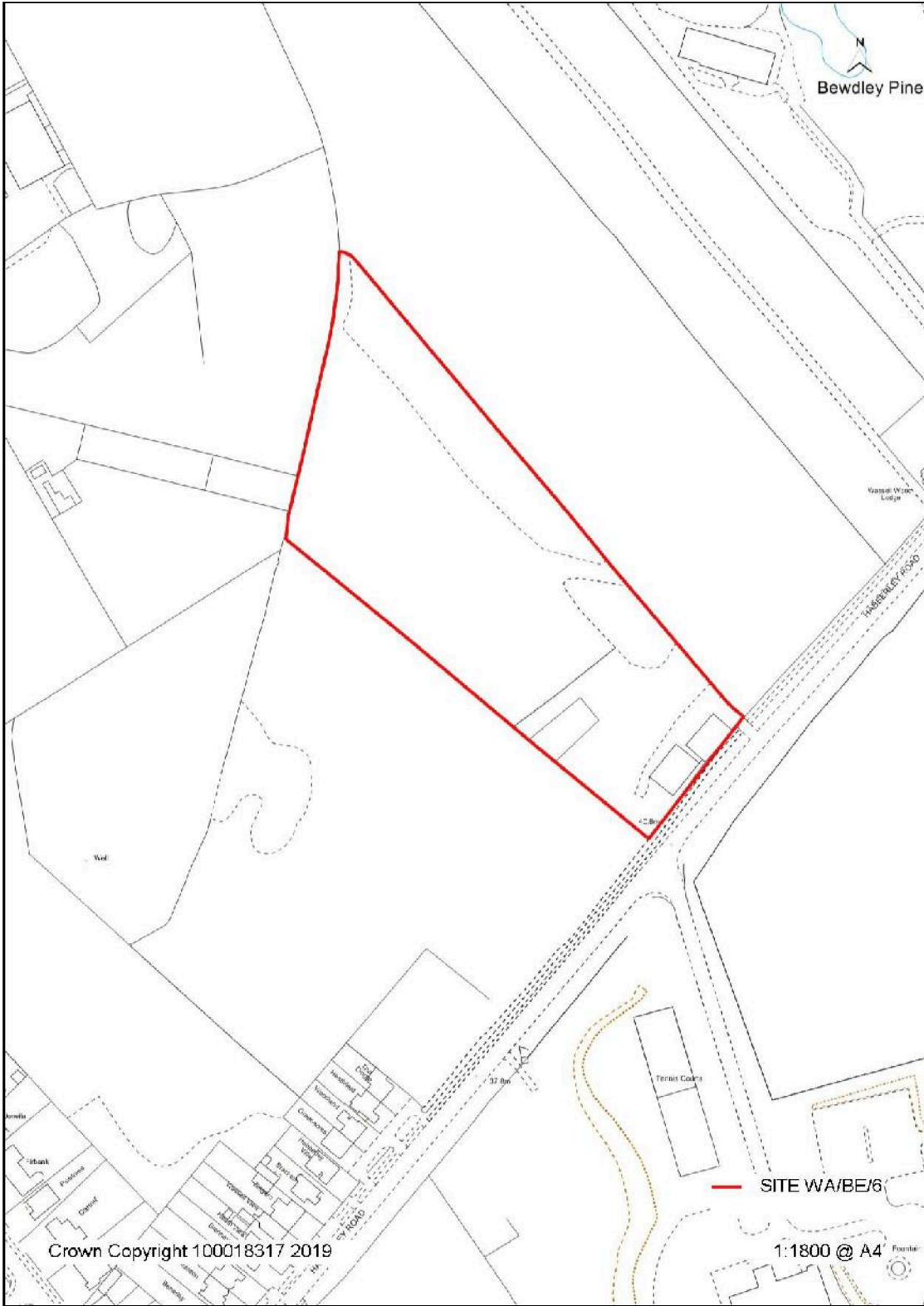
LOCATION PLAN



WA-BE-6 LAND NORTH OF HABBERLEY ROAD

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

LOCATION PLAN



WA-BE13 LAND OFF HABBERLEY ROAD

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

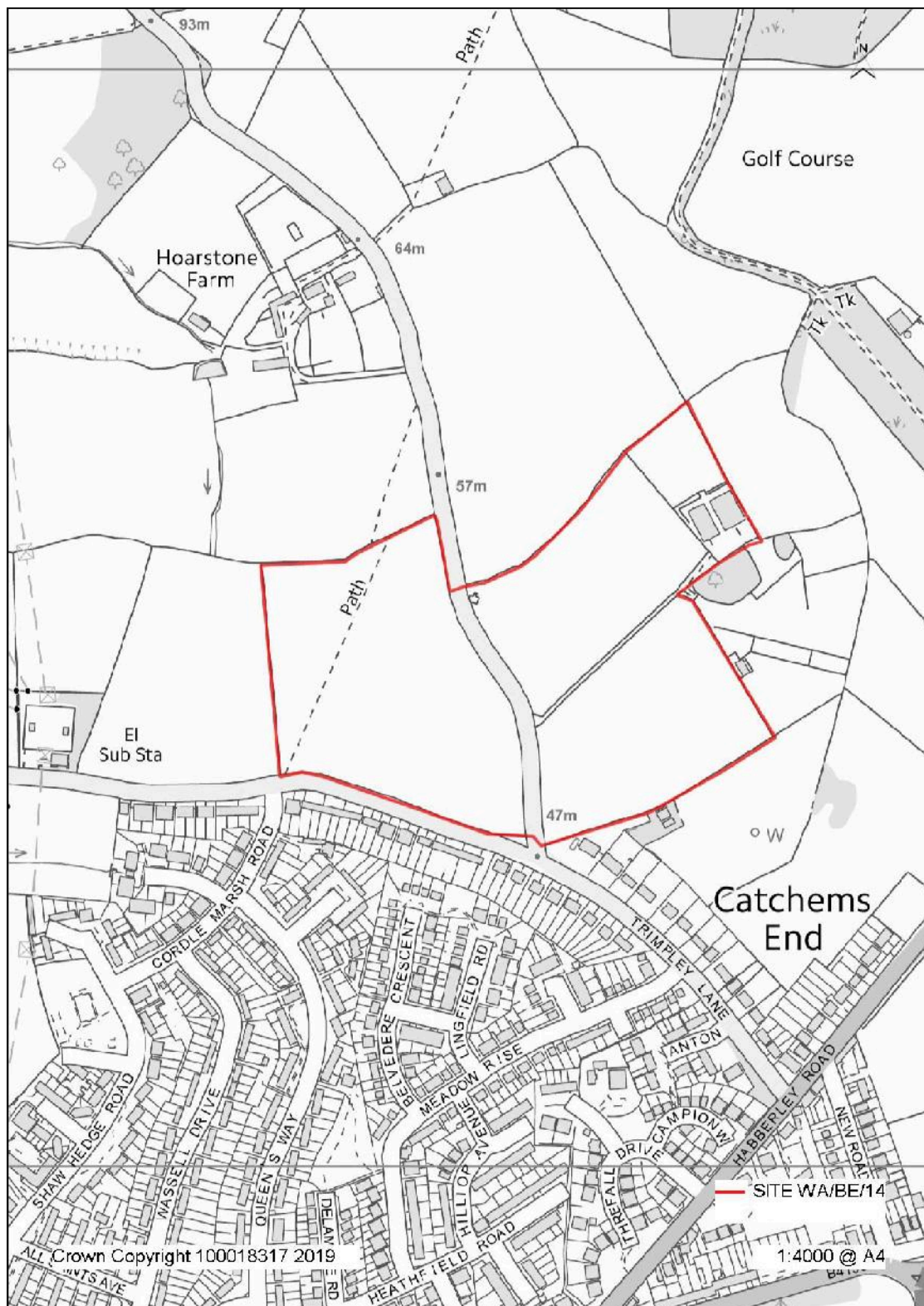
LOCATION PLAN



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

Nearest settlement: Bewdley	Site ref: WA/BE/14	Easting 379566	Site area (hectares): 11.53
		Northing 276442	
Site address: Land corner of Crundalls /Hoarstone Lane Ward: Wribbenhall & Arley		Within built area	
		Adjoining built area ✓	
		Other (See site description)	
Current or previous use: Pasture land		Greenfield (undeveloped) ✓	
		Brownfield (prev. developed)	
Site description: Pastureland with isolated farm buildings adjoining edge of Wribbenhall estate extending north towards Trimpey and Wassell Wood			
Ownership:	Private	✓	Public
			Unknown
Topography:	Flat	Gently Sloping	✓
			Steeply Sloping
Planning History: None of relevance			
SUSTAINABILITY APPRAISAL INFO	+/-	Notes	
Local services and facilities	0	Reasonable access to local facilities – community facilities and local shop within a reasonable walk	
Housing needs of all	+	11.53ha	
Need to travel, sustainable travel modes	+	Reasonable vehicular access. Good public transport: regular buses run along Crundalls Lane and through Queensway state. Footpath crosses western part of site.	
Soil & land	-	Green field site, unlikely to be contaminated	
Water resources and quality, flood risk	0	No flooding issues	
Landscape and townscape	--	Significant landscape impact. Development would represent a substantial encroachment into a highly rural landscape characterised by very low density dispersed settlement. Impact on setting of scheduled monument. Straddles Hoarstone Lane which is an ancient heathland Holloway.	
Biodiversity and geodiversity	-	Pastureland. Wassell Wood to north of site is ancient semi-natural wodland	
Economy & employment	0		
Historic environment	-	Hoarstone Farm Grade II* 220m N of site, plus barn 180m from site. High archaeological potential.	
Green Belt	-	In Green Belt	
Community & settlement identities	0	Adjoins built area	
Other:			
REASON FOR INCLUSION:			
Call for Sites submission	✓	Allocated without planning permission	Sites with planning permission
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)	Underused / Vacant sites
Officer suggested - rural sites		Officer suggested – potential urban extension	Other
PROPOSED USE:	Housing	✓	Retail
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other
WFDC OFFICER VIEWS:			
Character / visual impact: Landscape north of the lane is currently open and undeveloped apart from small clusters of farm buildings. Development would be visually intrusive and detract from setting of listed buildings and views up to Wassell Wood			
Vehicular access	Good	Reasonable	✓
			Poor
Access to local facilities	Good	Reasonable	✓
			Poor
	Community facilities and local shop within a reasonable walk		
Public transport accessibility	Good	Reasonable	✓
			Poor
	Regular buses run along Crundalls Lane and through Queensway estate		

