

# Sustainability appraisal of the main modifications to the Submission Wyre Forest District Local Plan (2016 – 2036)

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## 1. Background

This report is a