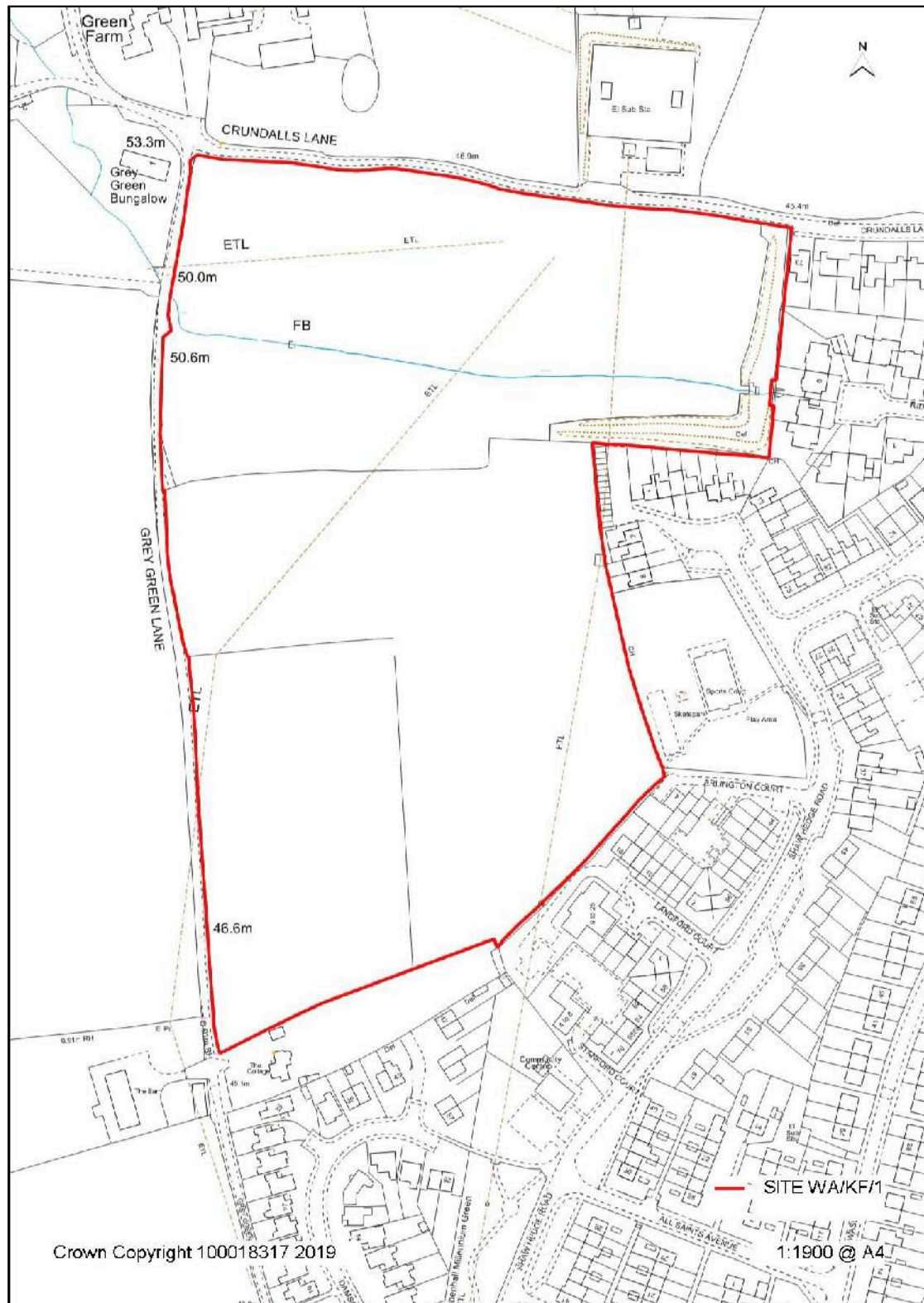
LOCATION PLAN



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

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

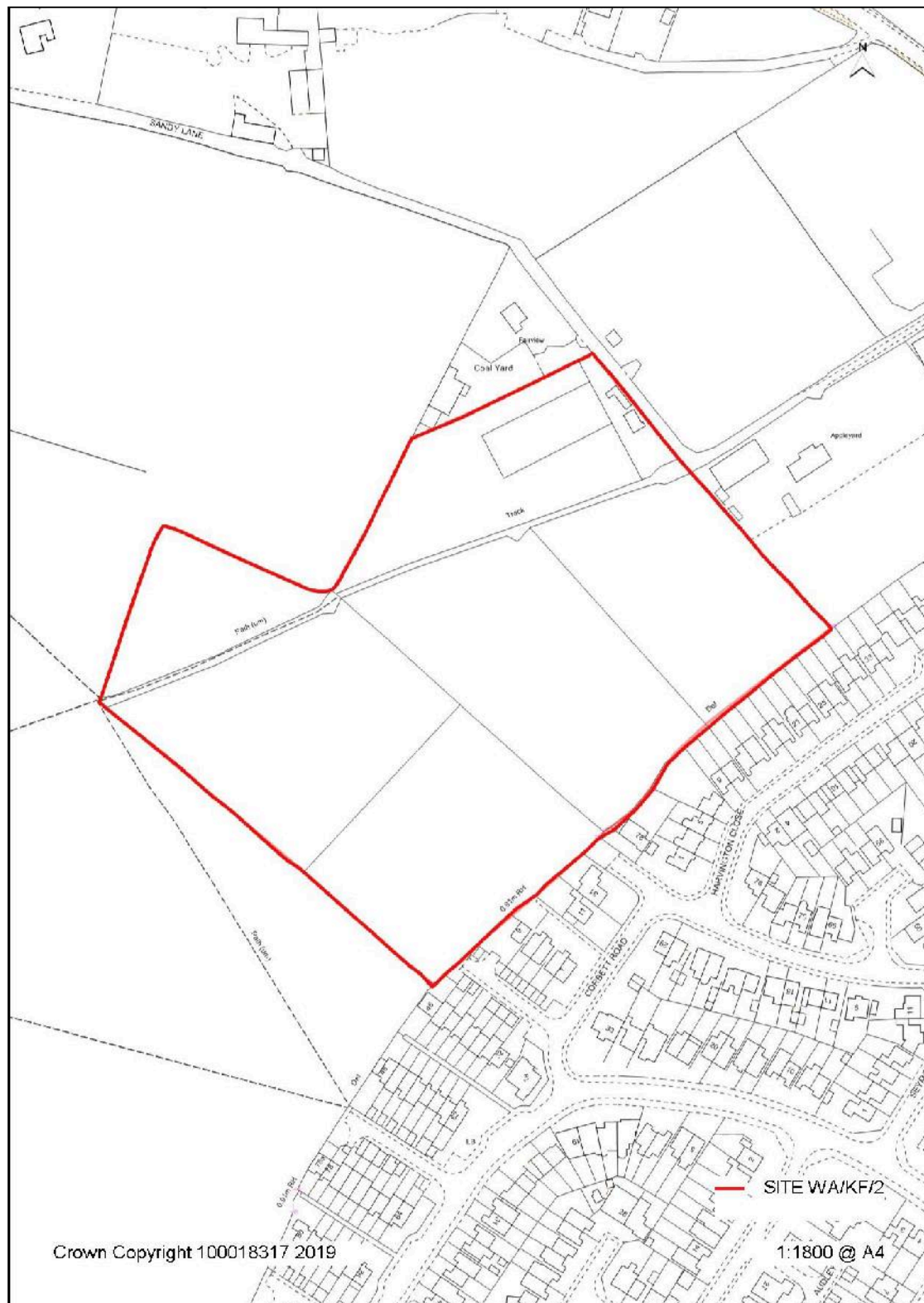
LOCATION PLAN



WA-KF-2 LAND AT SANDY LANE HABBERLEY

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

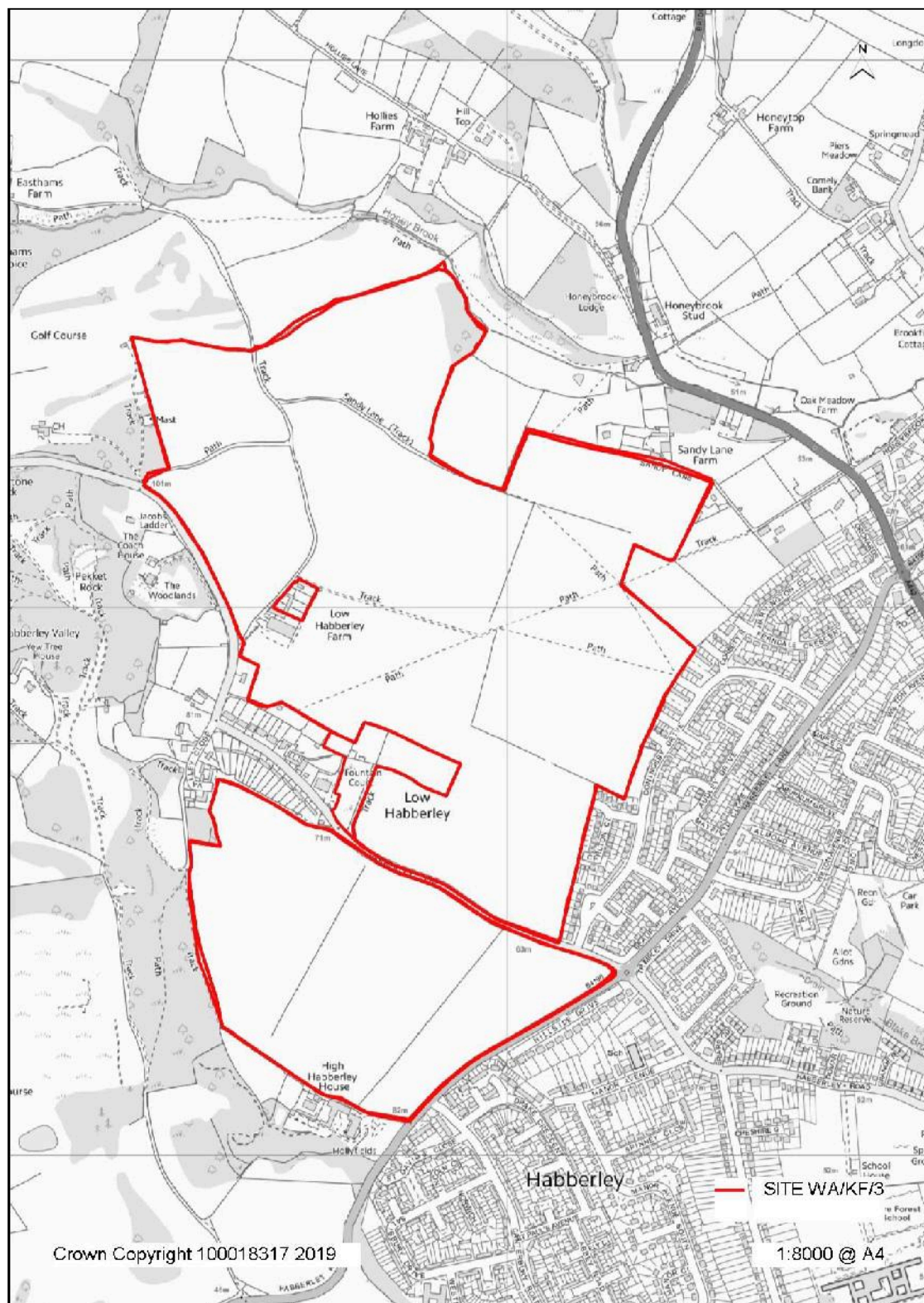
LOCATION PLAN



WA-KF-3 LOW HABBERLEY FARM

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

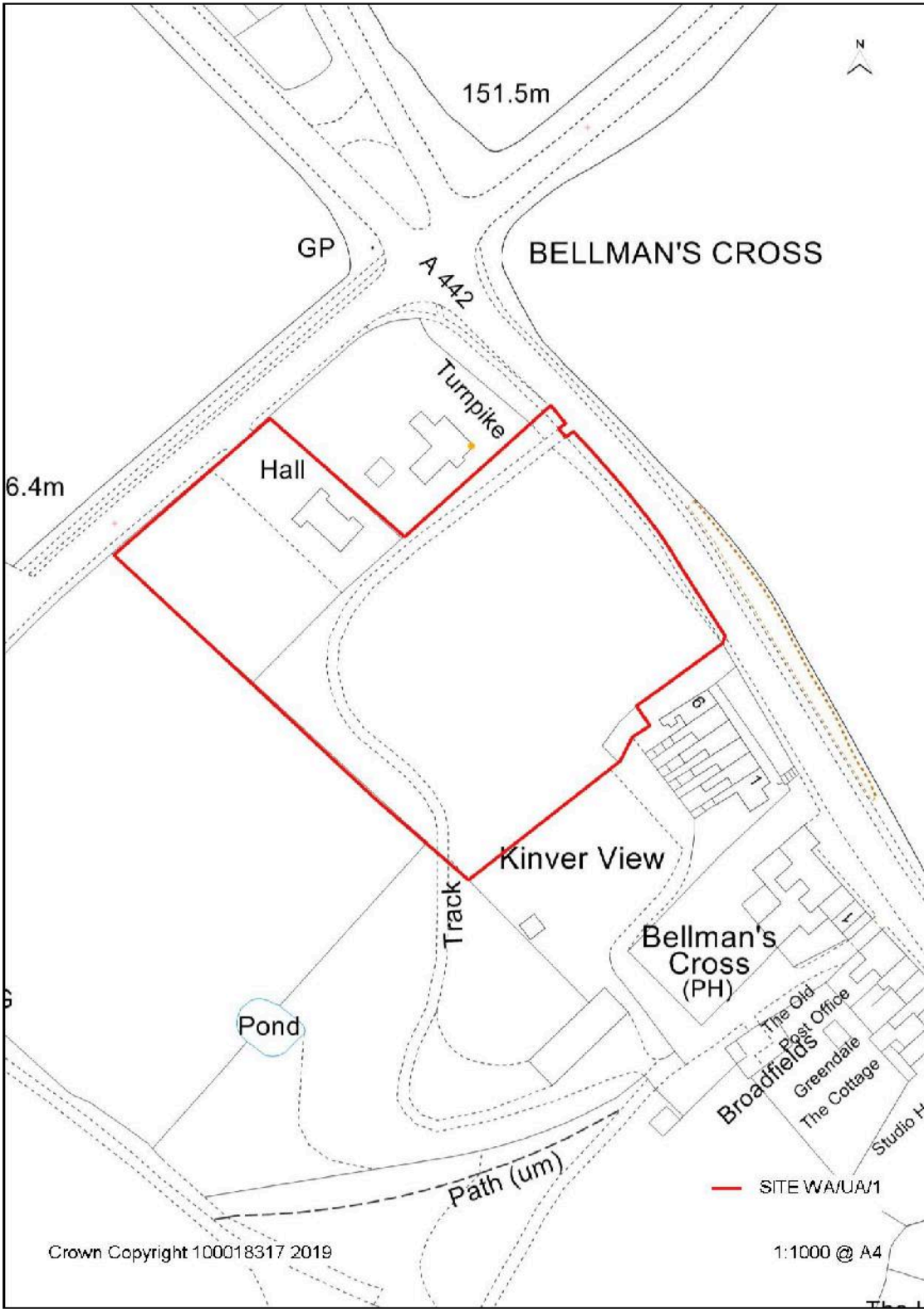
LOCATION PLAN



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

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

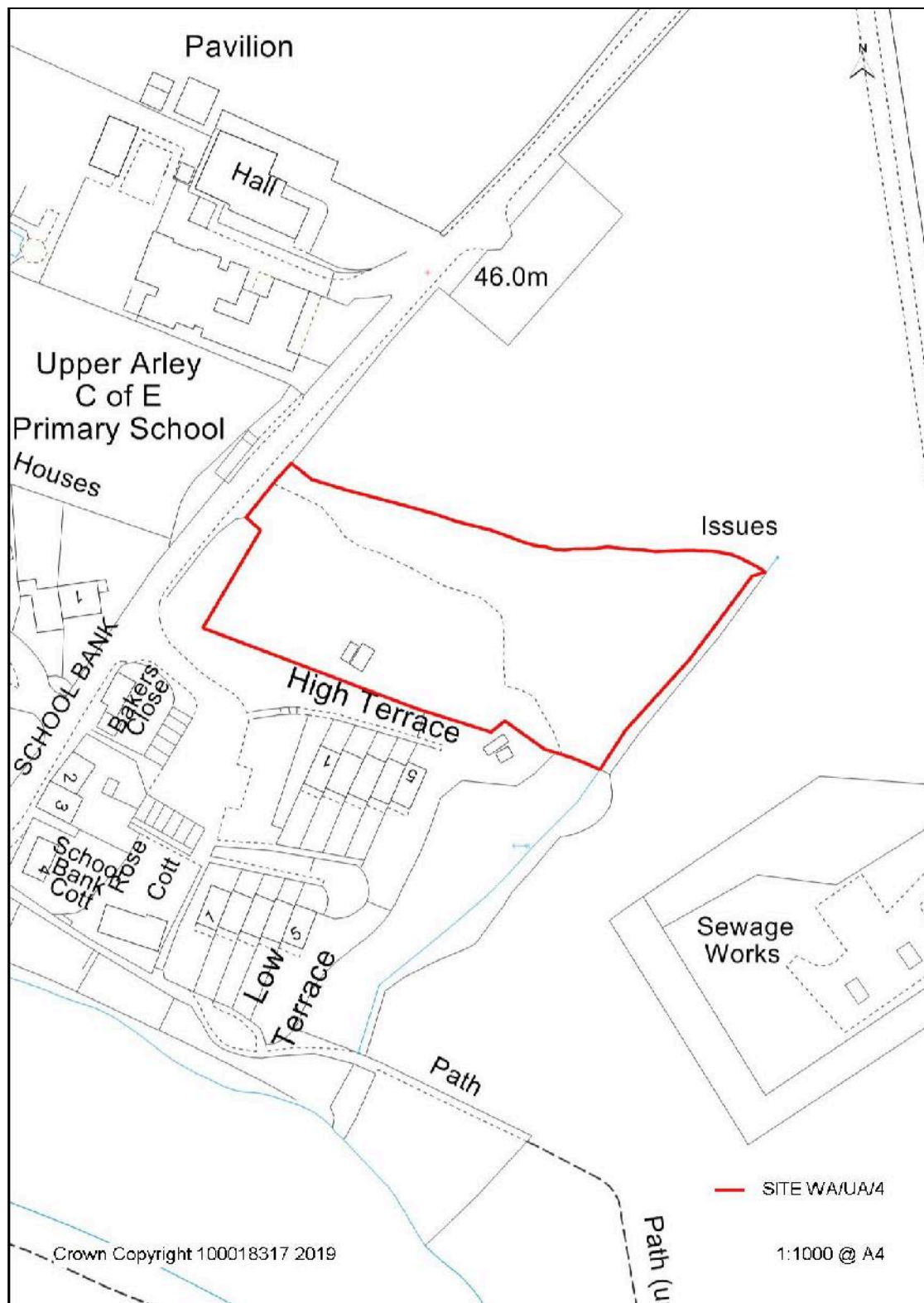
LOCATION PLAN



WA-UA-4 ALLOTMENTS, UPPER ARLEY

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

LOCATION PLAN



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

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

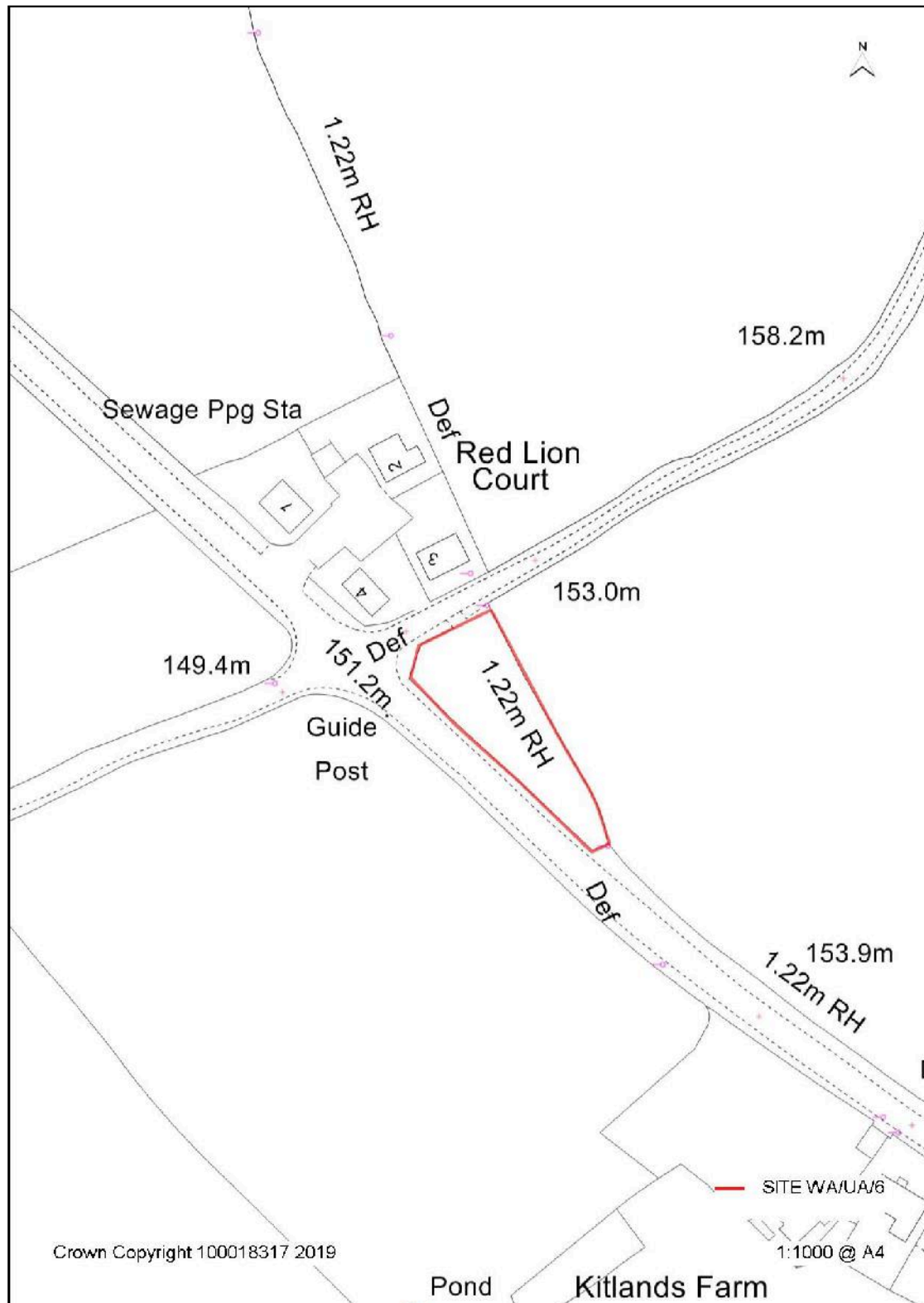
LOCATION PLAN



WA-UA-6 FORMER RED LION PH CAR PARK

Nearest settlement: Arley	Site ref: WA/UA/6	Easting	377950	Site area (hectares): 0.09	
		Northing	282276		
Site address: Former Red Lion PH car park, Bridgnorth Road Ward: Wribbenhall & Arley				Within built area	
				Adjoining built area	
				Other (See site description) <input checked="" type="checkbox"/>	
Current or previous use: former public house car park				Greenfield (undeveloped)	
				Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Adjacent former pub site (in Shropshire) redeveloped for 4 dwellings – Red Lion Court. Small area of former pub car park (in Wyre Forest) accessed off side road from A442					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	Unknown
Topography:	Flat	<input checked="" type="checkbox"/>	Gently Sloping		Steeply Sloping
Planning History: None of relevance					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		-	Adjacent former pub site redeveloped for 4 buildings. Poor access to local facilities: no facilities within walking distance		
Housing needs of all		+	0.09ha		
Need to travel, sustainable travel modes		-	Reasonable vehicular access: existing car park access from Lion Lane. Reasonable/poor public transport access: bus stop adjacent on Kidderminster to Bridgnorth route 297.		
Soil & land		+	Brownfield site. Contamination unlikely.		
Water resources and quality, flood risk		0			
Landscape and townscape		0	Currently a car park		
Biodiversity and geodiversity		0	Currently a car park		
Economy & employment		0			
Historic environment		0	No known heritage constraints		
Green Belt		-	In Green Belt		
Community & settlement identities		-	Does not adjoin built area		
Other:					
REASON FOR INCLUSION:					
Call for Sites submission		<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: Precedent for housing at this location set by development on adjacent plot in Shropshire. Potential for maximum of 2 dwellings on this plot accessed from Lion Lane using existing access.					
Vehicular access		Good		Reasonable	<input checked="" type="checkbox"/>
		Use existing car park access from Lion Lane			
Access to local facilities		Good		Reasonable	Poor <input checked="" type="checkbox"/>
		No facilities within walking distance			
Public transport accessibility		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
		Bus stop adjacent on Kidderminster to Bridgnorth route 297			

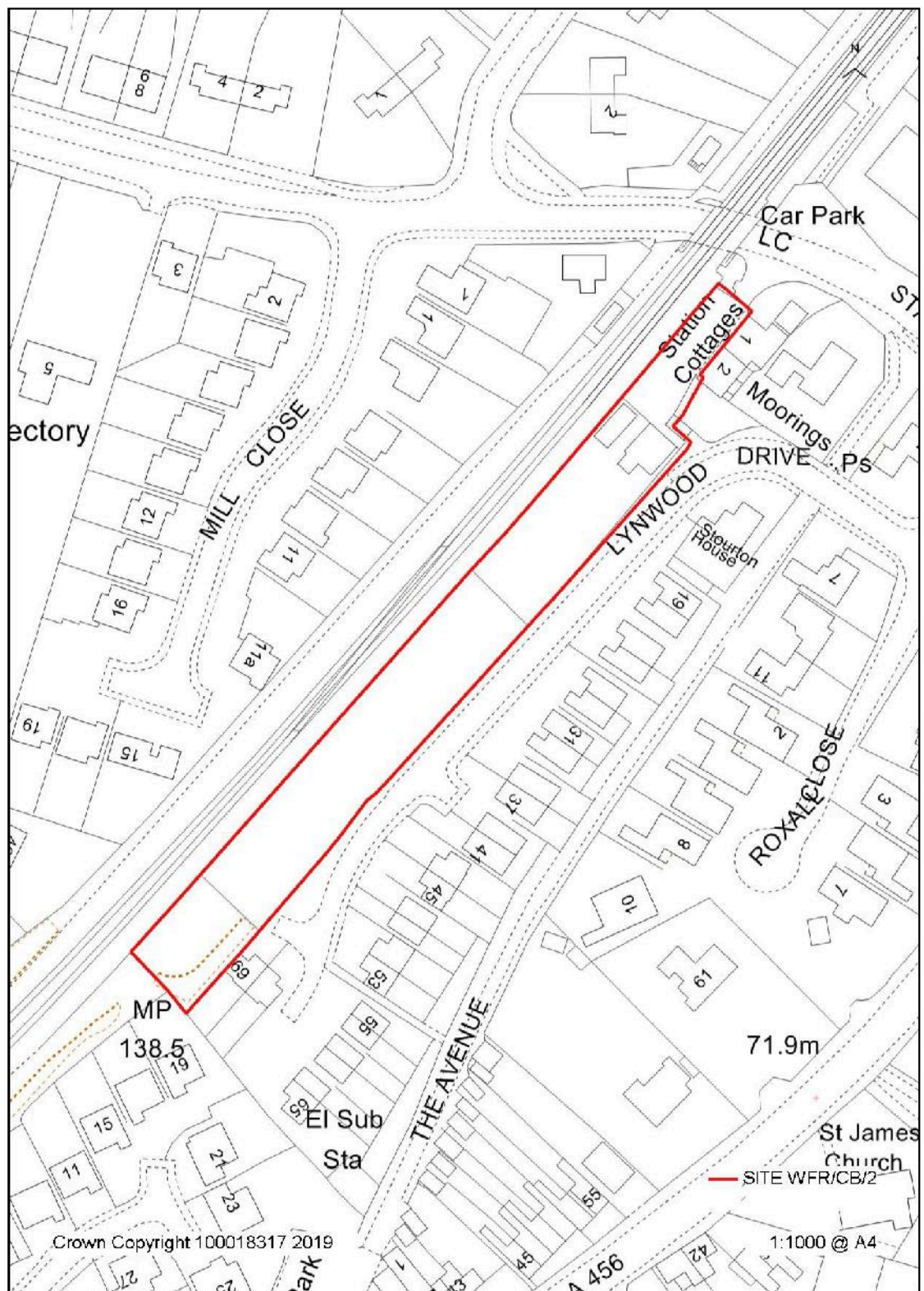
LOCATION PLAN



WFR-CB-2 STATION YARD LYNWOOD DRIVE

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

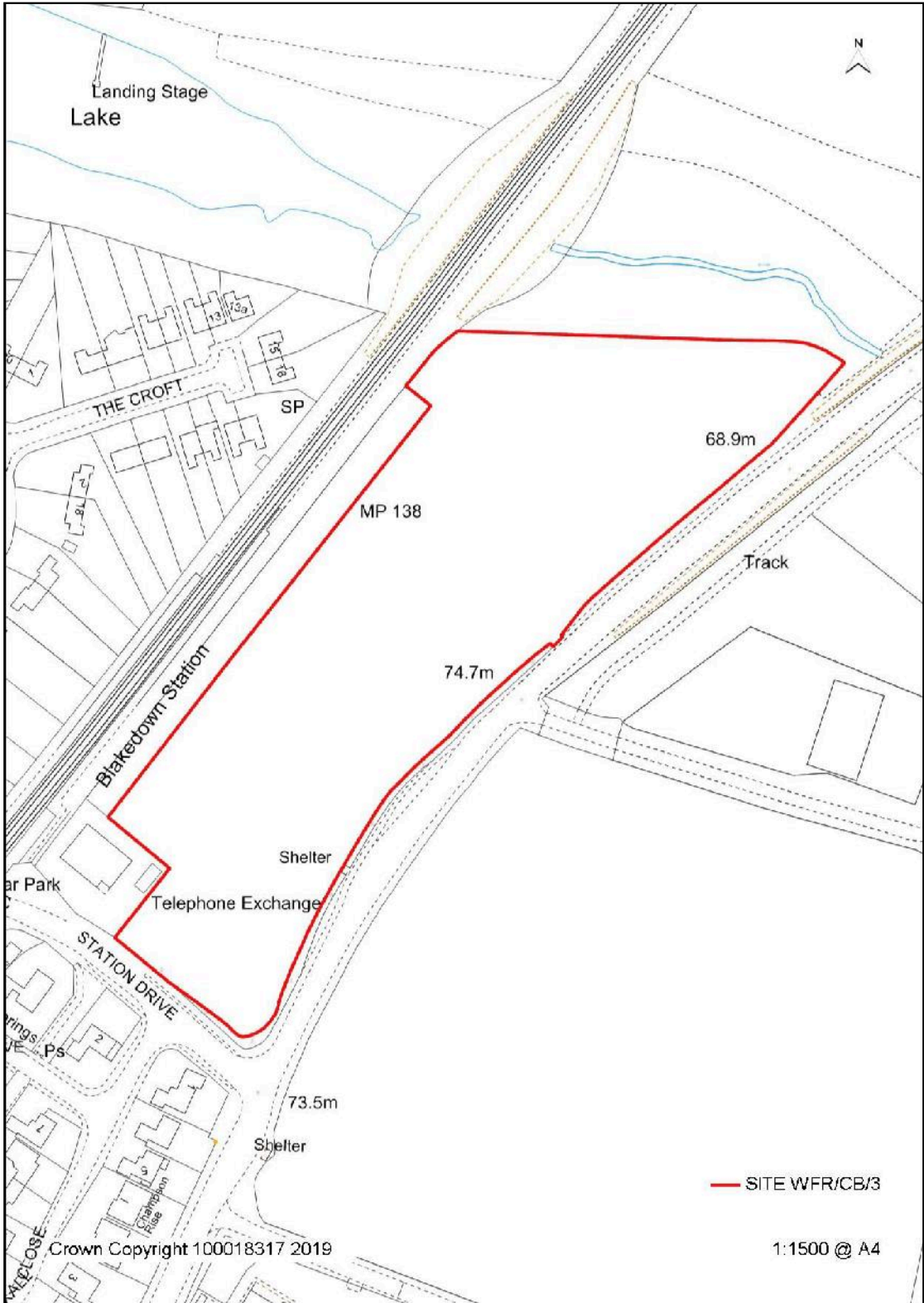
LOCATION PLAN



WFR-CB-3 LAND OFF STATION DRIVE

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

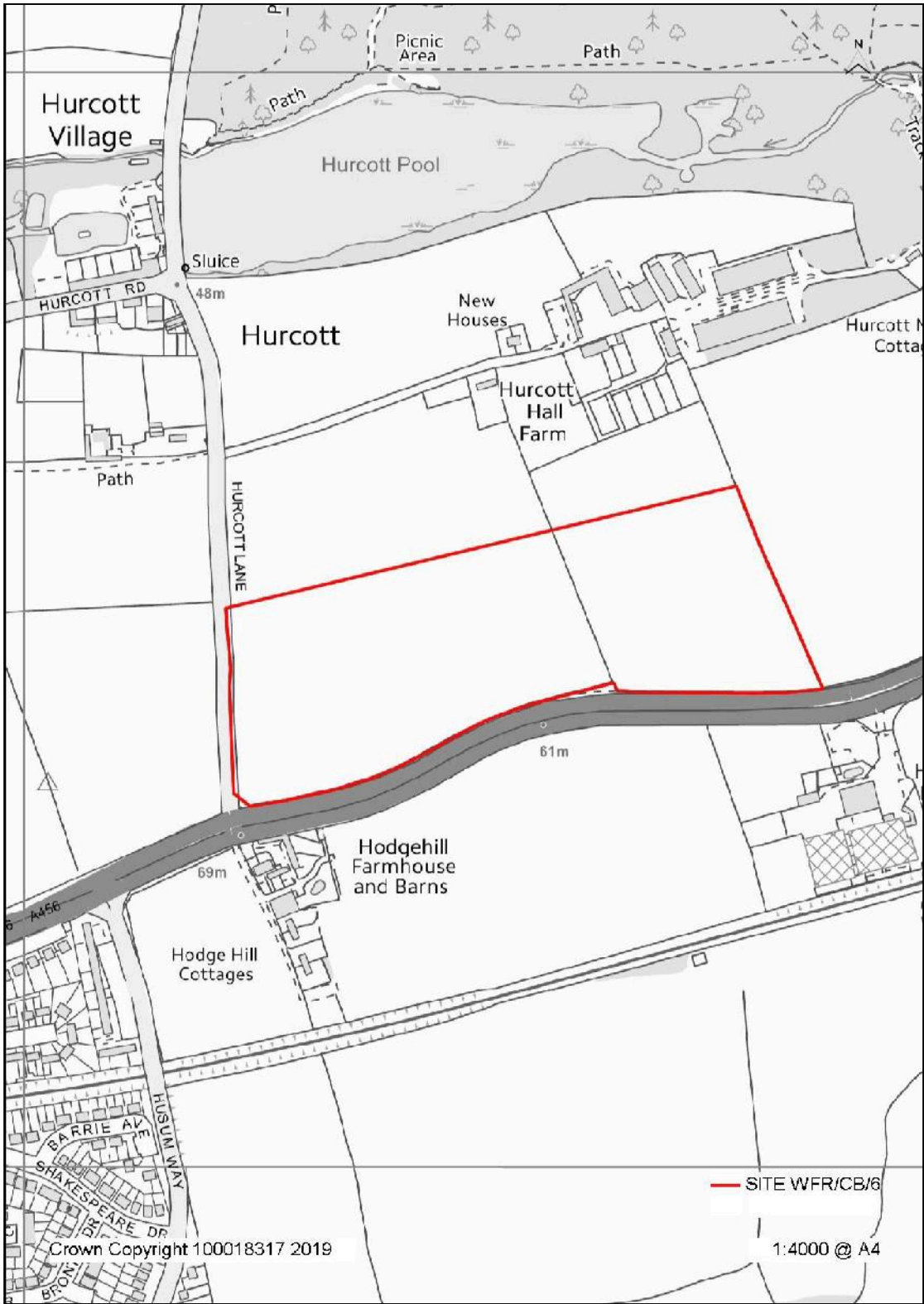
LOCATION PLAN



WFR-CB-6 LAND NORTH OF BIRMINGHAM ROAD

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

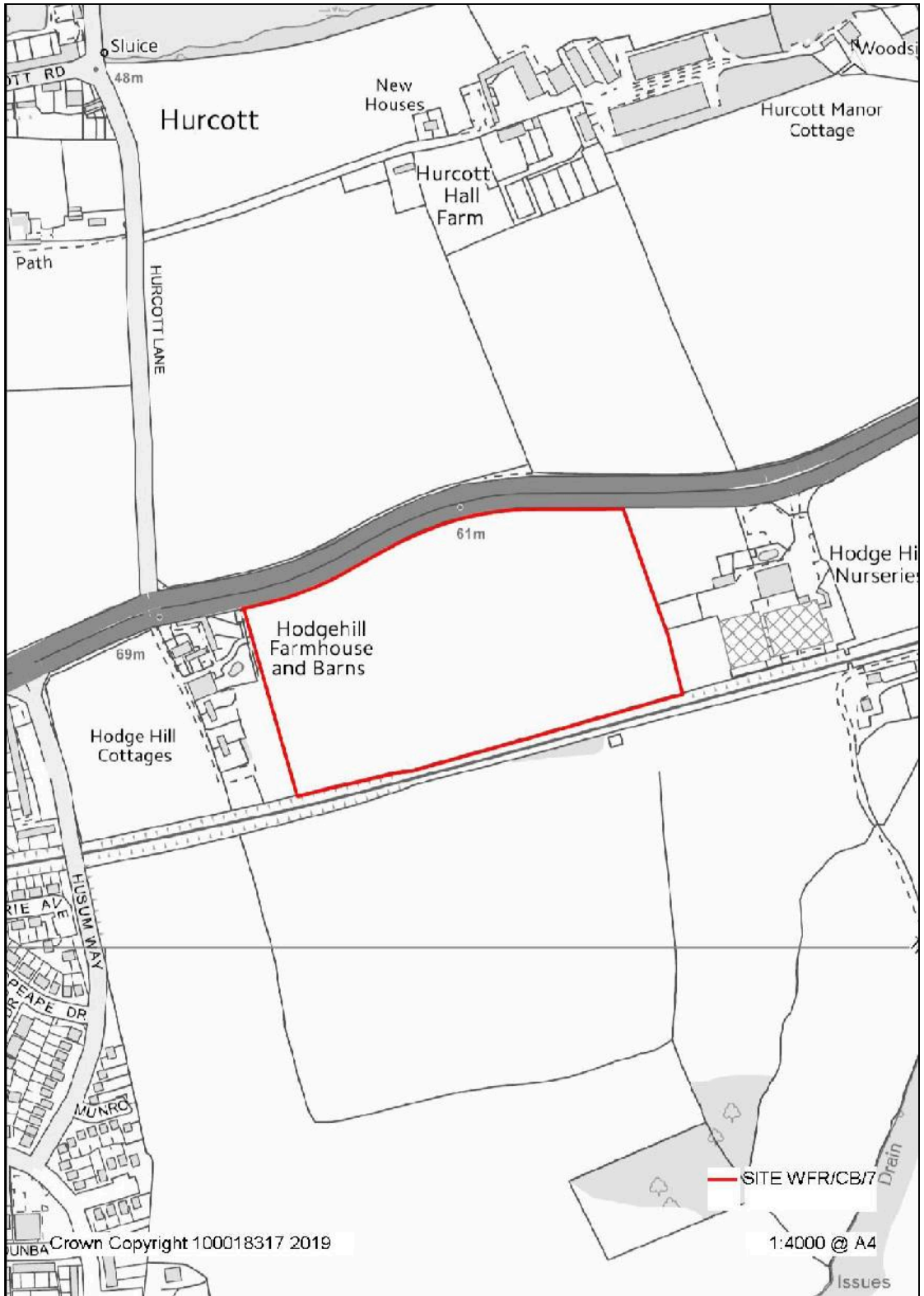
LOCATION PLAN



WFR-CB-7 LAND SOUTH OF BIRMINGHAM ROAD

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

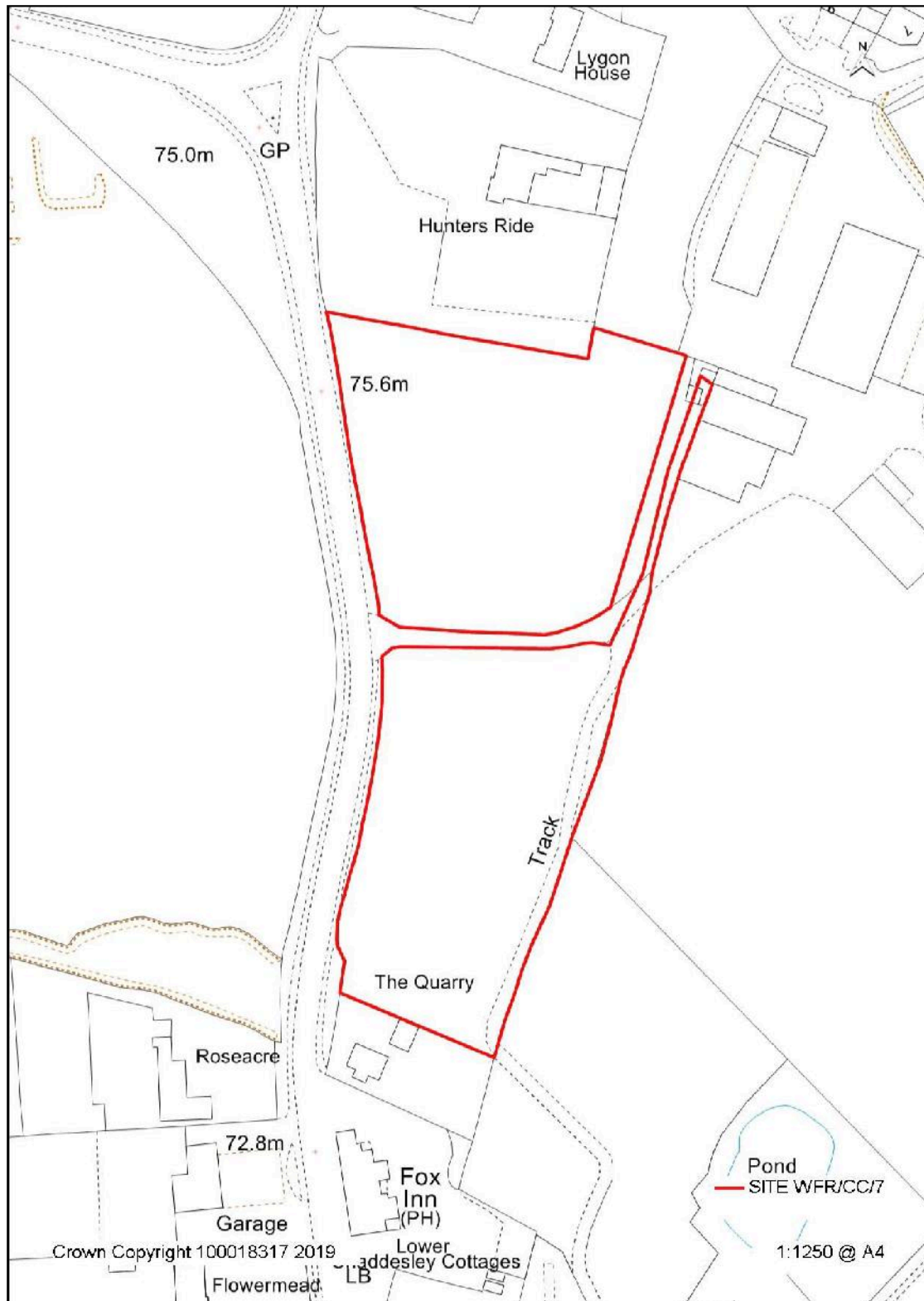
LOCATION PLAN



WFR-CC-7 LAND OFF BROMSGROVE ROAD LOWER CHADDESLEY

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

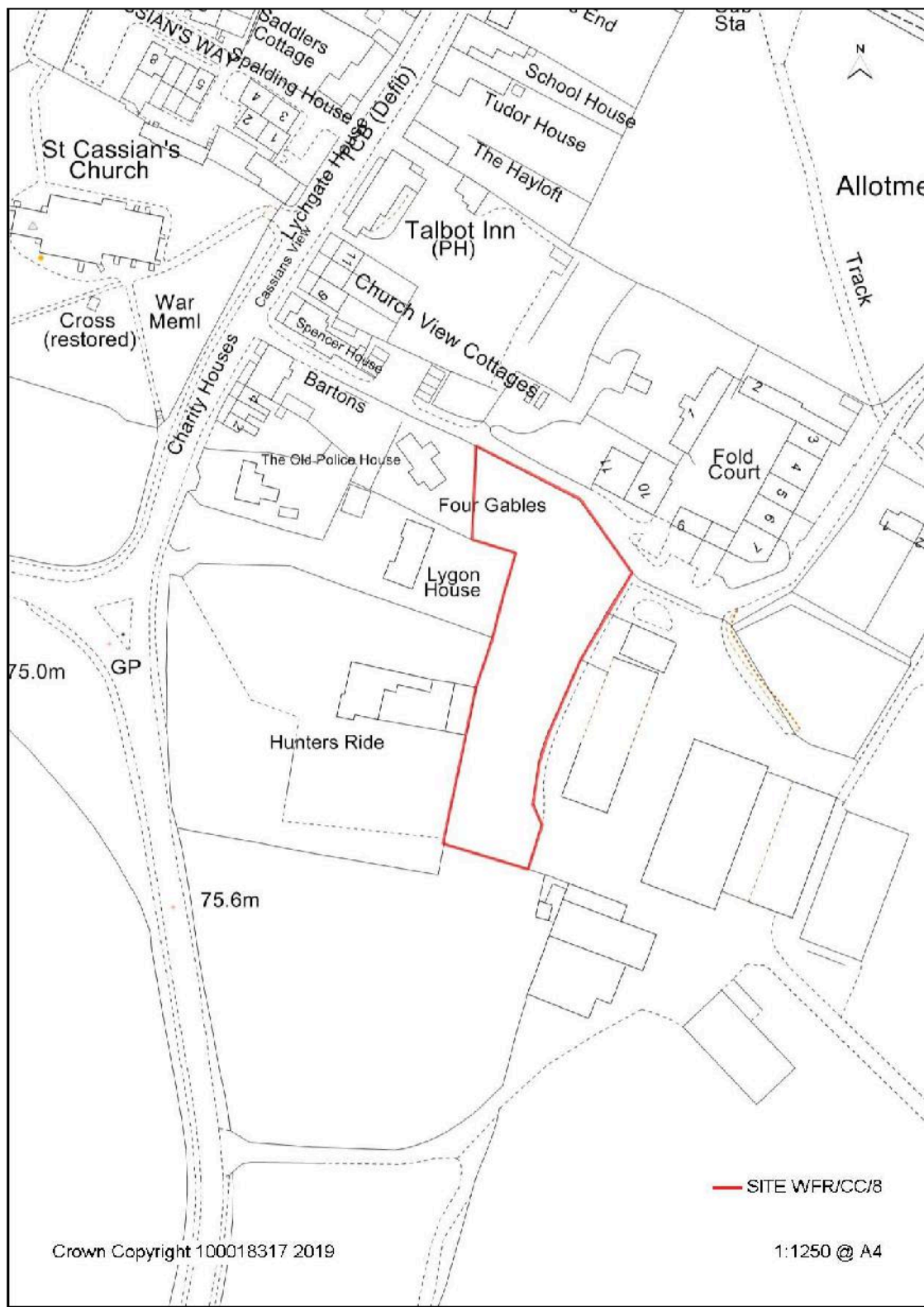
LOCATION PLAN



WFR-CC-8 LAND AT FOLD FARM

Nearest settlement: Chaddesley Corbett		Site ref: WFR/CC/8		Easting 389258		Site area (hectares): 0.31	
		Northing 273466					
Site address: Land at Fold Farm Ward: Wyre Forest Rural						Within built area	
						Adjoining built area <input checked="" type="checkbox"/>	
						Other (See site description)	
Current or previous use: Pasture land						Greenfield (undeveloped) <input checked="" type="checkbox"/>	
						Brownfield (prev. developed)	
Site description: Pastureland adjoining Fold Farm with residential conversions adjacent							
Ownership:		Private <input checked="" type="checkbox"/>		Public <input type="checkbox"/>		Unknown <input type="checkbox"/>	
Topography:		Flat <input type="checkbox"/>		Gently Sloping <input checked="" type="checkbox"/>		Steeply Sloping <input type="checkbox"/>	
Planning History: None of relevance							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Adjoins built area. Good access to local facilities – walking distance to local shops and PH			
Housing needs of all		+		0.31ha			
Need to travel, sustainable travel modes		0		Reasonable vehicular access – unadopted track off main village street. Reasonable public transport access – buses between Kidderminster and Bromsgrove run from village entrance. Footpath runs past site.			
Soil & land		-		Greenfield site (pasture land). Contamination unlikely.			
Water resources and quality, flood risk		0					
Landscape and townscape		-		Currently pastureland. The site is important because it maintains a buffer between the built up residential part of the village and the surrounding agricultural landscape. Development would create infill and coalescence between the Chaddesley Corbett Conservation Area and the operational form to the east.			
Biodiversity and geodiversity		0		Significant impact unlikely			
Economy & employment		0					
Historic environment		-		Within Chaddesley Corbett Conservation Area. Development would also affect the setting of two undesignated heritage assets.			
Green Belt		-		In Green Belt			
Community & settlement identities		-		Provides important gap in built development			
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>		Allocated without planning permission		Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:		<input checked="" type="checkbox"/>		Housing		Retail	
				Employment		Leisure	
				Gypsy/ Travelling Showpeople		Other	
WFDC OFFICER VIEWS:							
Character / visual impact: 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 <input type="checkbox"/>		Reasonable <input checked="" type="checkbox"/>		Poor <input type="checkbox"/>	
		Track access off main village street – unadopted					
Access to local facilities		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	
		Local shops and PHs within short walk					
Public transport accessibility		Good <input type="checkbox"/>		Reasonable <input checked="" type="checkbox"/>		Poor <input type="checkbox"/>	
		Buses between Kidderminster and Bromsgrove run from village entrance; also 3 buses each way through village between Droitwich and Kidderminster					

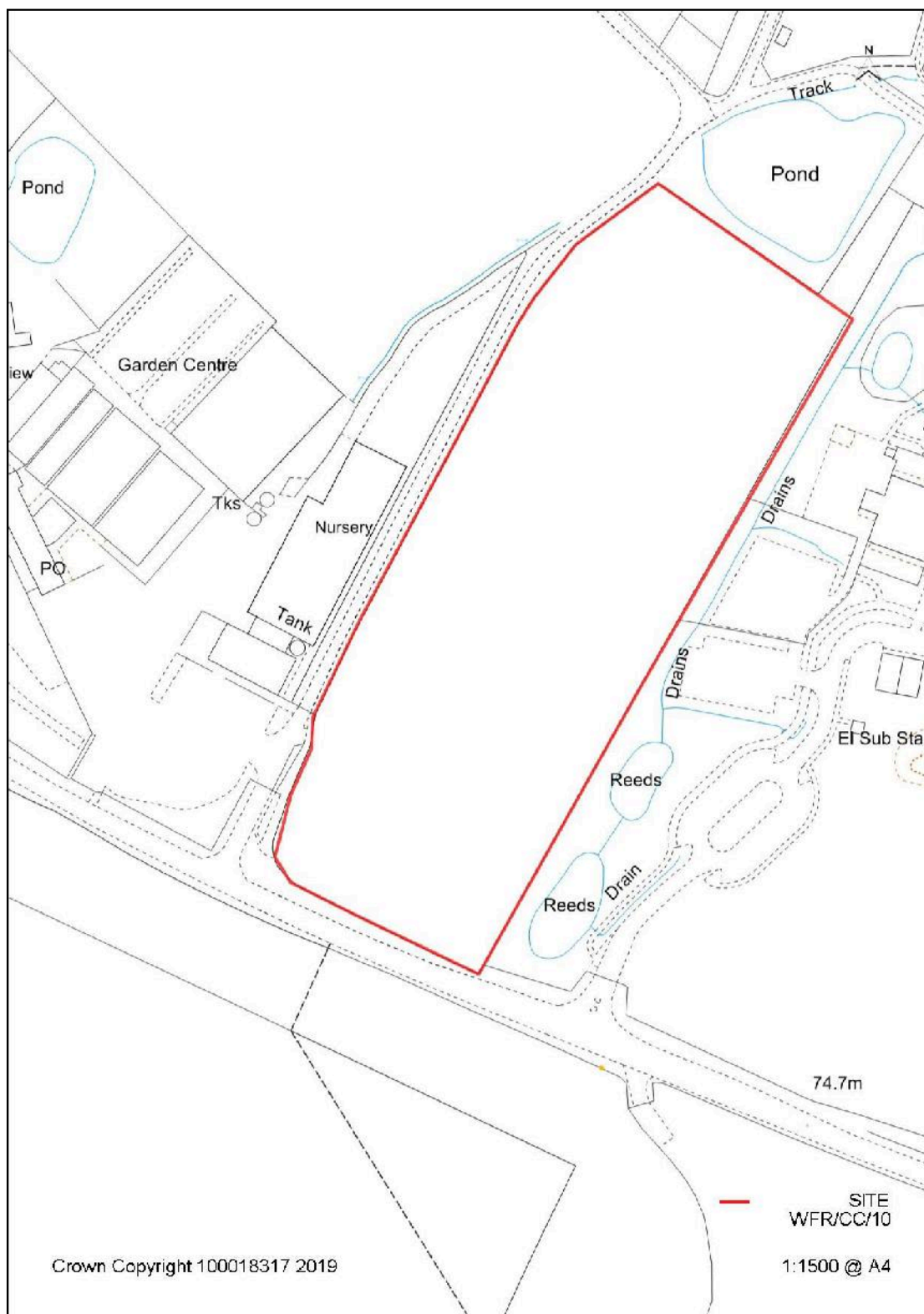
LOCATION PLAN



WFR-CC-10 LAND ADJ CHADDESLEY CORBETT SCHOOL

Nearest settlement: Chaddesley Corbett		Site ref: WFR/CC/10		Easting 382244		Site area (hectares): 2.44	
				Northing 278927			
Site address: Land adjacent Chaddesley Corbett School, Bromsgrove Road						Within built area	
Ward: Wyre Forest Rural						Adjoining built area ✓	
						Other (See site description)	
Current or previous use: Farm land						Greenfield (undeveloped) ✓	
						Brownfield (prev. developed)	
Site description: Farmland adjoining newly developed primary school accessed from adjacent Rowberry Nurseries which also houses village post office and restaurant in former potato store.							
Ownership:		Private		✓		Public	
						Unknown	
Topography:		Flat		✓		Gently Sloping	
						Steeply Sloping	
Planning History: None of relevance							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		Adjoins built area. Good access to local facilities – school, post office and farm shop adjacent			
Housing needs of all		+		2.44ha			
Need to travel, sustainable travel modes		0		Good vehicular access onto A448. Reasonable public transport access –hourly service between Kidderminster and Bromsgrove. Bus stops within 10 min walk. Footpath runs along site boundary.			
Soil & land		--		Greenfield site (farm land). Contamination unlikely. Grade 2 farmland.			
Water resources and quality, flood risk		-		Aquifer protection zone. Culverted watercourse borders site. Extensive surface water flow through site.			
Landscape and townscape		-		Development would be intrusive in the wider landscape, worsened by large scale of site.			
Biodiversity and geodiversity		0		No significant effect on biodiversity			
Economy & employment		0					
Historic environment		0?		Ridge and furrow earthworks 85m NE of site; pond 85m NE of site; postulated line of Roman Road 145m E of site. Development probably unlikely to affect these.			
Green Belt		-		In Green Belt			
Community & settlement identities		0		The site has a relatively coherent spatial relationship with its settlement.			
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		✓		Allocated without planning permission		Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites				Officer suggested – potential urban extension		Other	
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Although a new school has been developed in the neighbouring field this is at the rear of the plot with the main building 160m from front of plot. A housing estate at this location would be very intrusive in the wider landscape.							
Vehicular access		Good		✓		Reasonable	
						Poor	
Access to local facilities		Good		✓		Reasonable	
						Poor	
Public transport accessibility		Good				Reasonable	
						✓	
						Poor	
		Hourly service between Kidderminster and Bromsgrove. Bus stop within 10 minutes walks.					

LOCATION PLAN

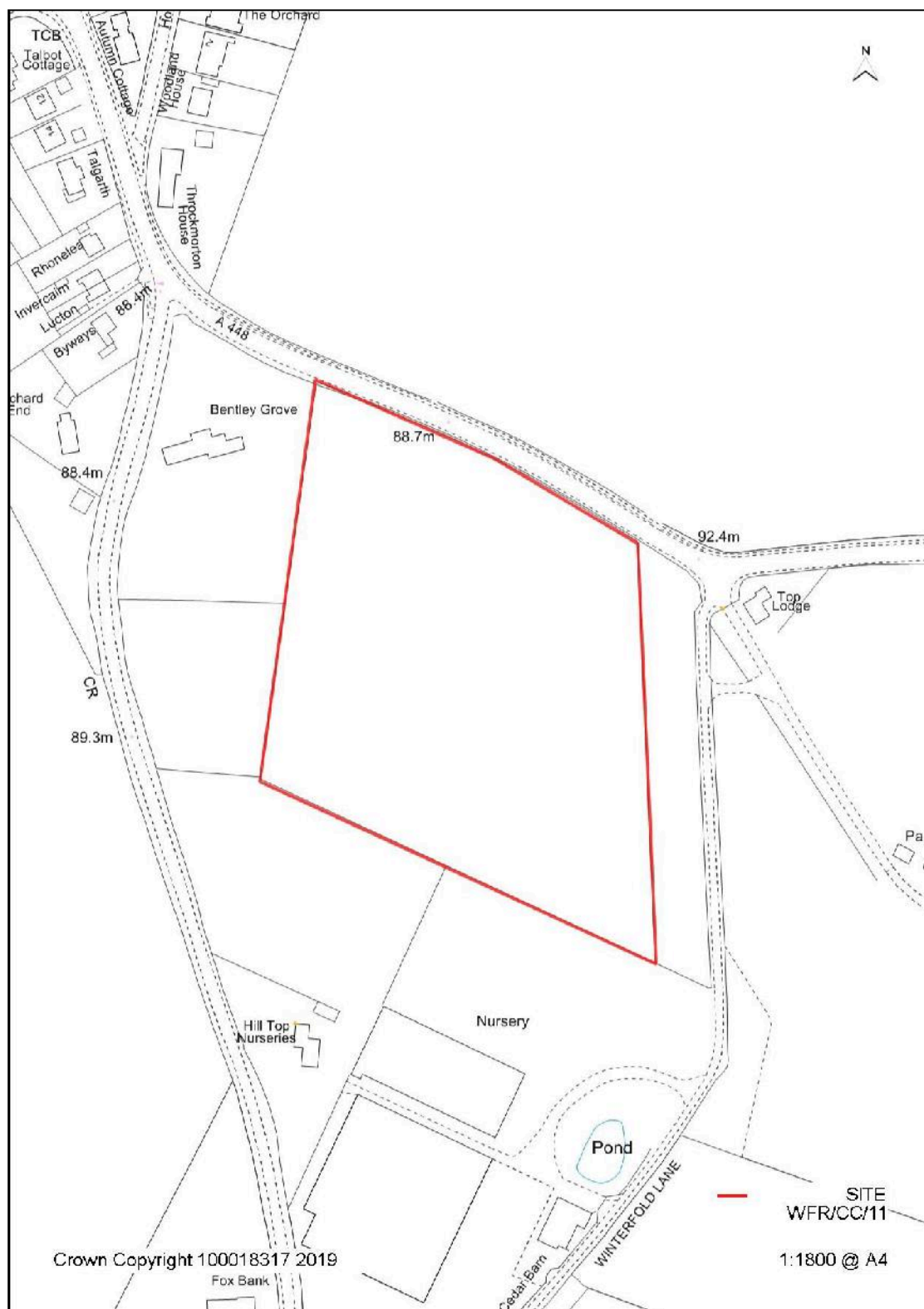


WFR-CC-11 LAND ADJ BENTLEY GROVE, MUSTOW GREEN

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

Potential timescale for development and proposed capacity	the Green Belt N/A
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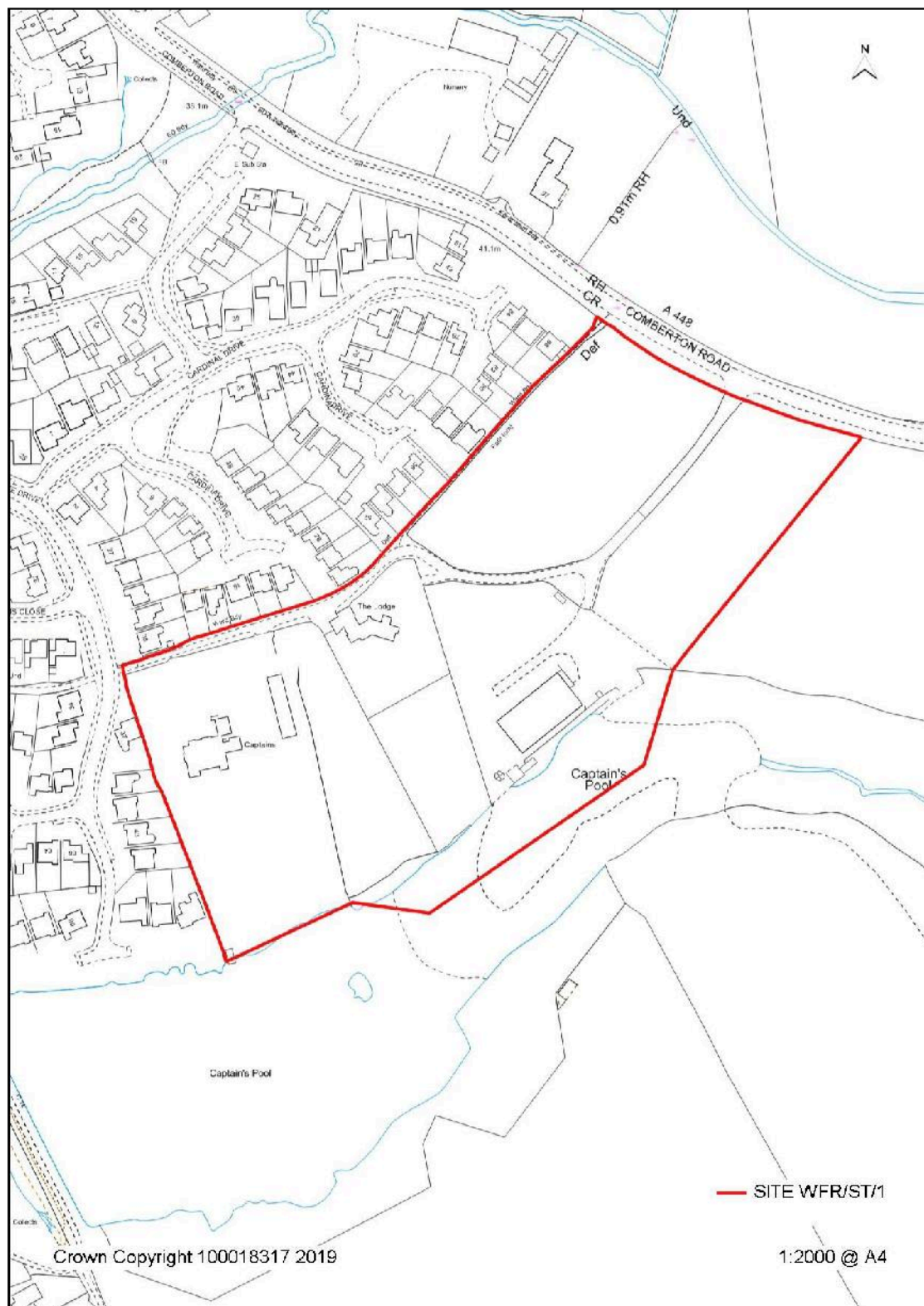
LOCATION PLAN



WFR-ST-1 CAPTAINS AND THE LODGE

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

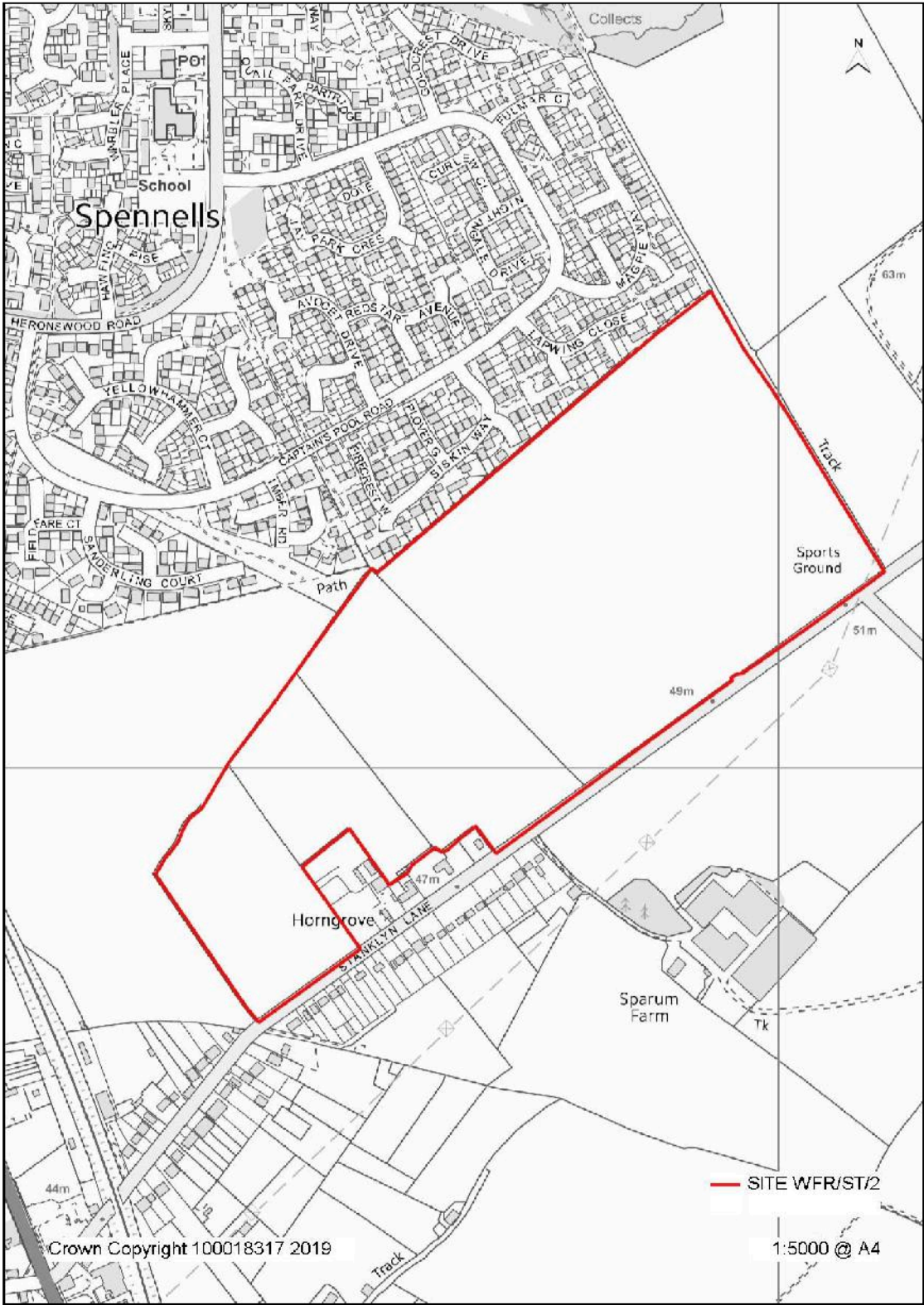
LOCATION PLAN



WFR-ST-2 LAND OFF STANKLYN LANE

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

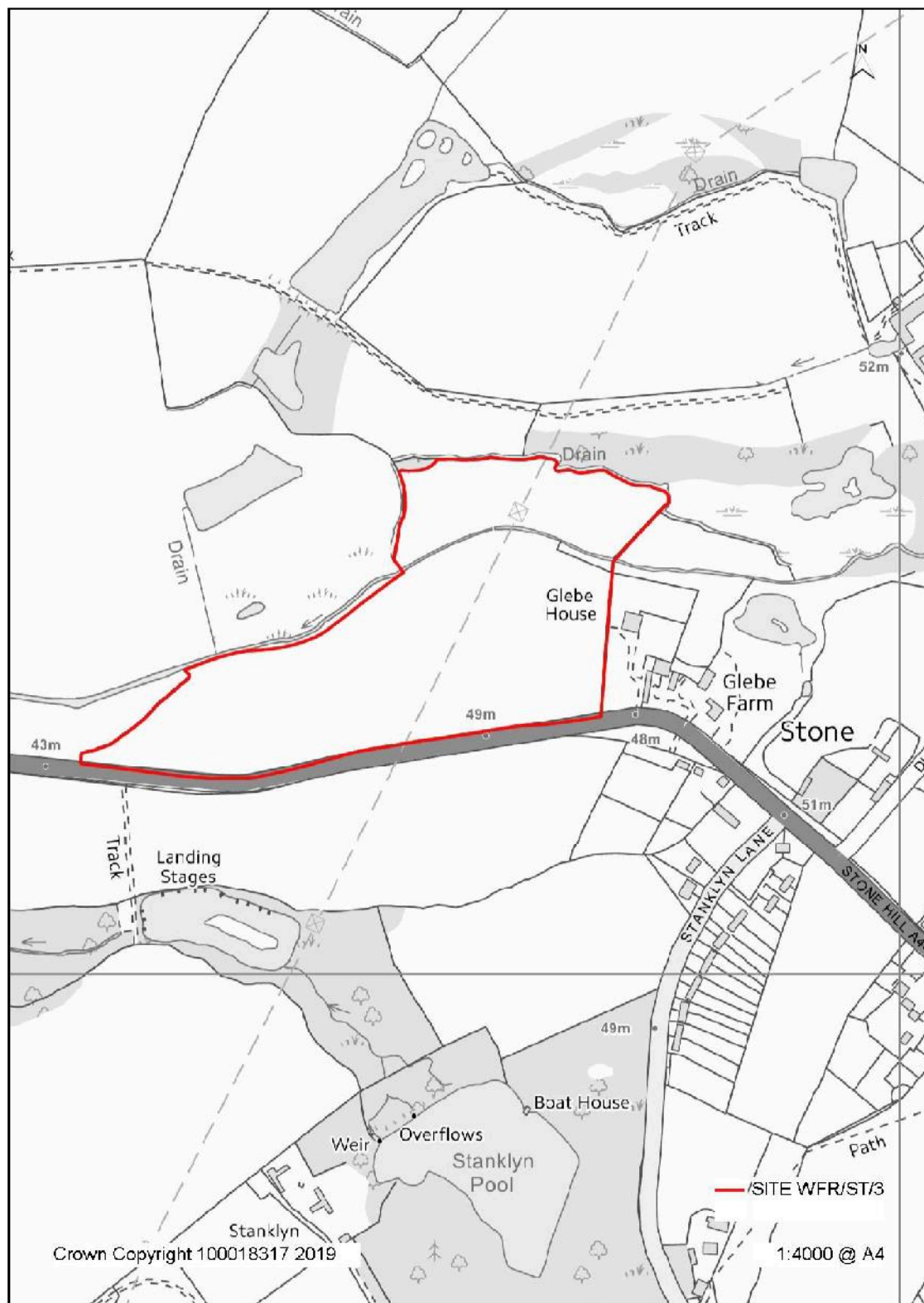
LOCATION PLAN



WFR-ST-3 LAND NORTH OF STONE HILL

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

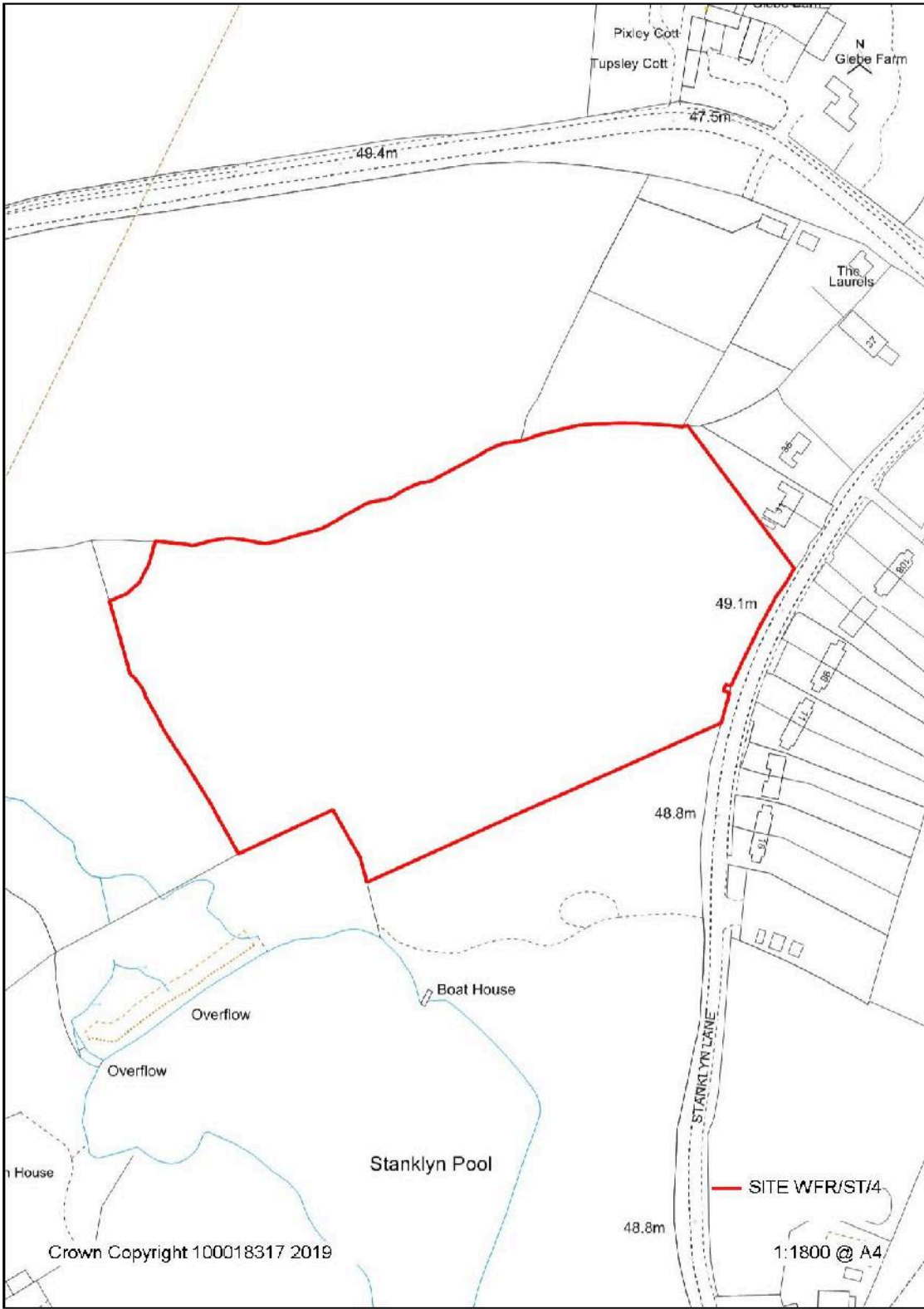
LOCATION PLAN



WFR-ST-4 LAND WEST OF STANKLYN LANE

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

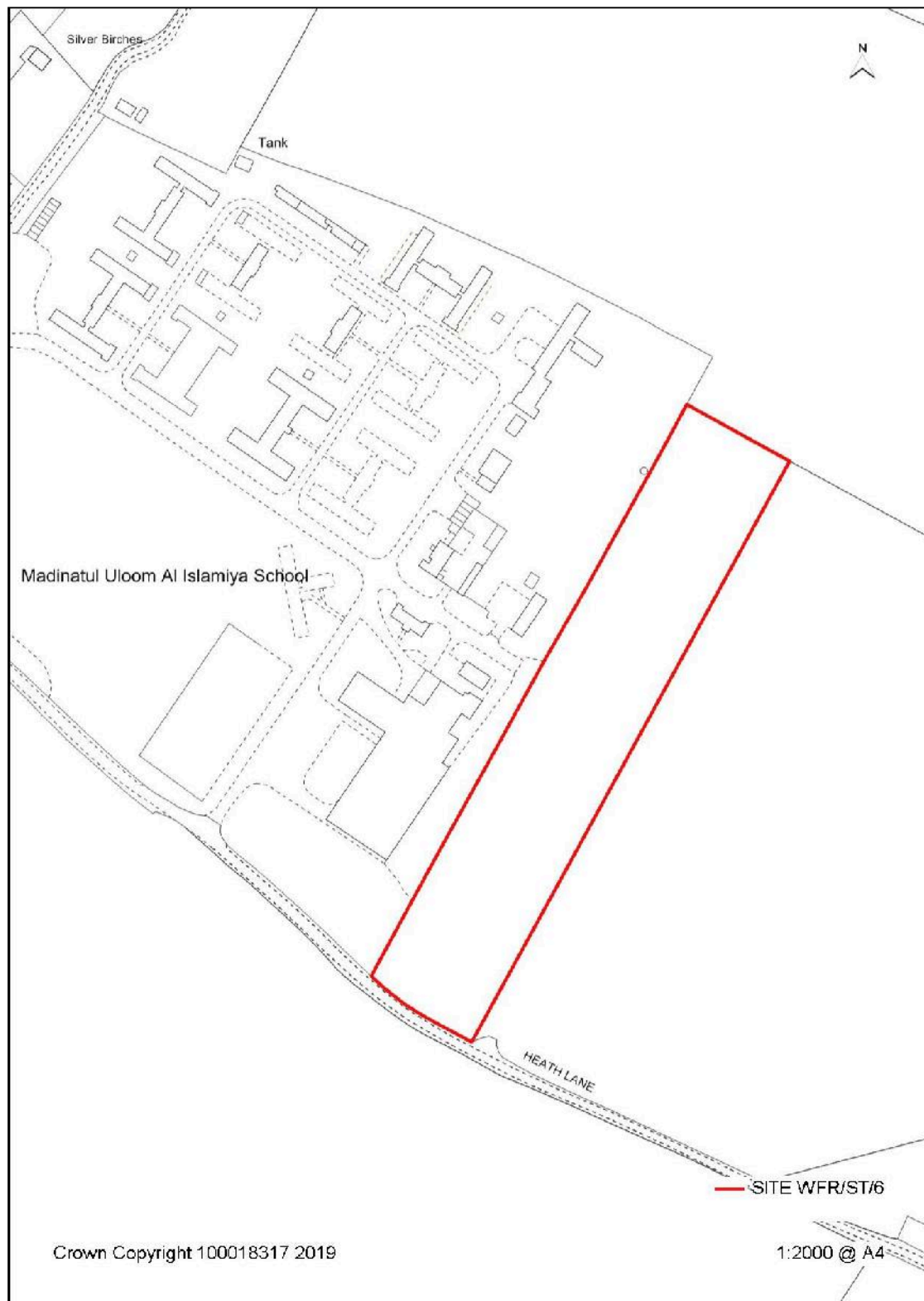
LOCATION PLAN



WFR-ST-6 HEATH LANE

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

LOCATION PLAN



WFR-ST-9 CURSLEY DISTRIBUTION PARK

Nearest settlement: Shenstone	Site ref: WFR/ST/9	Easting	386736	Site area (hectares): 9.98			
		Northing	272156				
Site address: Cursley Distribution Park, Curslow Lane, Shenstone Ward: Wyre Forest Rural				Within built area			
				Adjoining built area			
				Other (See site description)		✓	
Current or previous use: Employment				Greenfield (undeveloped)			
				Brownfield (prev. developed)		✓	
Site description: Former MOD depot with 4 aircraft hangar type buildings plus 10 smaller buildings now in various employment uses. Isolated dwellings adjacent. Near junction with A442 Droitwich Road. Surrounded by Grade 1 farmland.							
Ownership:		Private	✓	Public		Unknown	
Topography:		Flat	✓	Gently Sloping		Steeply Sloping	
Planning History: None of relevance. Proposals include removal of all small buildings plus one large building and erection of 3 B1/B2/B8 buildings adjacent to remaining hangars, together with areas of dwellings at either end of site approx. 81 dwellings							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		-	Not adjacent built area. Poor access to local facilities – residents would be car dependent.				
Housing needs of all		?	9.98ha				
Need to travel, sustainable travel modes		-	Reasonable vehicular access: junction with A442 nearby. Poor public transport accessibility: nearest bus route over 2km away. Footpath 363 runs along W and S boundary of site.				
Soil & land		0	Surrounded by Grade 1 farmland but site is employment site.				
Water resources and quality, flood risk		-	Aquifer protection zone affects W part of site. Culverted water course runs through site.				
Landscape and townscape		0	The landscape is currently dominated by large buildings: development would not be any more detrimental to landscape than existing development.				
Biodiversity and geodiversity		0					
Economy & employment		0					
Historic environment		-	RAF depot buildings (undesigned, low/medium significance) on site. Ridge and furrow earthworks 200m to E of site. Conjectural route of Godham Way 195m S of site. Three other undesigned heritage assets adjacent to the site. Development of the site would result in the loss of some of these assets.				
Green Belt		0	In Green Belt, but development would not be any more detrimental to the Green Belt than existing industrial development.				
Community & settlement identities		-	Not part of any community				
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		✓	Allocated without planning permission			Sites with planning permission	
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	✓	Retail		Employment	✓	Leisure
						Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:							
Character / visual impact: Landscape currently dominated by large buildings. Accessed off busy road near junction with A442. Development proposal would not be any more detrimental to landscape or Green Belt than existing development.							
Vehicular access			Good		Reasonable	✓	Poor
			Junction with A442 Droitwich-Kidderminster road nearby				
Access to local facilities			Good		Reasonable		Poor
			Residents would be car dependant				
Public transport accessibility			Good		Reasonable		Poor
			No bus routes nearby. Nearest is over 2km away.				

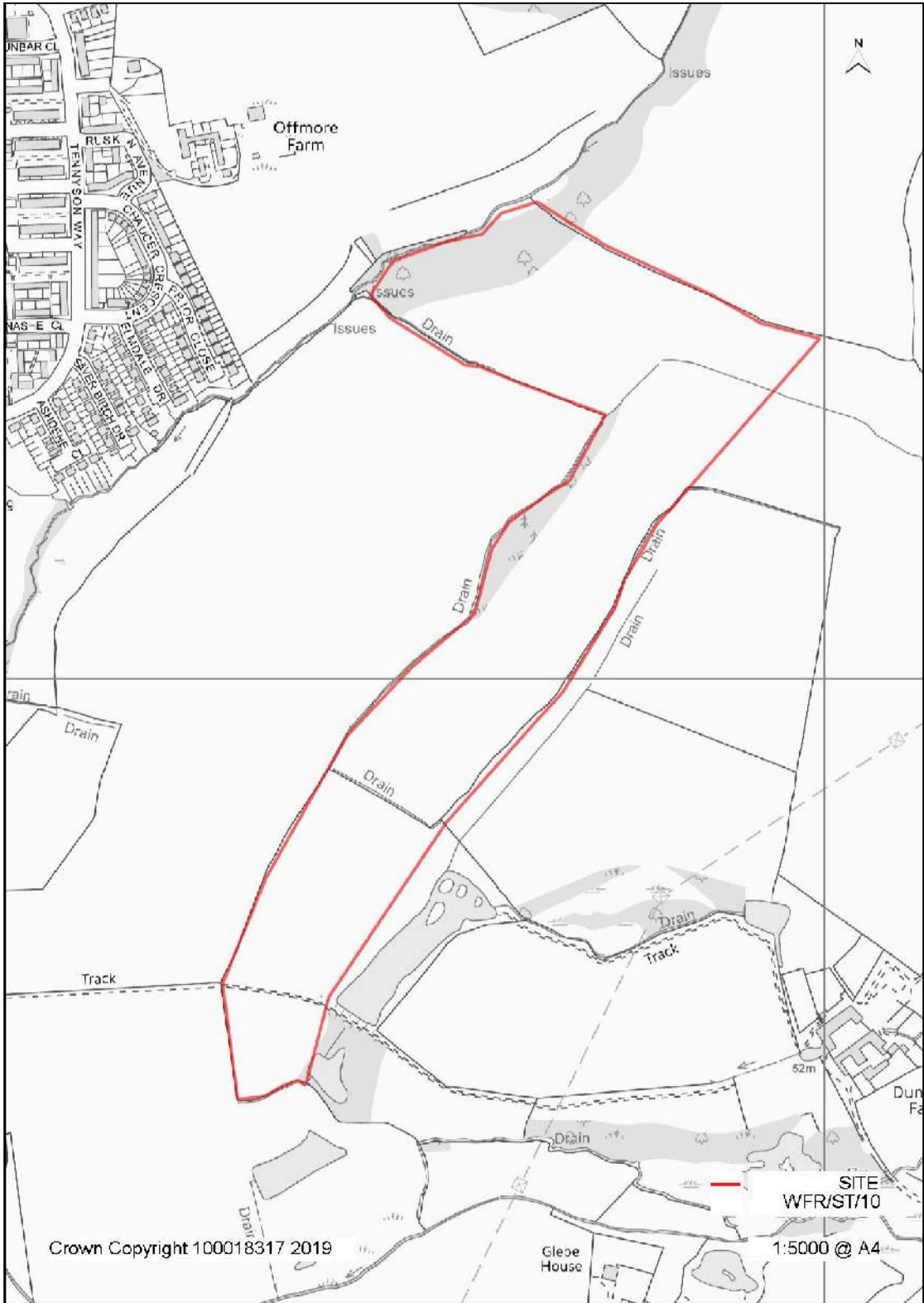
LOCATION PLAN



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

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

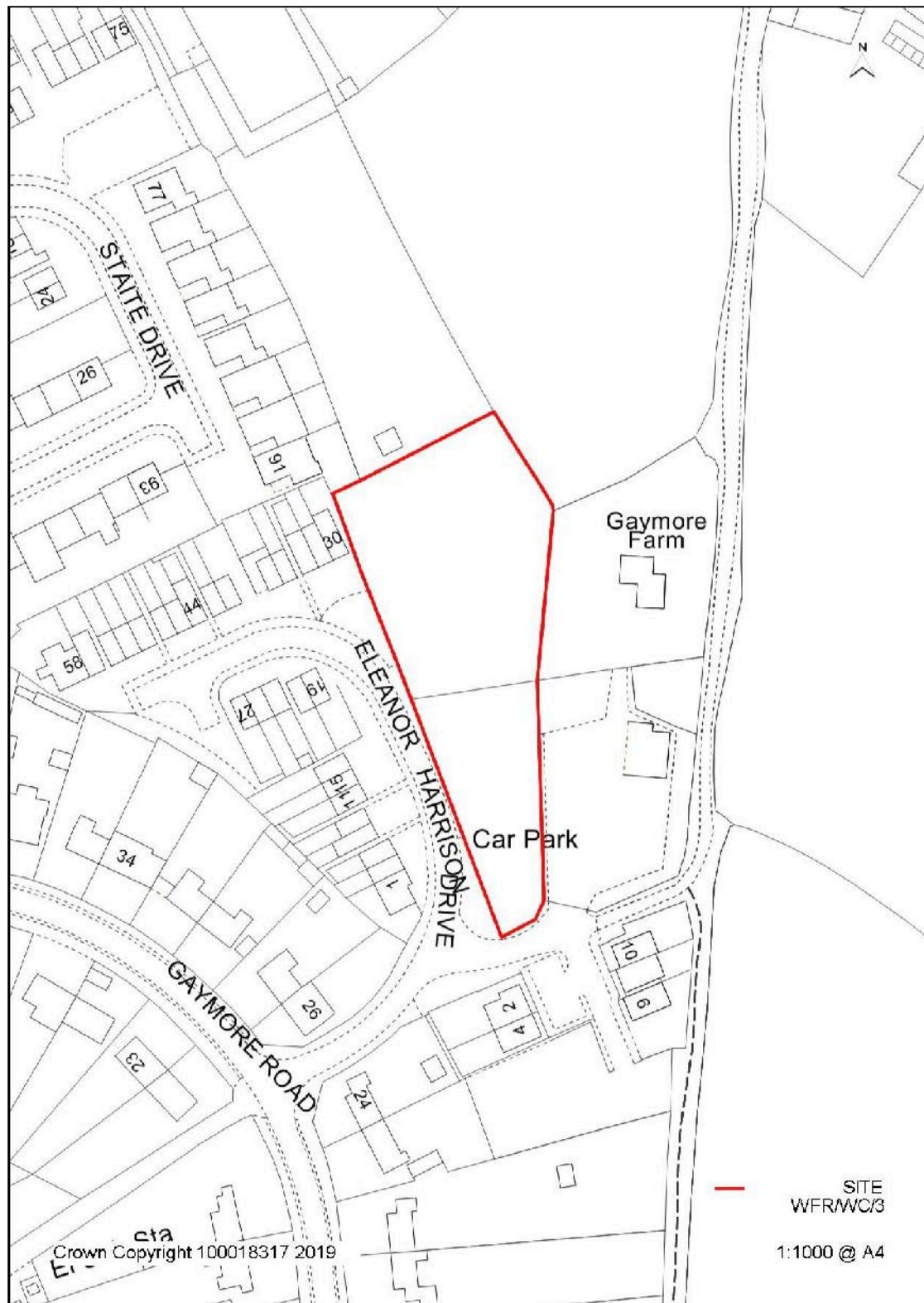
LOCATION PLAN



WFR-WC-3 LAND EAST OF ELEANOR HARRISON DRIVE

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

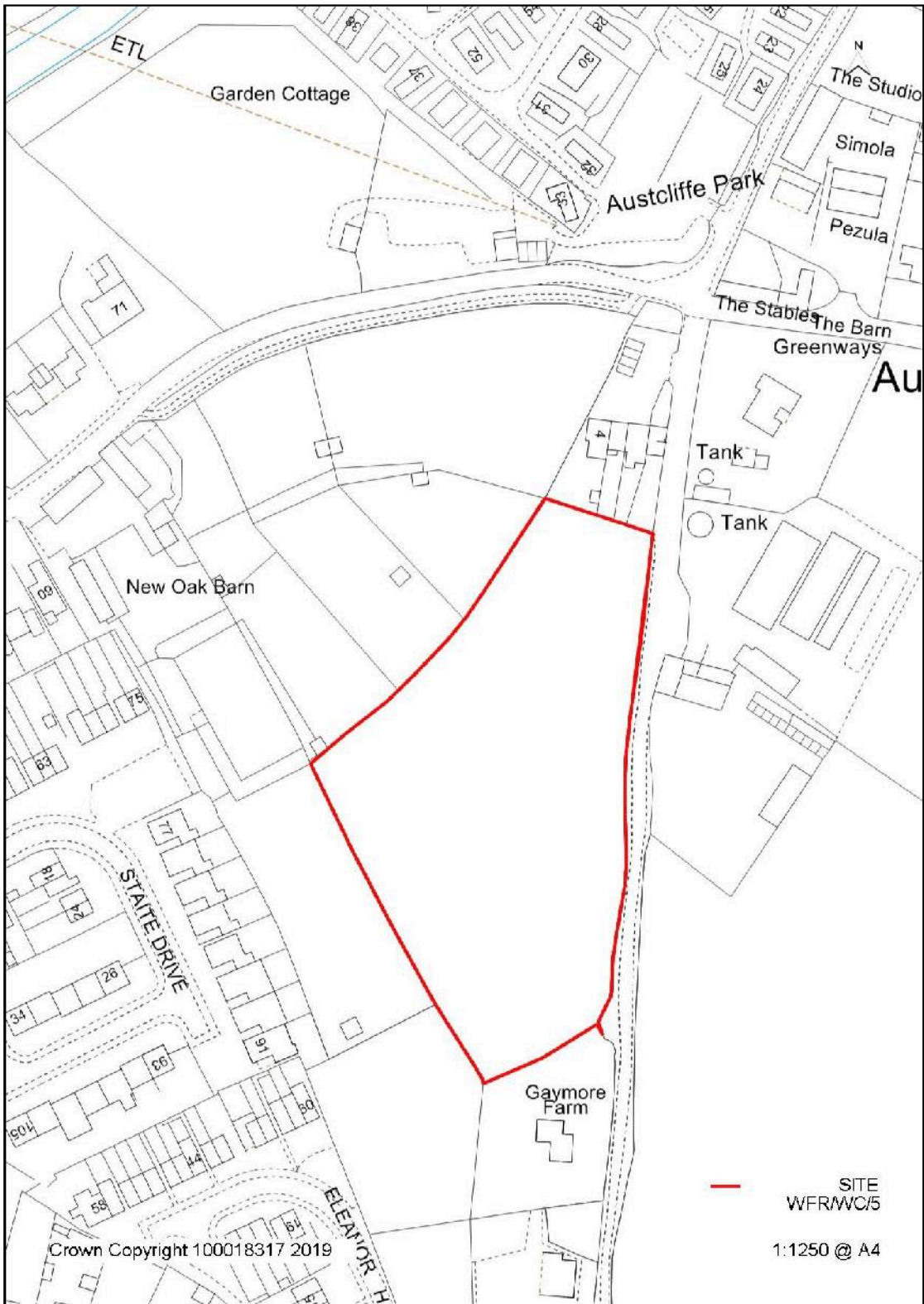
LOCATION PLAN



WFR-WC-5 GAYMORE FARM

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

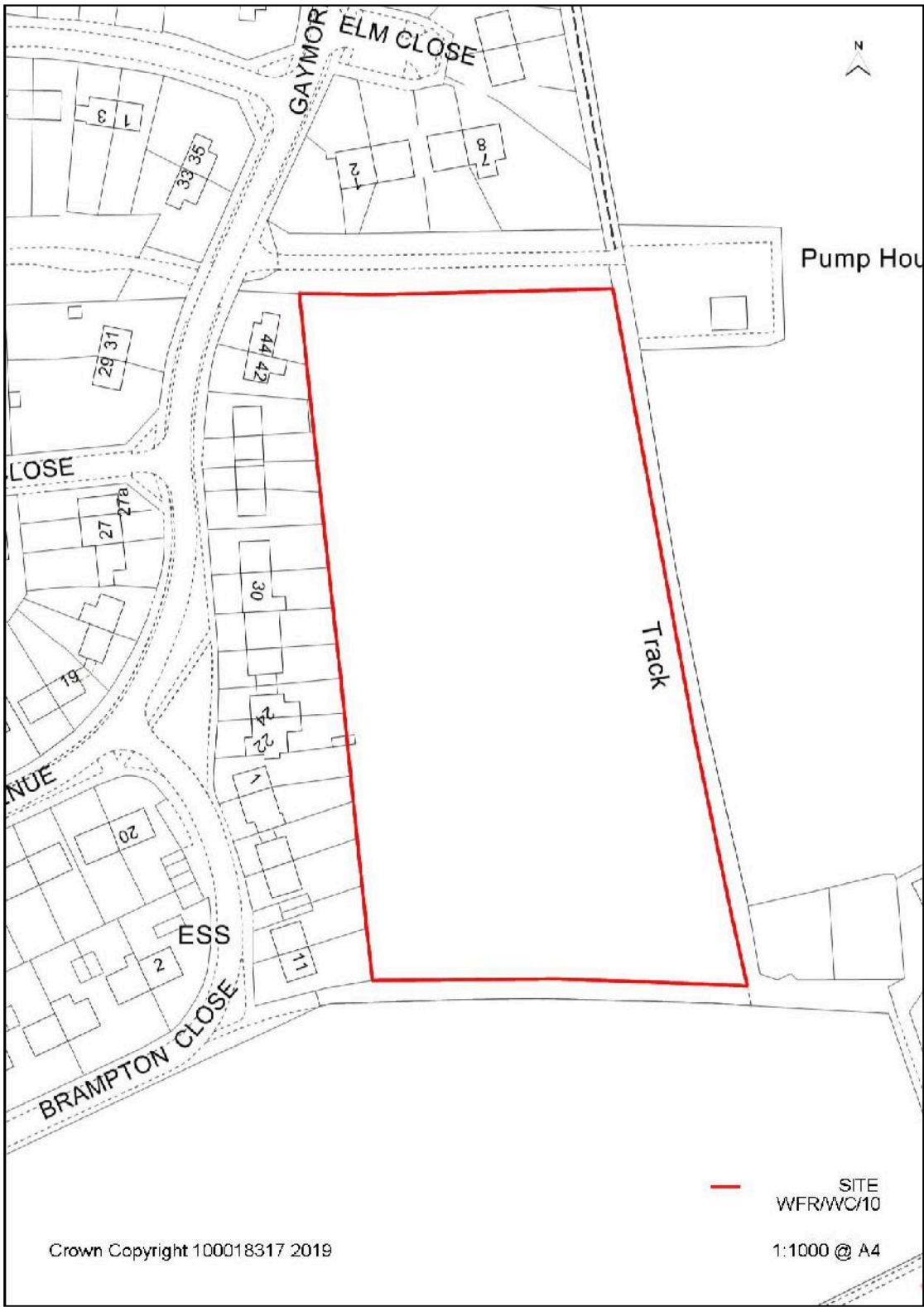
LOCATION PLAN



WFR-WC-10 COOKLEY ADR

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

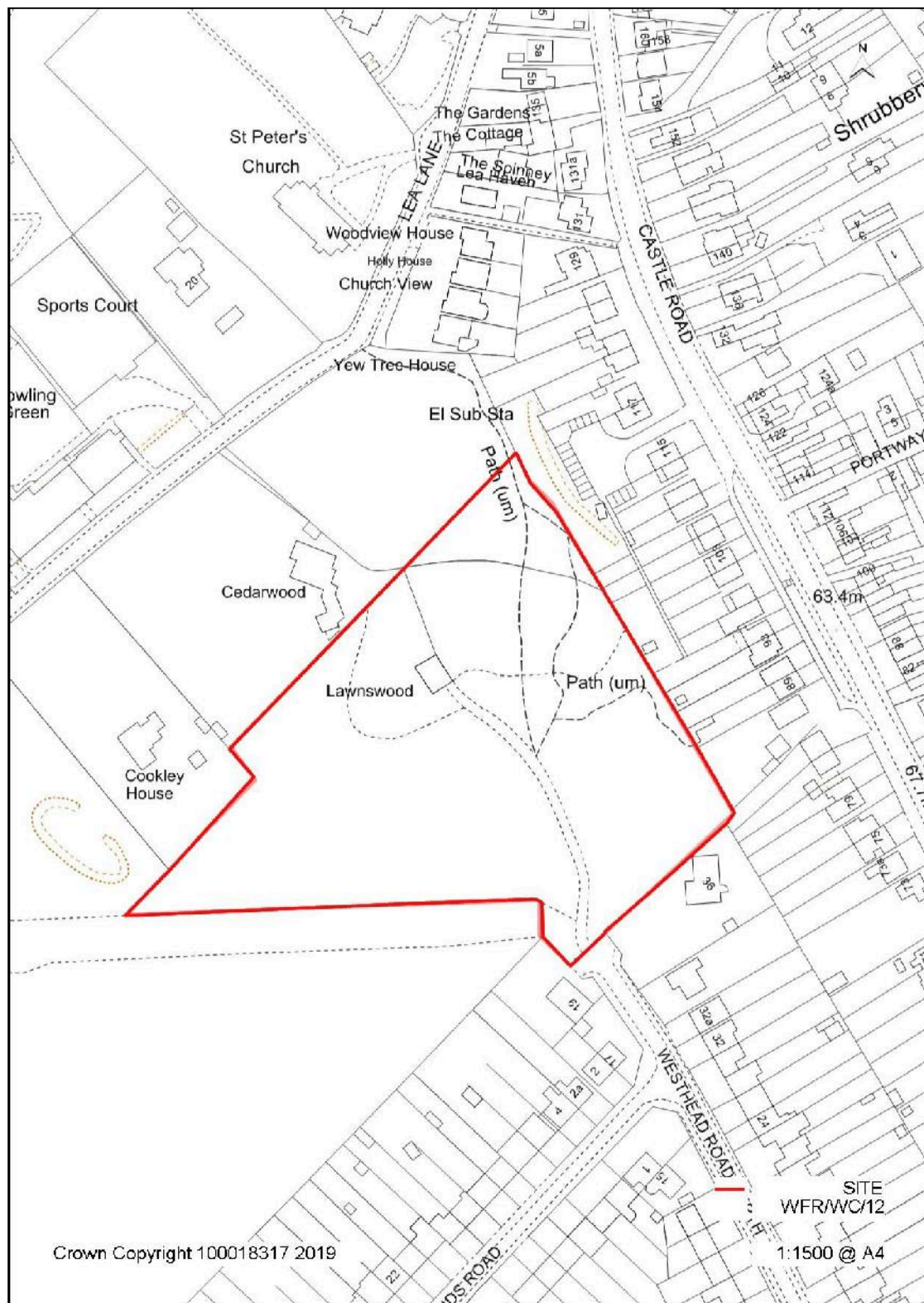
LOCATION PLAN



WFR-WC-12 LAWNSWOOD

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

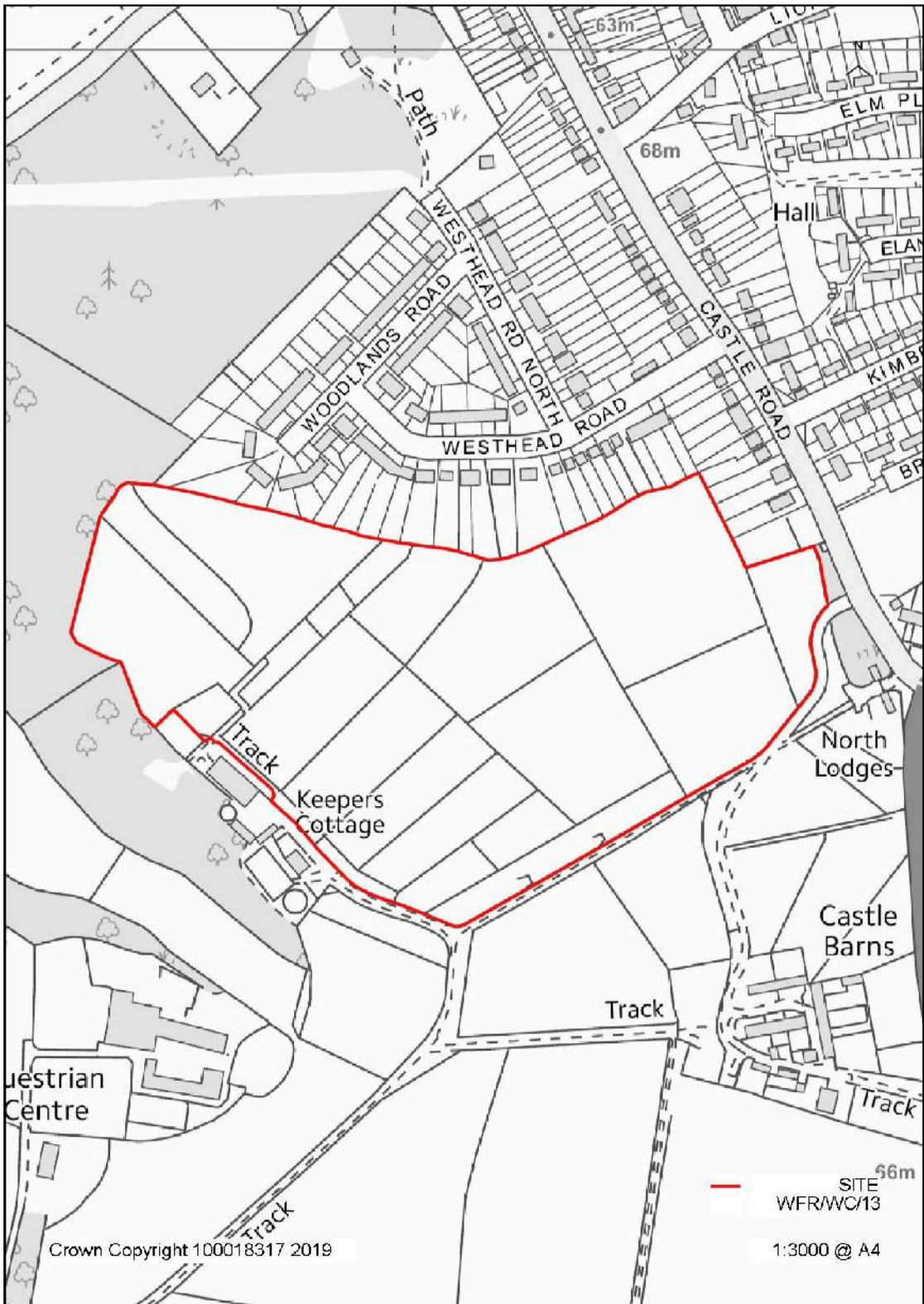
LOCATION PLAN



WFR-WC-13 LAND SOUTH OF COOKLEY

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

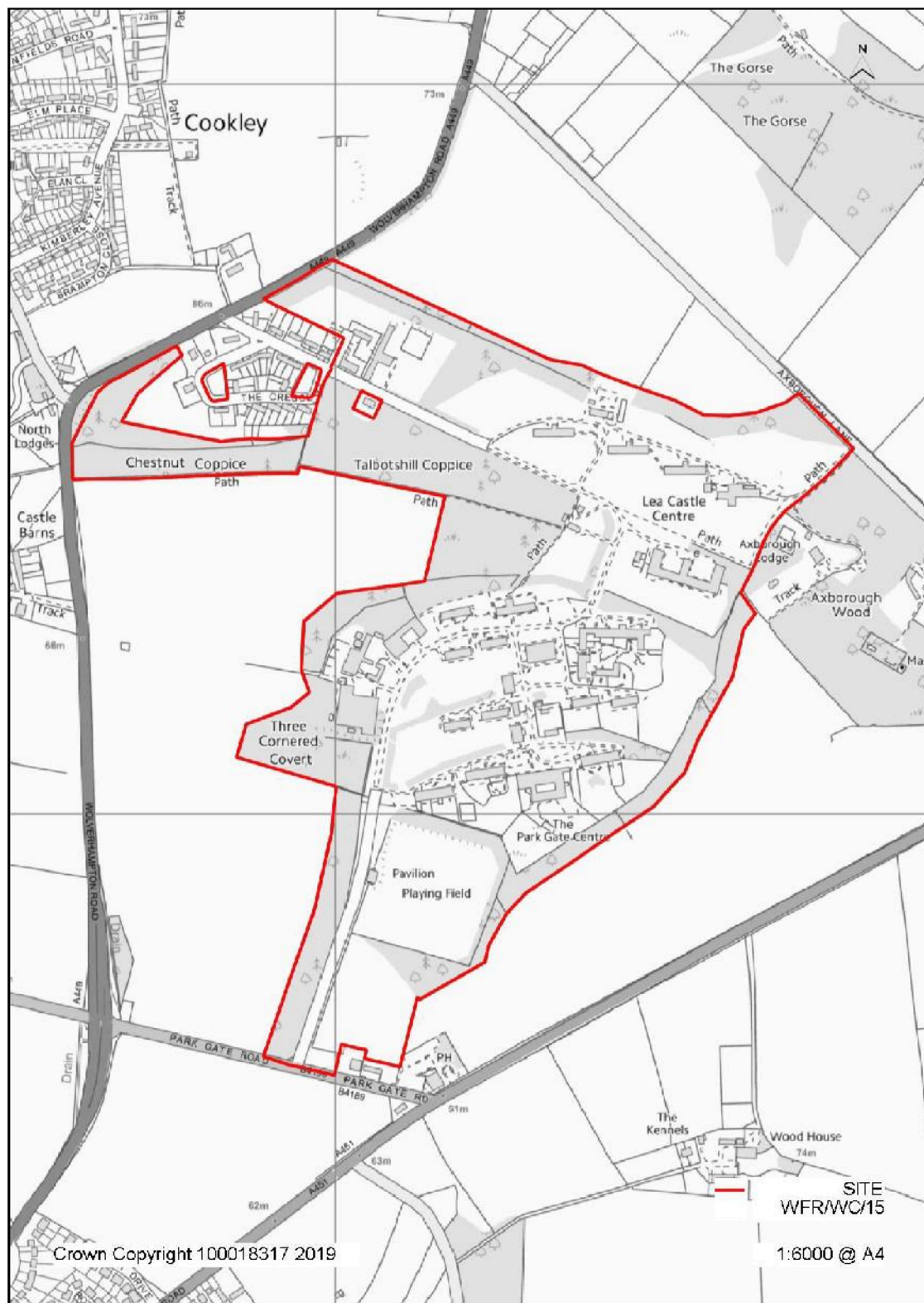
LOCATION PLAN



WFR-WC-15 LEA CASTLE HOSPITAL

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

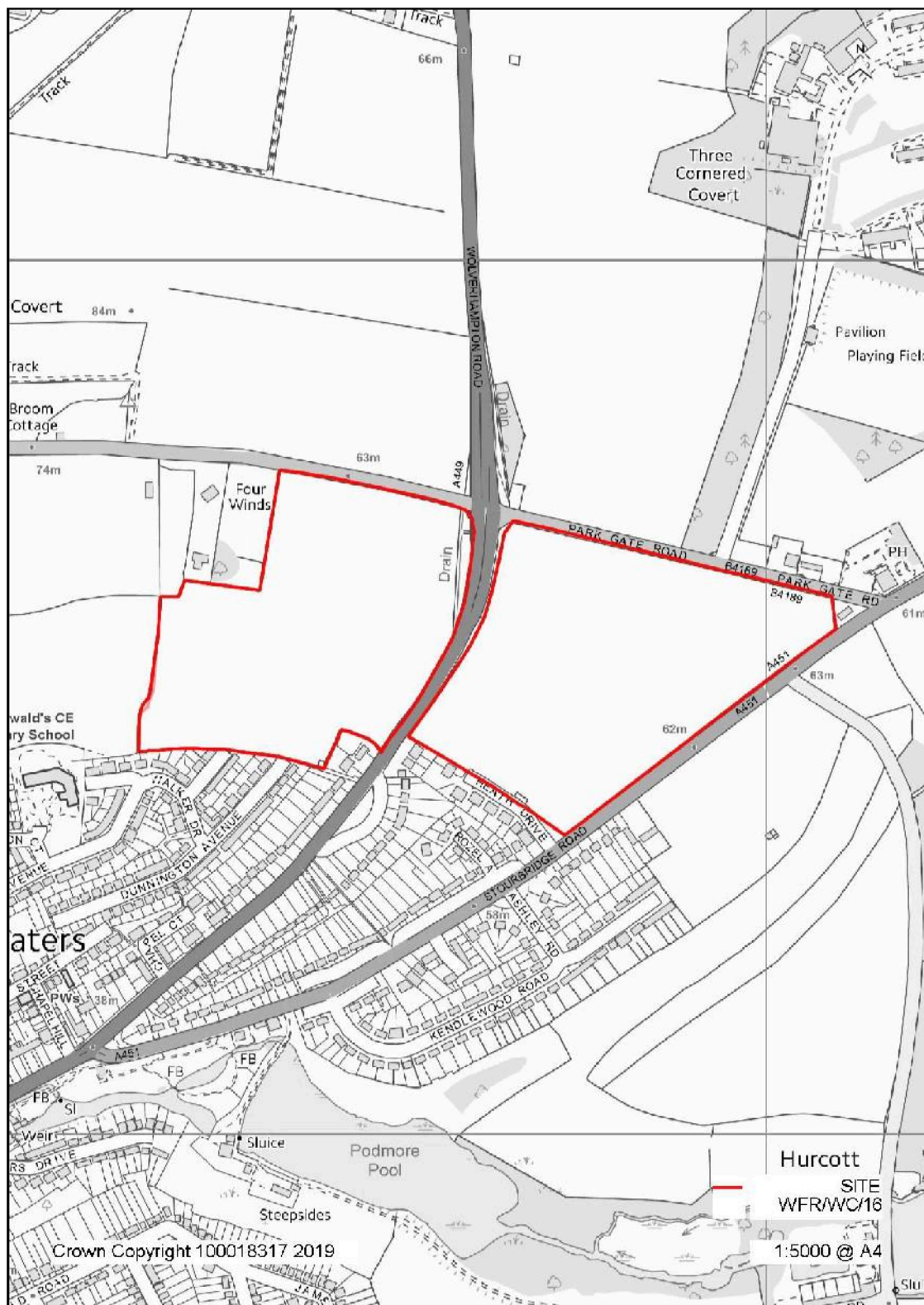
LOCATION PLAN



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

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

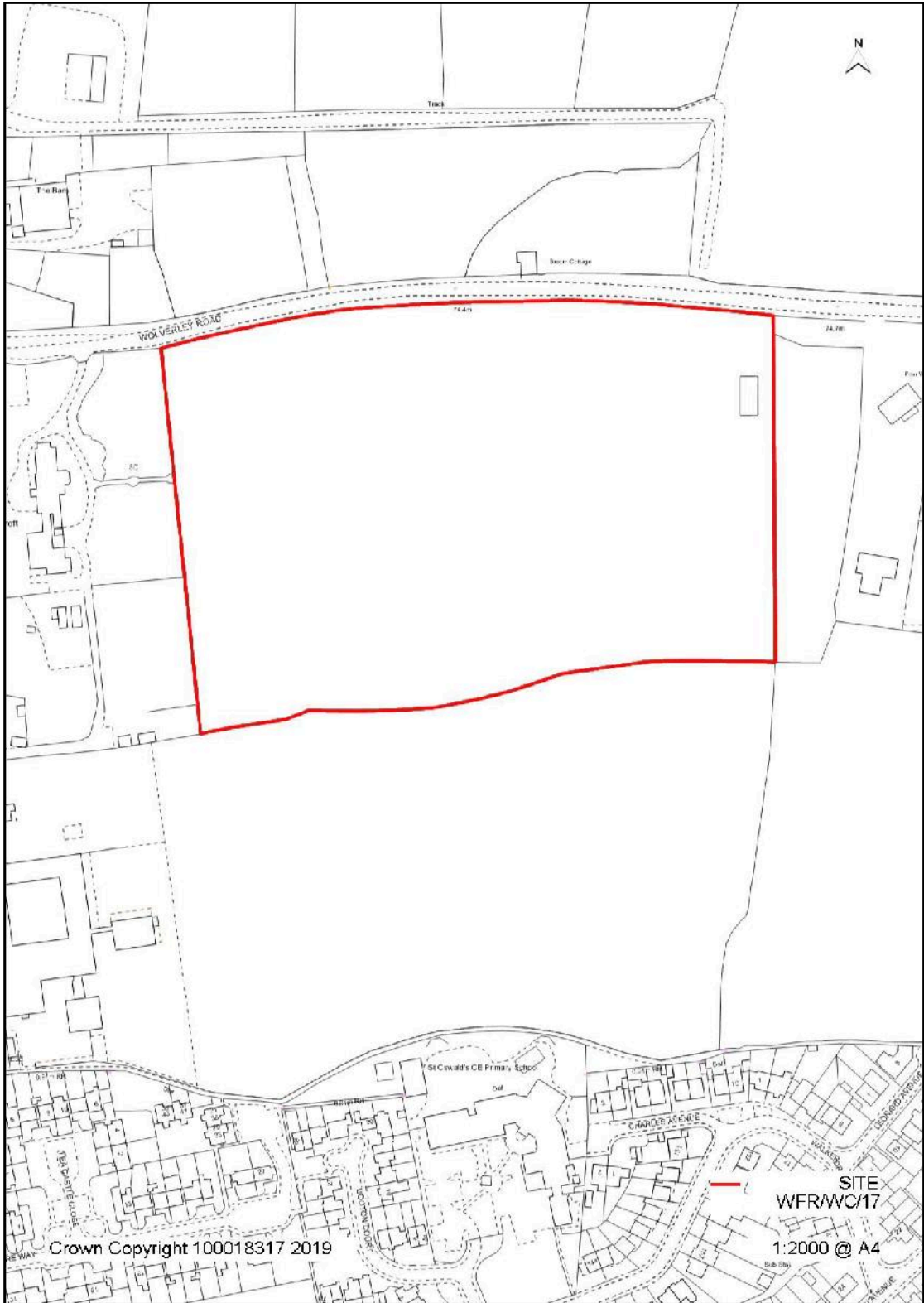
LOCATION PLAN



WFR-WC-17 LAND AT WOLVERLEY ROAD

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

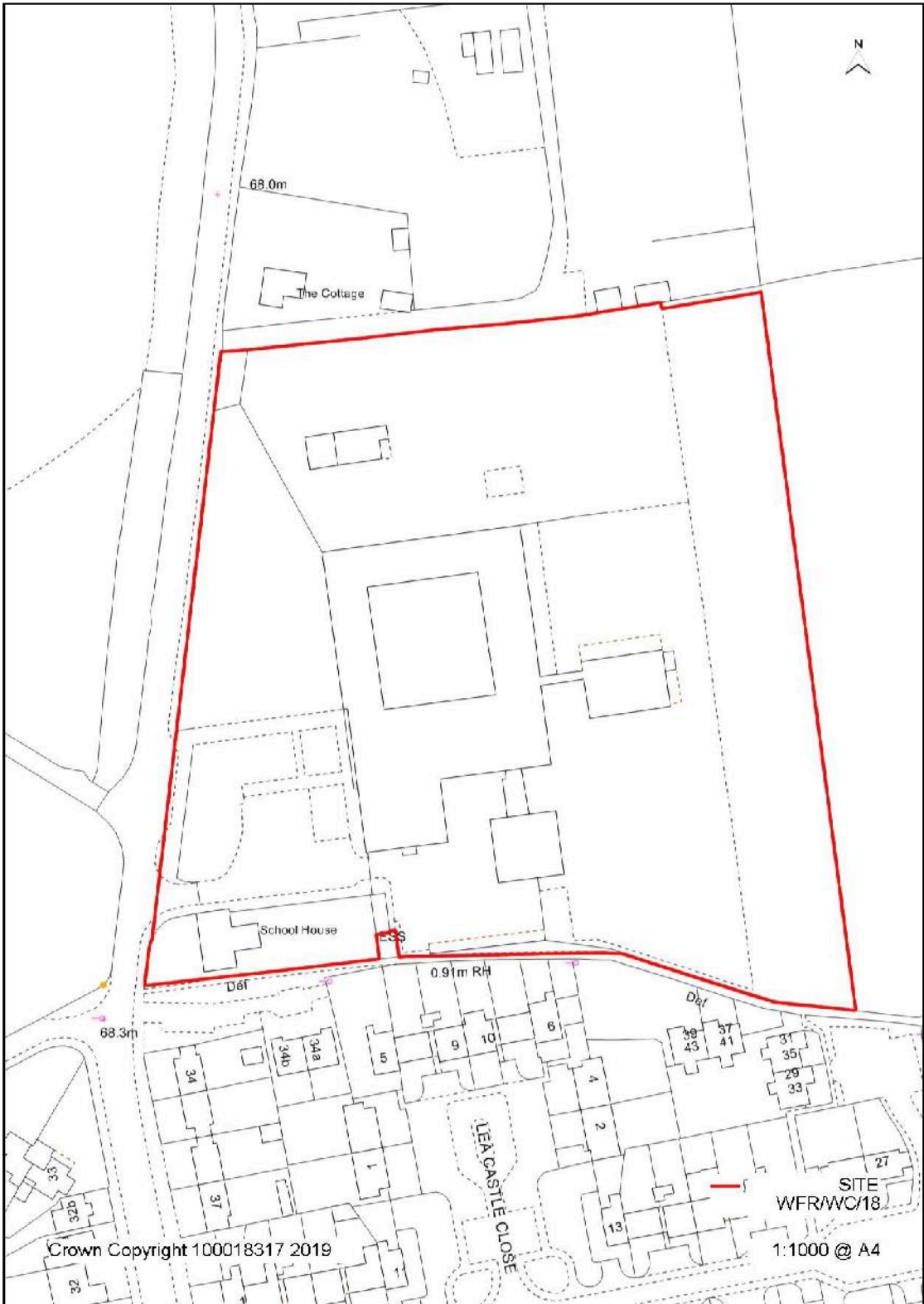
LOCATION PLAN



WFR-WC-18 SION HILL SCHOOL

Nearest settlement: Kidderminster		Site ref: WFR/WC/18		Easting 383983		Site area (hectares): 2.1	
				Northing 278497			
Site address: Sion Hill School Ward: Wyre Forest Rural						Within built area	
						Adjoining built area <input checked="" type="checkbox"/>	
						Other (See site description)	
Current or previous use: vacant school buildings						Greenfield (undeveloped)	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Former school, playground and car park (excludes playing field)							
Ownership: Developer		Private		<input checked="" type="checkbox"/>		Public	
		Flat		<input checked="" type="checkbox"/>		Gently Sloping	
						Steeply Sloping	
Planning History: 18/0529 – erection of 56 dwellings – expected to start summer 2019 18/3002/DEM completed							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		+		In built area. Good access to services – convenience store within short walk.			
Housing needs of all		+		2.1ha			
Need to travel, sustainable travel modes		+		Good vehicular access. Good public transport access – bus stop nearby. Public footpath 644 runs along boundary of site.			
Soil & land		+		Brownfield site. Contamination unlikely.			
Water resources and quality, flood risk		0		No flooding issues.			
Landscape and townscape		?		Currently vacant school buildings. The landscape surrounding the site is mature parkland associated with Sion Hill House.			
Biodiversity and geodiversity		-		TPO 388 along road (western boundary) and northern boundary. 500m to Hurcott and Podmore Pools SSSI (mixed condition related to water levels)			
Economy & employment		0					
Historic environment		0		School on site was designed by an architect of repute but is not of national significance.			
Green Belt		-		In Green Belt			
Community & settlement identities		+		In built area.			
Other:							
REASON FOR INCLUSION:							
Call for Sites submission				Allocated without planning permission		Sites with planning permission	
Local Authority owned land				Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites <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 convenience store within short walk		Good		<input checked="" type="checkbox"/>		Reasonable	
						Poor	
Public transport accessibility bus stop nearby		Good		<input checked="" type="checkbox"/>		Reasonable	
						Poor	

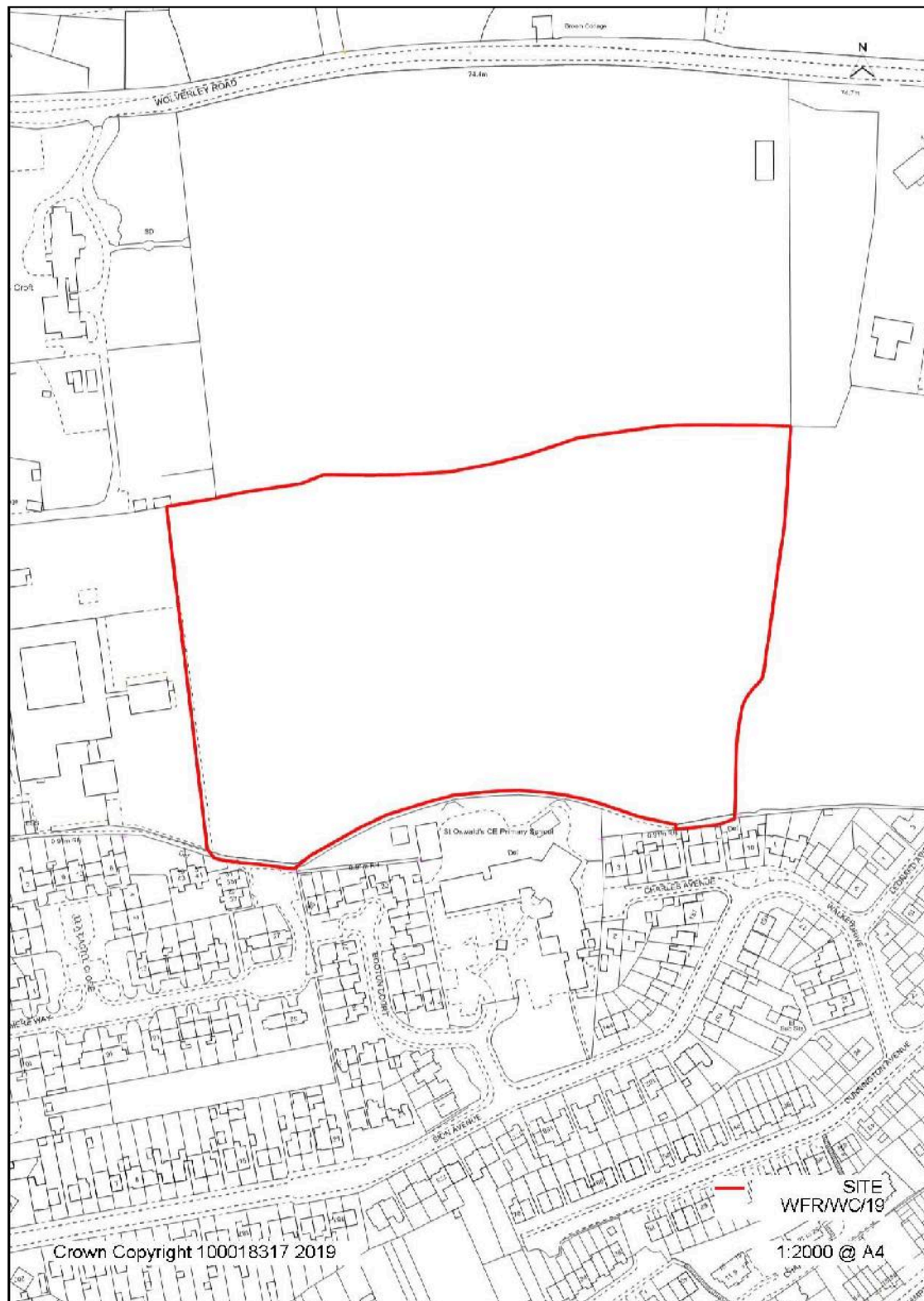
LOCATION PLAN



WFR-WC-19 SION HILL PLAYING FIELDS

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

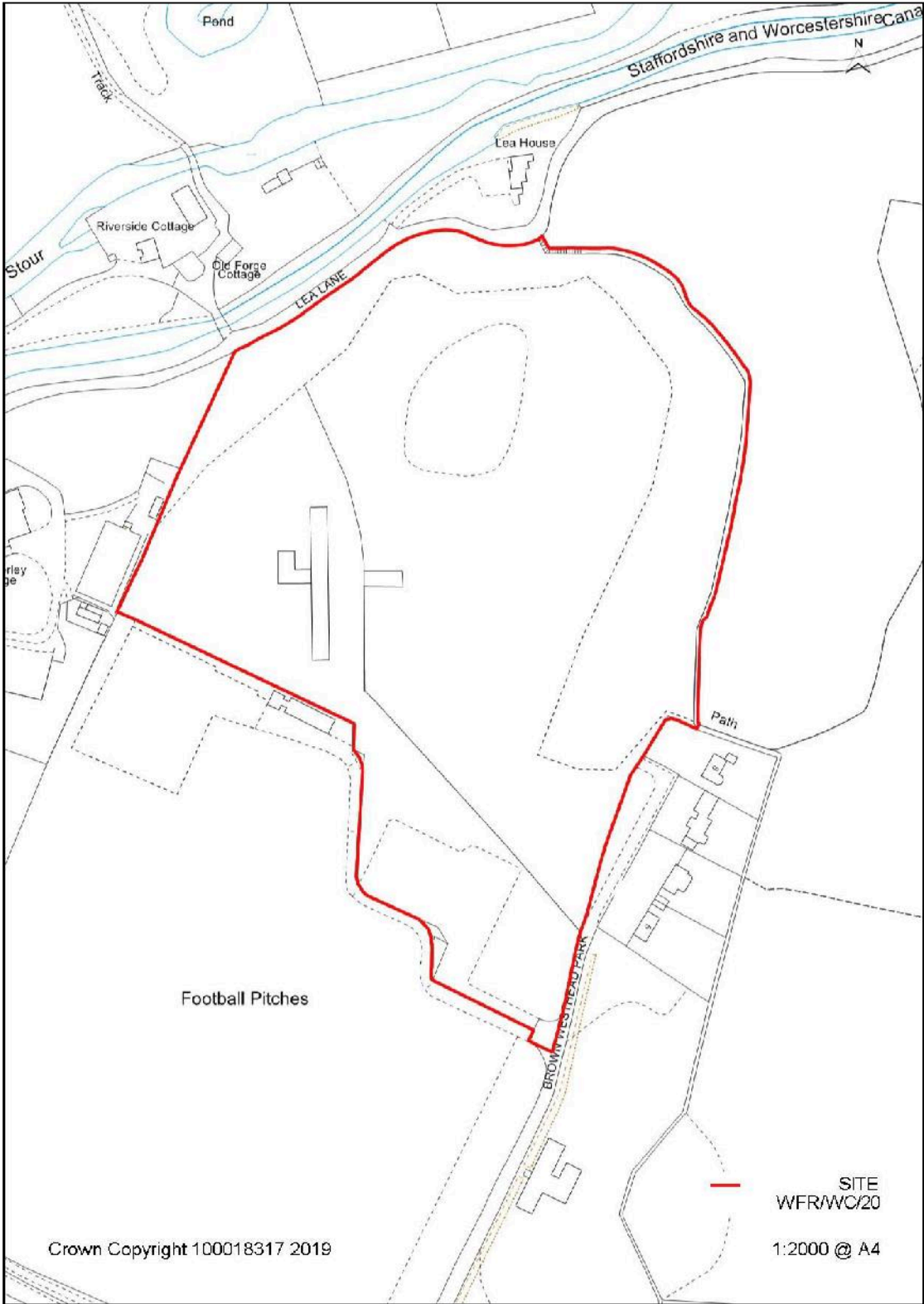
LOCATION PLAN



WFR-WC-20 LAND AT BROWN WESTHEAD

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

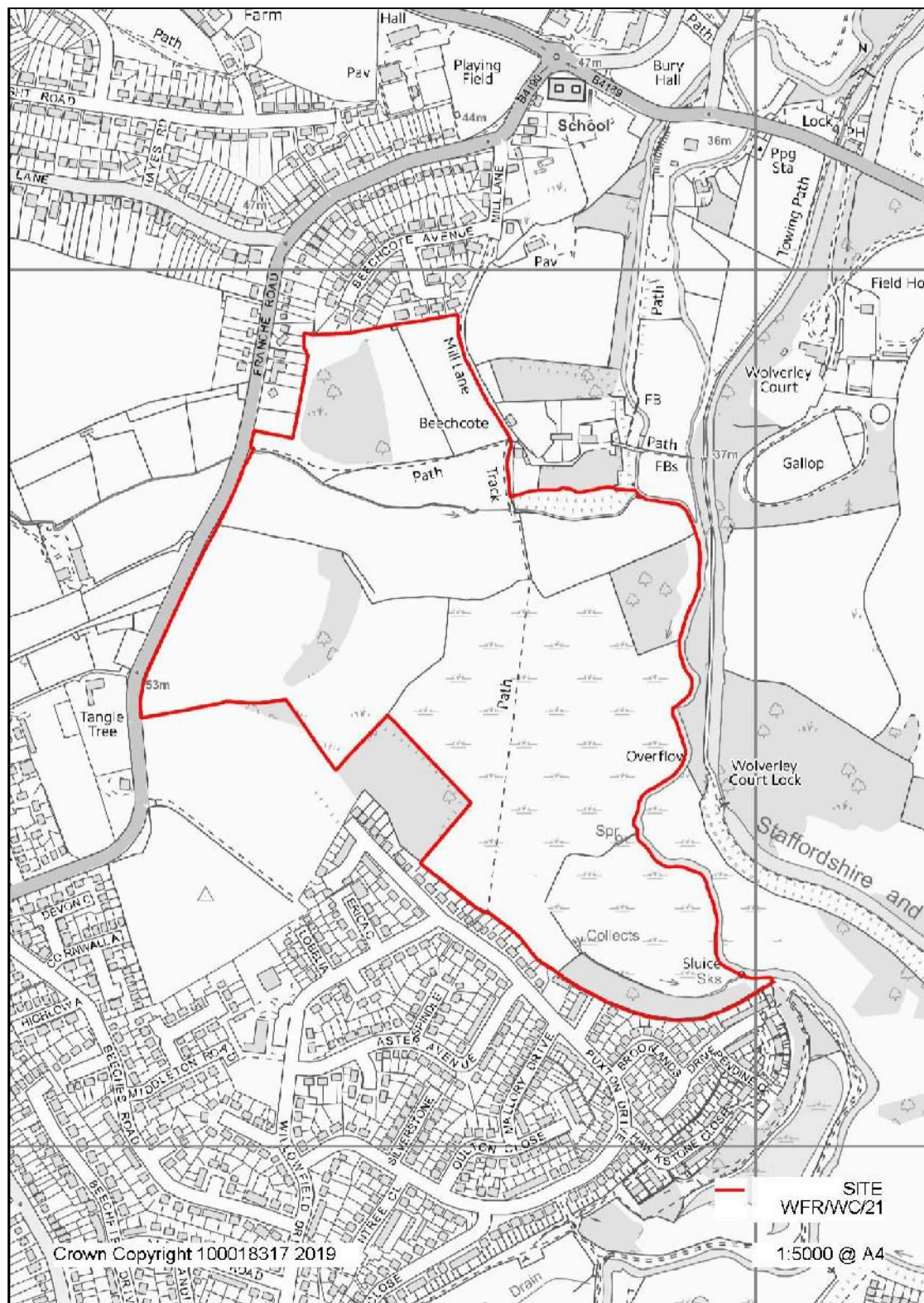
LOCATION PLAN



WFR-WC-21 LAND NORTH OF PUXTON

Nearest settlement: Kidderminster	Site ref: WFR/WC/21	Easting	382672	Site area (hectares): 27.76			
		Northing	278564				
Site address: Land at Puxton Ward: Wyre Forest Rural				Within built area			
				Adjoining built area <input checked="" type="checkbox"/>			
				Other (See site description)			
Current or previous use: Scrub and marshland				Greenfield (undeveloped)			<input checked="" type="checkbox"/>
				Brownfield (prev. developed)			<input type="checkbox"/>
Site description: Area of scrub and marsh to north of Marlpool Estate							
Ownership:		Private	<input checked="" type="checkbox"/>	Public		Unknown	
Topography:		Flat	<input checked="" type="checkbox"/>	Gently Sloping		Steeply Sloping	
Planning History: None of relevance – Green Belt - part of proposed Stour Valley Country Park SAL.UP3							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		0	Adjoining built area. Reasonable access to local facilities: local shops accessible from the southern end of the site.				
Housing needs of all		?	27.76ha				
Need to travel, sustainable travel modes		0	Poor vehicular access. Reasonable public transport access: bus stops on Puxton Drive. Public footpaths 631 and 632 cross the site.				
Soil & land		-	Greenfield site. Contamination unlikely				
Water resources and quality, flood risk		--	Much of wider site is in flood zone 3. Honeybrook does not affect the much smaller northern part of the site now proposed. Only small area is developable.				
Landscape and townscape		-	Open character. Sensitive south sloping site that would impact on the setting of Beechcote and receptors on Honeybrook Close.				
Biodiversity and geodiversity		--	Much of site covered by Puxton Marsh Local Wildlife Site: scrub and marsh. 280m to Stourvale Marsh SSSI (unfavourable declining condition due to poor management)				
Economy & employment		0					
Historic environment		--	Staffordshire and Worcestershire Canal Conservation Area (high significance) 200m to east. Ponds (unknown significance) lie 40m to the east. Site of Lower Forge Mill (low significance) 60m to the east. This is a sensitive south-sloping development which may impact on the setting of Beechcote and views from the Staffs and Worcs Canal				
Green Belt		-	In Green Belt				
Community & settlement identities		0	Adjoining built area				
Other: Minerals consultation area. British waterways consultation zone (part of site) EIA and major scale development and minor and household scale development (20110729).							
REASON FOR INCLUSION:							
Call for Sites submission		<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 land – important strategic gap between Kidderminster and Fairfield							
Vehicular access none		Good		Reasonable		Poor	<input checked="" type="checkbox"/>
Access to local facilities Local shops accessible from southern end of site		Good		Reasonable	<input checked="" type="checkbox"/>	Poor	
Public transport accessibility Bus stops on Puxton Drive		Good		Reasonable	<input checked="" type="checkbox"/>	Poor	

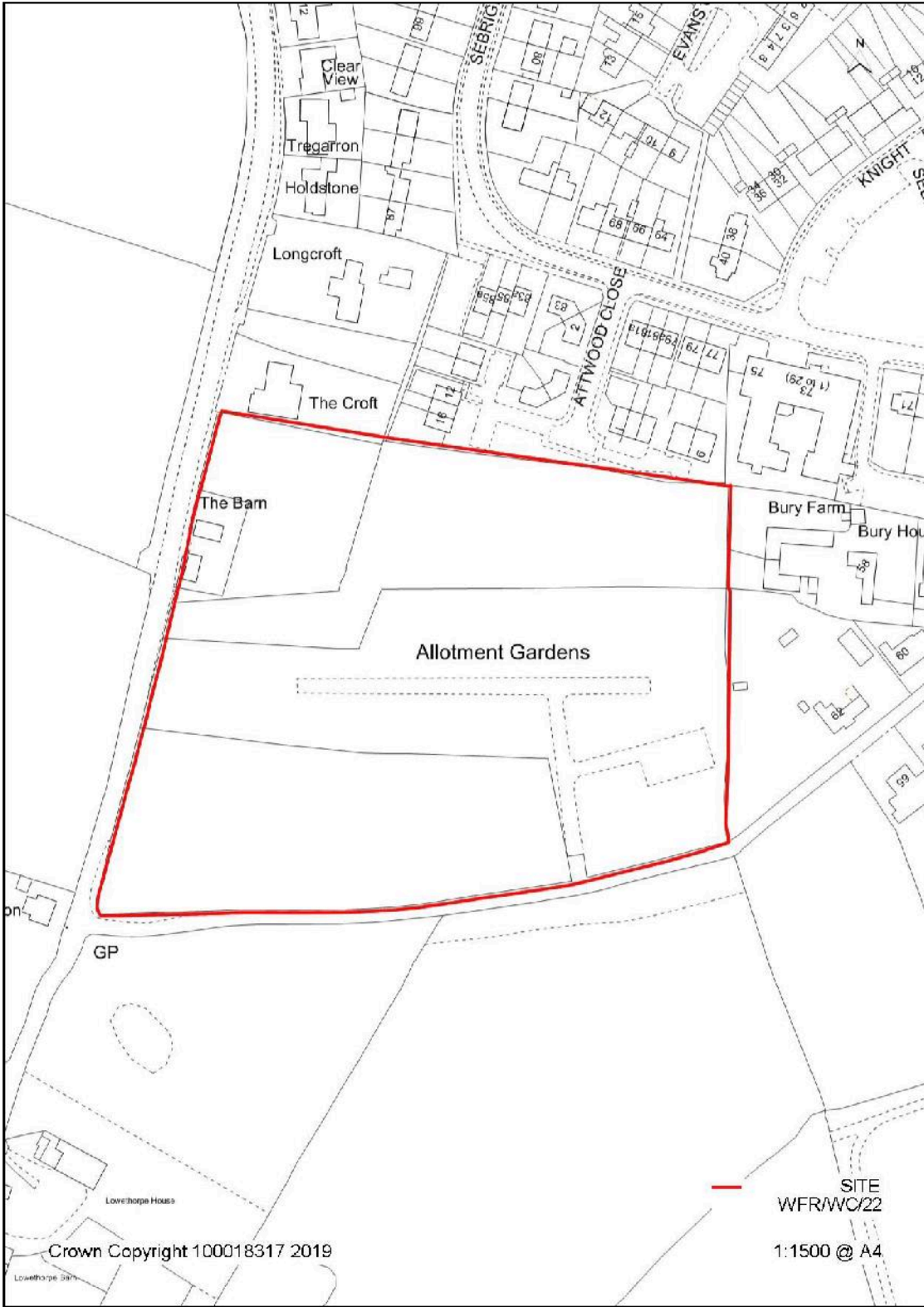
LOCATION PLAN



WFR-WC-22 LOWE LANE ADR

Nearest settlement: Fairfield	Site ref: WFR/WC/22	Easting 381931	Northing 279101	Site area (hectares): 2.99Ha			
Site address: Land off Lowe Lane, Fairfield Ward: Wyre Forest Rural				Within built area			
				Adjoining built area		✓	
				Other (See site description)			
Current or previous use: open land and community allotments. North western part of site hatched in red on plan is privately owned together with 0.84Ha field in SW corner. The rest is owned by the local authority.				Greenfield (undeveloped)		✓	
				Brownfield (prev. developed)			
Site description: open land. Part of site now in use as community allotments (1.22 Ha leased from WFDC)							
Ownership: Multiple – part WFDC owned		Private	✓	Public	✓	Unknown	
Topography:		Flat		Gently Sloping	✓	Steeply Sloping	
Planning History: Allocated as an ADR in Site Allocations and Policies Local Plan (2013)							
SUSTAINABILITY APPRAISAL INFO		+/-	Notes				
Local services and facilities		0	Adjoining built area. Reasonable access to local facilities: within walking distance of shops on Sebright Road.				
Housing needs of all		?	2.99ha				
Need to travel, sustainable travel modes		+	Good vehicular access. Good public transport access: within walking distance of bus stops.				
Soil & land		-	Greenfield site. Contamination unlikely				
Water resources and quality, flood risk		?	No flooding issues. Flagged up in the water cycle study as a site of concern.				
Landscape and townscape		-	Area of open countryside within Green Belt. Significant impact on the south facing receptors along Sebright Road and those dispersed along the bordering section of Lowe Lane.				
Biodiversity and geodiversity		0					
Economy & employment		0					
Historic environment		-	Development would affect the setting of Bury Farm (low significance) and Outfarm west of Bury Farm (low significance) and remove the inter-visibility between Bury Farm and the Out Farm				
Green Belt		0	Not in Green Belt				
Community & settlement identities		0	Adjoining built area. Currently open land and community allotments.				
Other: Minerals consultation area							
REASON FOR INCLUSION:							
Call for Sites submission		✓	Allocated without planning permission			Sites with planning permission	
Local Authority owned land		✓	Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites	
Officer suggested - rural sites			Officer suggested – potential urban extension			Other	
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure
							Gypsy/ Travelling Showpeople
							✓ Other
WFDC OFFICER VIEWS:							
Character / visual impact: Area of open countryside within green belt. Potential loss of biodiversity.							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities Within walking distance of shops on Sebright Road.		Good		Reasonable	✓	Poor	
Public transport accessibility Within walking distance of bus stops		Good	✓	Reasonable		Poor	

LOCATION PLAN



WFR-WC-23 HAYES ROAD

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

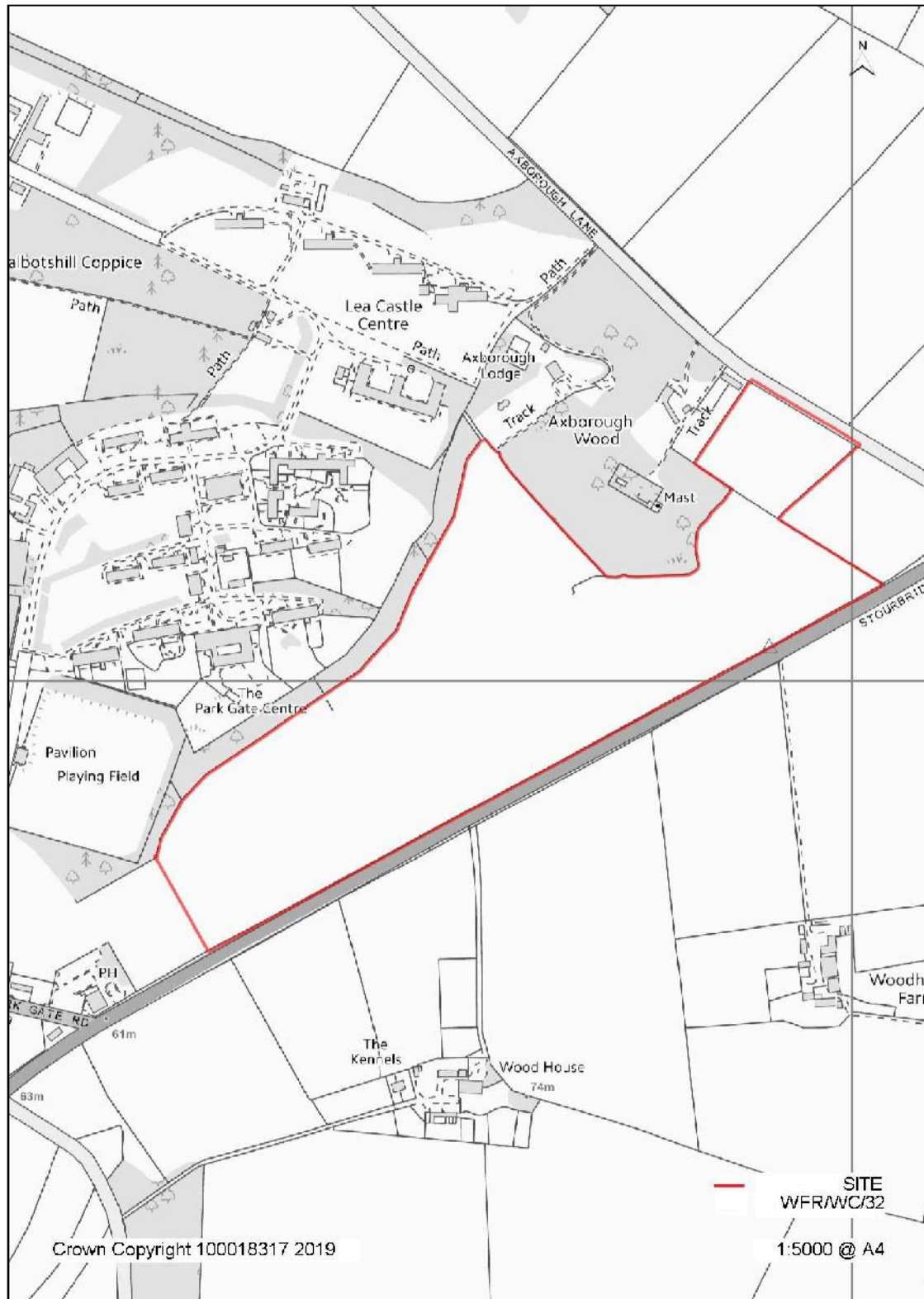
LOCATION PLAN



WFR-WC-32 LEA CASTLE EAST

Nearest settlement: Cookley		Site ref: WFR/WC/32		Easting 385603		Site area (hectares): 18.6	
				Northing 279064			
Site address: Lea Castle East –A451 Ward: Wyre Forest Rural						Within built area	
						Adjoining built area	
						Other (See site description) <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							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		-		Arable land lying to the east of former Lea Castle Hospital site fronting A451 Stourbridge Road. Poor access to local facilities. Park Gate Inn adjacent.			
Housing needs of all		+		18.6ha			
Need to travel, sustainable travel modes		0		Good vehicular access – frontage to A451. Reasonable public transport access: Kidderminster to Stourbridge bus. Nearest stop is at edge of urban area.			
Soil & land		-		Greenfield site. Contamination unlikely			
Water resources and quality, flood risk		0		No flooding issues			
Landscape and townscape		--		Arable land. A highly sensitive site with open south-east views. Careful landscaping required with development kept back from the ridgeline.			
Biodiversity and geodiversity		-		Ancient woodland lies adjacent to north of site.			
Economy & employment		0					
Historic environment		-		Development of the site has potential to impact on the setting of Wood House Farmhouse (low/medium significance) 250m SE of site; Barn at Park Gate Road (low significance) 250m SW of site; and Park Gate pub (low/medium significance) 140m SW of site.			
Green Belt		-		In Green Belt			
Community & settlement identities		-		Not in built area			
Other: Main gas pipeline crosses immediately adjacent to north of site							
REASON FOR INCLUSION:							
Call for Sites submission		<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 arable landscape. Careful landscaping required with development kept back from ridgeline							
Vehicular access		Good		<input checked="" type="checkbox"/>		Reasonable	
						Poor	
Access to local facilities		Good				Reasonable	
						Poor	
Public transport accessibility		Good				Reasonable	
						Poor	
Kidderminster to Stourbridge bus – nearest stop at edge of urban area							

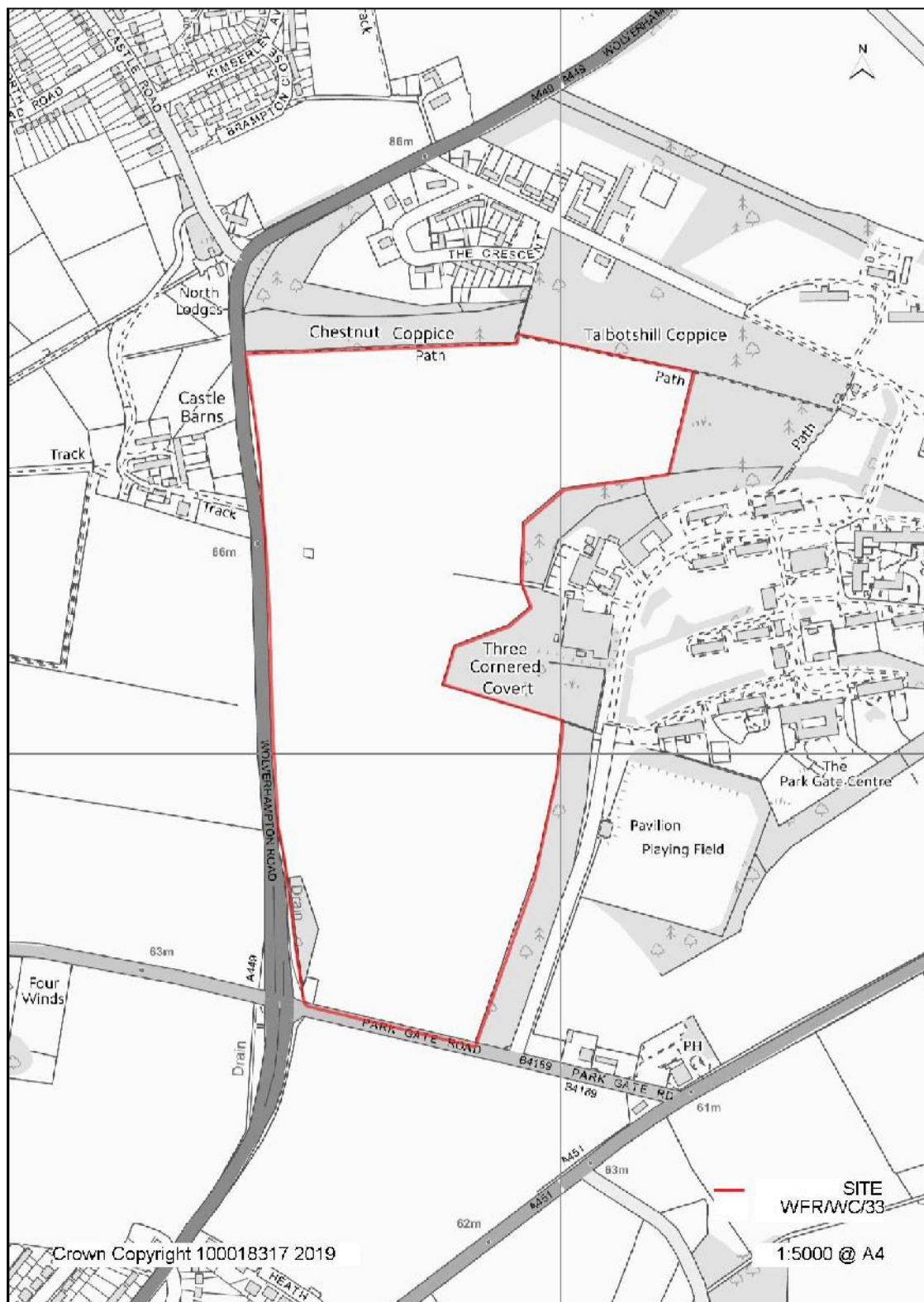
LOCATION PLAN



WFR-WC-33 LEA CASTLE WEST

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

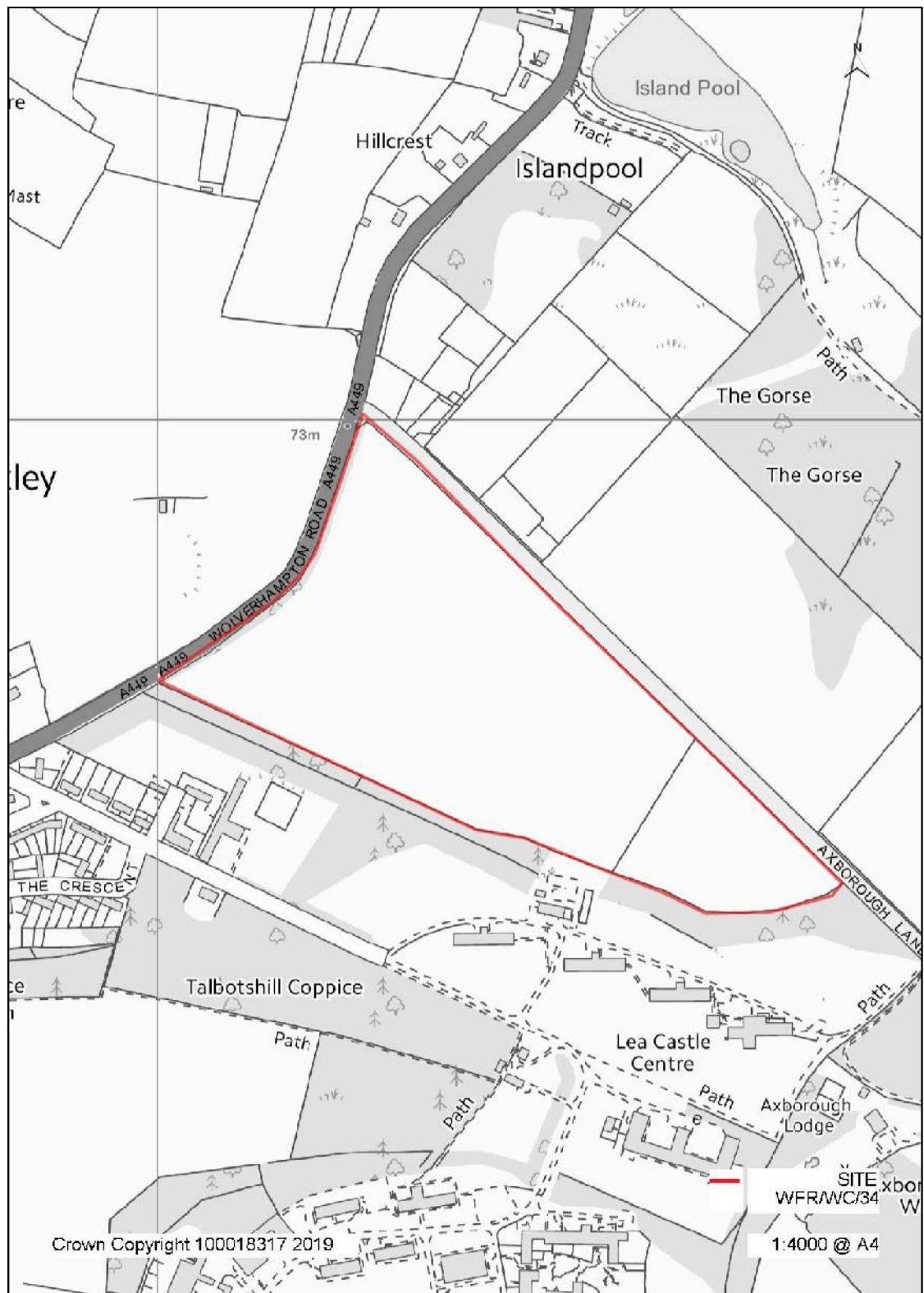
LOCATION PLAN



WFR-WC-34 LEA CASTLE NORTH

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

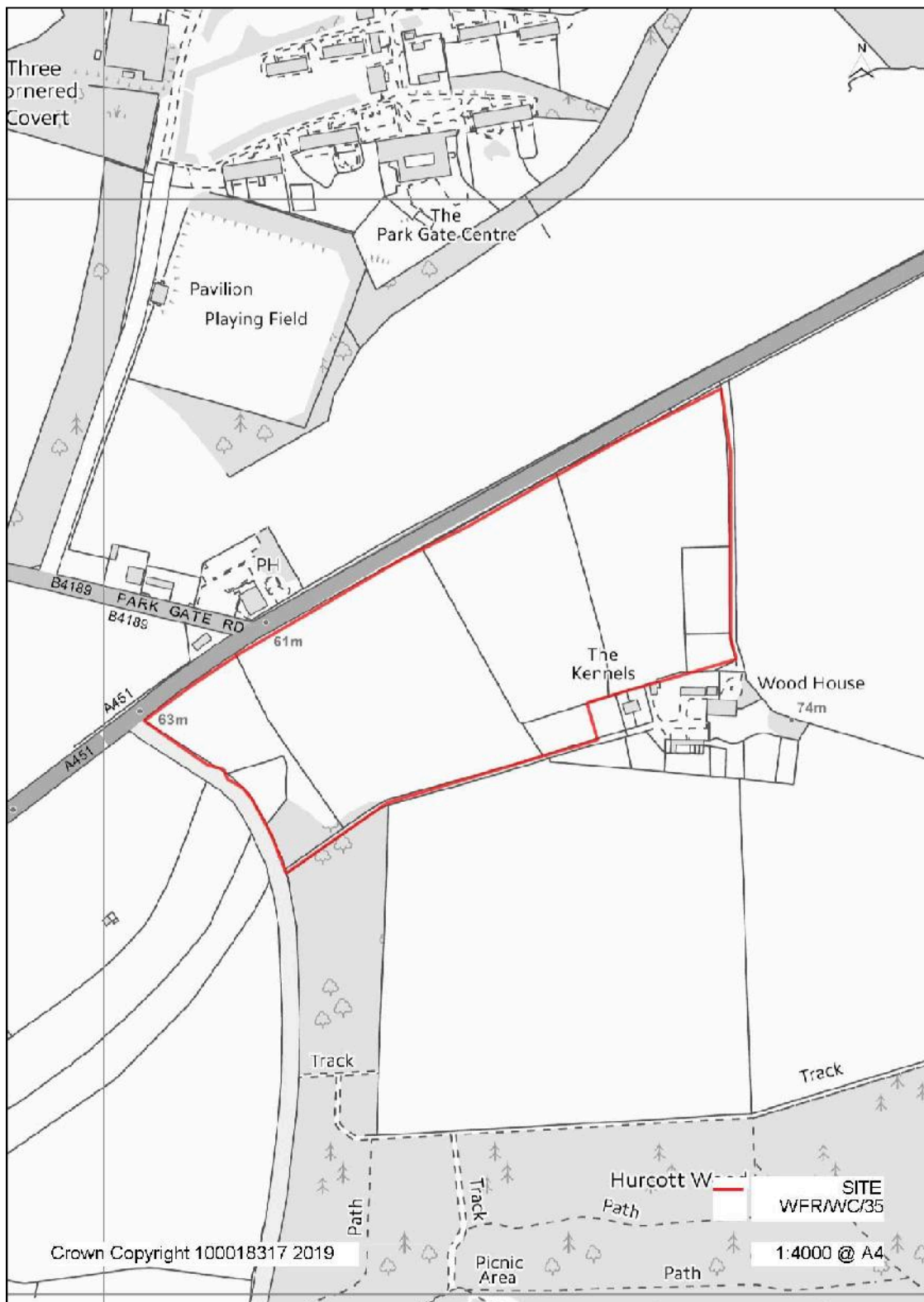
LOCATION PLAN



WFR-WC-35 LAND ADJ HURCOTT KENNELS

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

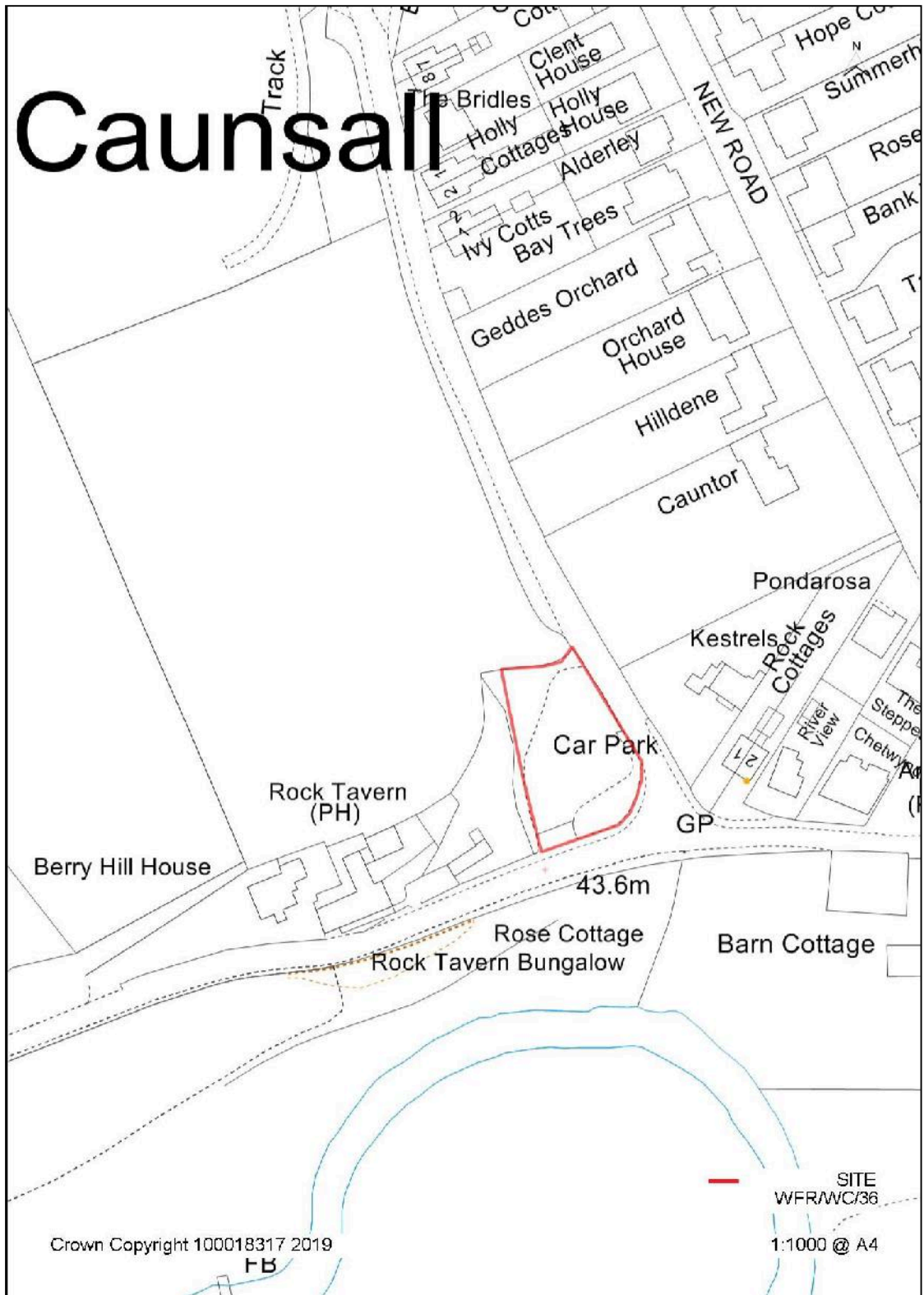
LOCATION PLAN



WFR-WC-36 ROCK TAVERN CAR PARK

Nearest settlement: Cookley		Site ref: WFR/WC/36		Easting 384878		Site area (hectares): 0.095	
				Northing 280952			
Site address: Rock Tavern Car Park Ward: Wyre Forest Rural						Within built area <input checked="" type="checkbox"/>	
						Adjoining built area	
						Other (See site description)	
Current or previous use: car park for Rock Tavern PH (now closed)						Greenfield (undeveloped)	
						Brownfield (prev. developed) <input checked="" type="checkbox"/>	
Site description: Former pub car park at junction of Caunsall Road and Kinver Lane							
Ownership:		Private <input checked="" type="checkbox"/>		Public <input type="checkbox"/>		Unknown <input type="checkbox"/>	
Topography:		Flat <input checked="" type="checkbox"/>		Gently Sloping <input type="checkbox"/>		Steeply Sloping <input type="checkbox"/>	
Planning History: Permission granted for redevelopment of PH for 2 dwellings with car parking on part of car park. (15/0169) Remainder of car park could accommodate 3 dwellings.							
SUSTAINABILITY APPRAISAL INFO		+/-		Notes			
Local services and facilities		0		Within built area. Former pub car park. Reasonable access to local facilities: Anchor Inn nearby serves food. Employment nearby. Cookley facilities within 1km			
Housing needs of all		+		0.095ha			
Need to travel, sustainable travel modes		+		Good vehicular access. Good public transport: hourly bus from Kidderminster terminates at site. Footpath 424 opposite links through to Austcliffe across River Stour / canal and main village of Cookley.			
Soil & land		+		Brownfield. Contamination unlikely			
Water resources and quality, flood risk		-		River Stour floodplain lies across road from site. Site known to suffer from surface water flooding after heavy rainfall.			
Landscape and townscape		?		Site is well-screened. Development would need to be sensitive to its setting within the historic core of Caunsall. Flagged up in the water cycle study as a site of concern.			
Biodiversity and geodiversity		0					
Economy & employment		0					
Historic environment		-		Site is of medium to high historic significance because there may be archaeology associated with Caunsall Medieval Settlement which has yet to be discovered. Caunsall Farm and outbuildings within 150m.			
Green Belt		-		Village washed over by Green Belt			
Community & settlement identities		+		In built area. Former pub car park.			
Other:							
REASON FOR INCLUSION:							
Call for Sites submission		<input checked="" type="checkbox"/>		Allocated without planning permission		Sites with planning permission <input type="checkbox"/>	
Local Authority owned land		<input type="checkbox"/>		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites <input type="checkbox"/>	
Officer suggested - rural sites		<input type="checkbox"/>		Officer suggested – potential urban extension		Other <input type="checkbox"/>	
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input type="checkbox"/>	Employment <input type="checkbox"/>	Leisure <input type="checkbox"/>	Gypsy/ Travelling Showpeople <input type="checkbox"/>	Other <input type="checkbox"/>	
WFDC OFFICER VIEWS:							
Character / visual impact: Site is well-screened and small infill development would have minimal impact on streetscene							
Vehicular access		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	
Access to local facilities		Good <input type="checkbox"/>		Reasonable <input checked="" type="checkbox"/>		Poor <input type="checkbox"/>	
		Anchor Inn nearby serves food. Employment nearby. Cookley facilities within 1km					
Public transport accessibility		Good <input checked="" type="checkbox"/>		Reasonable <input type="checkbox"/>		Poor <input type="checkbox"/>	
		Hourly bus from Kidderminster terminates at site					

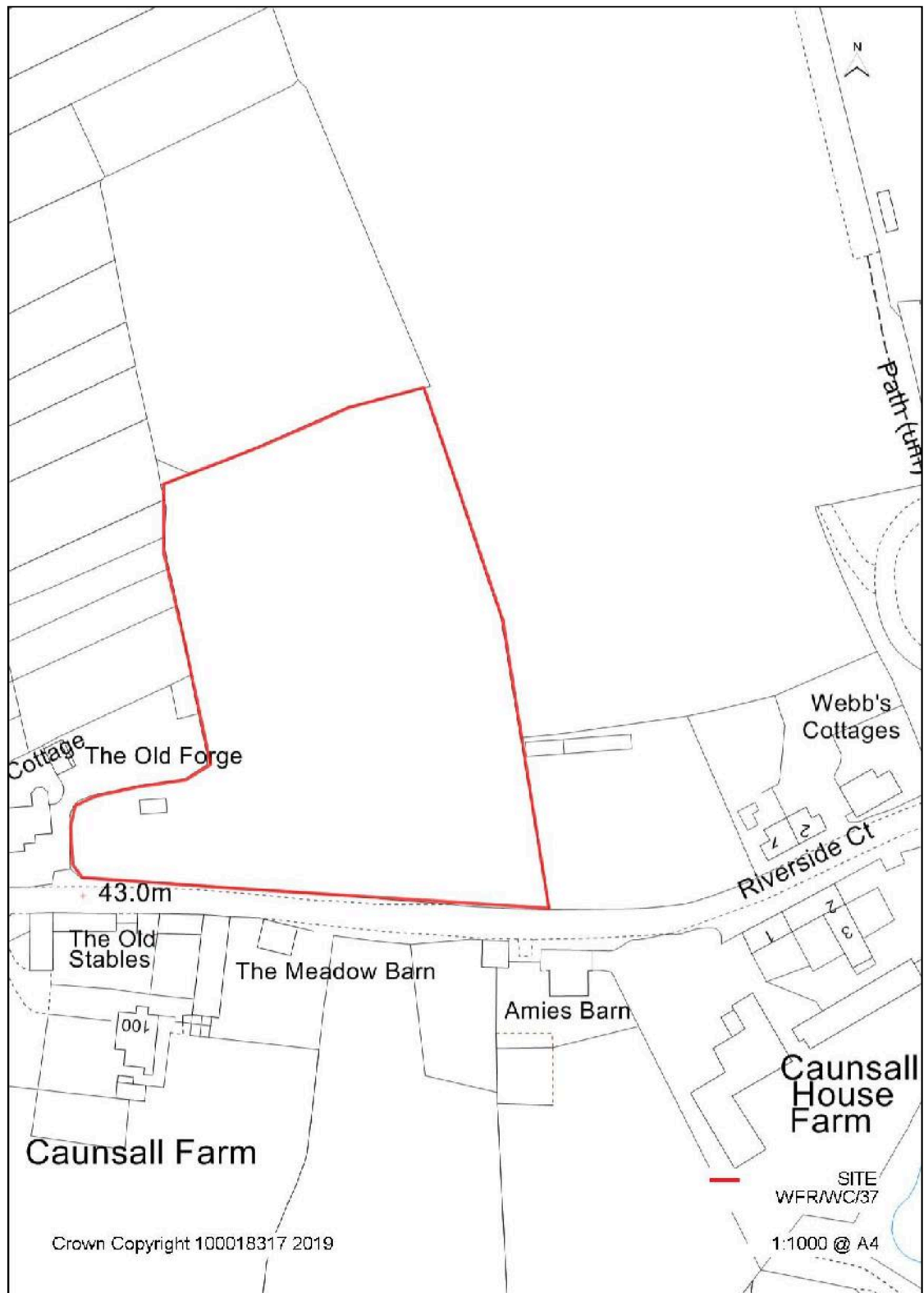
LOCATION PLAN



WFR-WC-37 LAND AT CAUNSALL ROAD

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

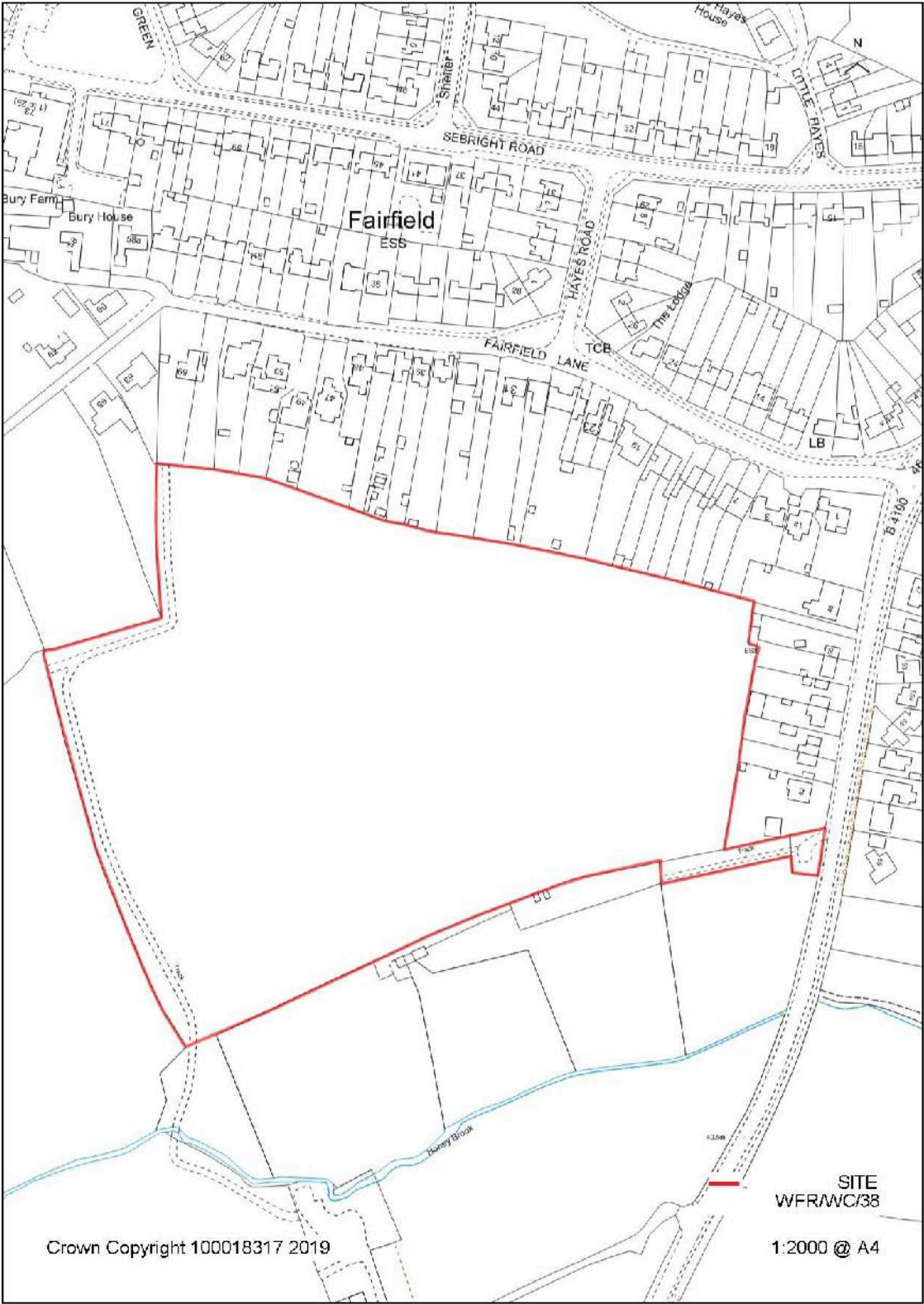
LOCATION PLAN



WFR-WC-38 LAND SOUTH OF FAIRFIELD LANE

-	Site ref: WFR/WC/38		Easting 382244	Site area (hectares): 5.54	
			Northing 278927		
Site address: Land south of Fairfield Lane off Franche Road, Fairfield Ward: Wyre Forest Rural				Within built area	
				Adjoining built area <input checked="" type="checkbox"/>	
				Other (See site description)	
Current or previous use: Pasture land				Greenfield (undeveloped) <input checked="" type="checkbox"/>	
				Brownfield (prev. developed)	
Site description: Pastureland to rear of housing in Fairfield accessed off B4190					
Ownership:		Private	<input checked="" type="checkbox"/>	Public	Unknown
Topography:		Flat	<input type="checkbox"/>	Gently Sloping	<input checked="" type="checkbox"/>
			<input type="checkbox"/>	Steeply Sloping	<input type="checkbox"/>
Planning History: None of relevance					
SUSTAINABILITY APPRAISAL INFO		+/-	Notes		
Local services and facilities		+	Adjoining built area. Good access to local facilities: shop, primary school and doctors surgery within walking distance		
Housing needs of all		+	5.75ha		
Need to travel, sustainable travel modes		+	Poor vehicular access: busy road with access liable to flooding. Good public transport: hourly service runs past entrance.		
Soil & land		-	Greenfield: pasture land. Mostly Grade 2.		
Water resources and quality, flood risk		-	Flooding affects access point from main road (B4190)		
Landscape and townscape		--	Valley of Honeybrook lies to the south of the site. Development would encroach into a sensitive landscape: the scale of the site and proximity to the sensitive valley landscape would impose substantial harm to the rural landscape character.		
Biodiversity and geodiversity		-	Aras of acid grassland adjacent to Honeybrook		
Economy & employment		0			
Historic environment		0	No known heritage assets affected		
Green Belt		-	In Green Belt		
Community & settlement identities		-	Adjoins built area. Part of strategic gap between Kidderminster and Fairfield. Development would extend built up area towards valley of Honeybrook and narrow the strategic gap.		
Other: Minerals consultation area.					
REASON FOR INCLUSION:					
Call for Sites submission		<input checked="" type="checkbox"/>	Allocated without planning permission		Sites with planning permission
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites
Officer suggested - rural sites			Officer suggested – potential urban extension		Other
PROPOSED USE:	Housing	<input checked="" type="checkbox"/>	Retail	Employment	Leisure
					Gypsy/ Travelling Showpeople
					Other
WFDC OFFICER VIEWS:					
Character / visual impact: Adverse impact on openness of Green Belt. Development would extend built up area towards valley of Honeybrook and narrow gap between Kidderminster and Fairfield. Access point is frequently flooded. Existing housing to north and east of site characterised by long gardens giving a soft edge to development.					
Vehicular access		Good	<input type="checkbox"/>	Reasonable	Poor <input checked="" type="checkbox"/>
		Busy road with access liable to flooding			
Access to local facilities		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
		Shop, primary school and doctors surgery within walking distance			
Public transport accessibility		Good	<input checked="" type="checkbox"/>	Reasonable	Poor
		Hourly service runs past site entrance			

LOCATION PLAN

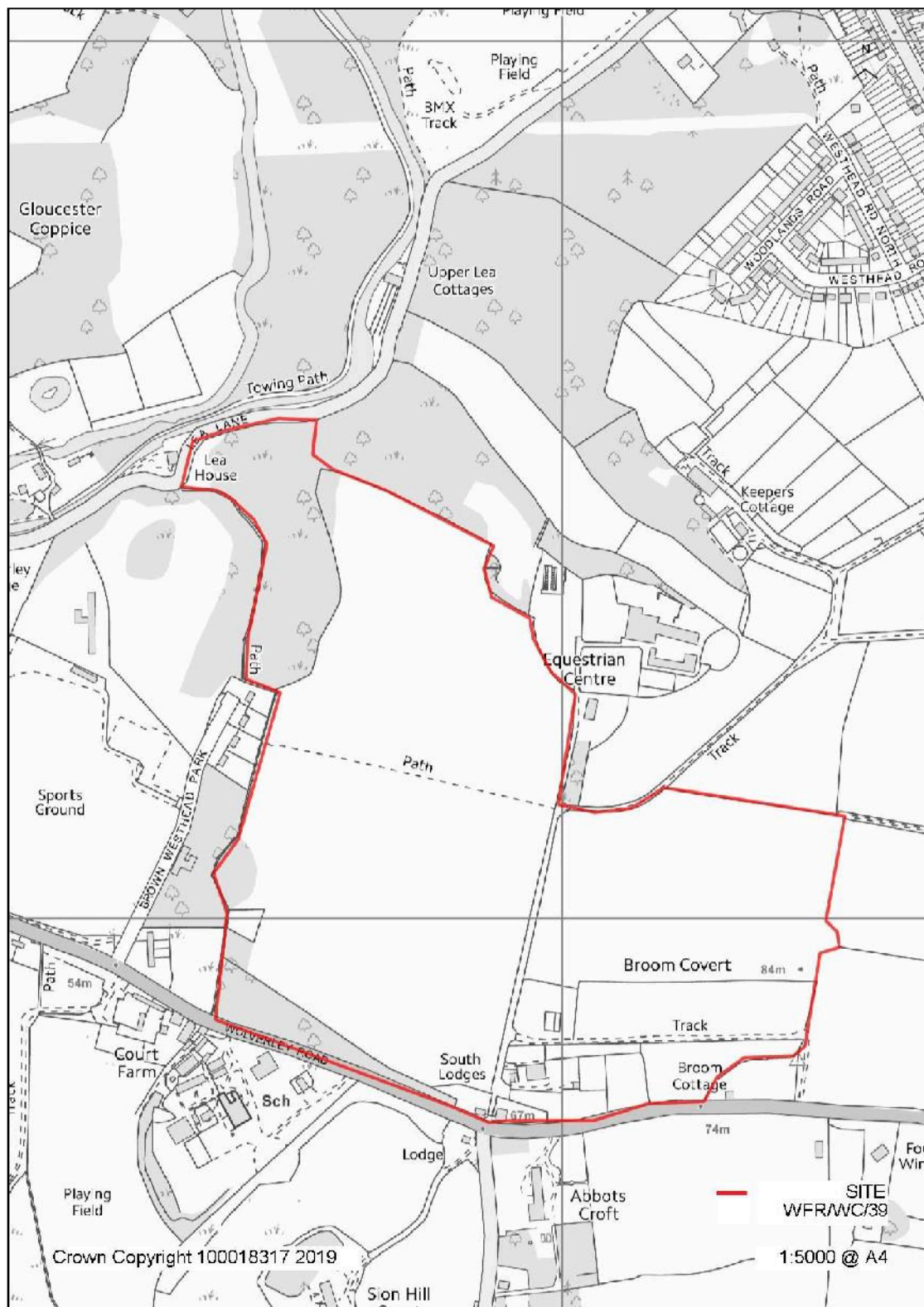


WFR-WC-39 LEA CASTLE (STRONG FARMS)

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

Access to local facilities	Good		Reasonable		Poor	✓
	Nearest facilities at Lock PH or on Sion Hill estate					
Public transport accessibility	Good		Reasonable	✓	Poor	
	Regular buses on Sion Hill.					

LOCATION PLAN



WFR-WC-40 STOUR CORRIDOR, STRONG FARMS

Nearest settlement: Wolverley	Site ref: WFR/WC/40	Easting 383255	Northing 278704	Site area (hectares): 25.59	
Site address: Stour Corridor, Strong Farms, Wolverley Road Ward: Wyre Forest Rural				Within built area	
				Adjoining built area	
				Other (See site description) <input checked="" type="checkbox"/>	
Current or previous use: Former sand and gravel extraction site				Greenfield (undeveloped) <input checked="" type="checkbox"/>	
				Brownfield (prev. developed) <input type="checkbox"/>	
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: Previous sand and gravel extraction on part of the site. The county minerals map shows land as 'restored' and planning application from 1969 for tipping of earth on land to restore it to previous levels.					
SUSTAINABILITY APPRAISAL INFO	+/-	Notes			
Local services and facilities	-	Not adjoining built area. Former sand and gravel extraction site. Poor access to local services: nearest facilities at Lock PH.			
Housing needs of all	0	25.59ha			
Need to travel, sustainable travel modes	-	Good vehicular access: access off busy B road but with good visibility. Poor public transport: regular buses on Sion Hill. 2 journeys per day en route to Kinver pass site. Footpath runs along eastern boundary			
Soil & land	-	Greenfield (former sand and gravel extraction site). Contamination unlikely.			
Water resources and quality, flood risk	-	Flood problems adjacent to the site at River Stour			
Landscape and townscape	--	There is limited built development on site near the Wolverley Road entrance. The site is highly sensitive to development due to its intact rural character, impact on the setting of mature woodland character, and impact on the setting of the Staffordshire and Worcestershire Canal, and River Stour corridor.			
Biodiversity and geodiversity	--	Wolverley Court Lock Carr – wet woodland swamp. Adjacent Stourvale Marsh SSSI (unfavourable condition due to poor management).			
Economy & employment	?				
Historic environment	--	The Staffordshire and Worcester Canal Conservation Area (high significance) borders the site to the west. Wolverley Court Grade II (medium/high significance) is 90m to W of site. Undesignated Wolverley Court Lock Bridge is 10m to W of site. The site is on rising land to the east of the canal: development could affect views towards and out of the Conservation Area, and the setting of Wolverley Court.			
Green Belt	-	In Green Belt			
Community & settlement identities	-	Not adjoining built area.			
Other: Minerals consultation zone.					
REASON FOR INCLUSION:					
Call for Sites submission	<input checked="" type="checkbox"/>	Allocated without planning permission		Sites with planning permission	
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites		Officer suggested – potential urban extension		Other	
PROPOSED USE:	Housing	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople
					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	

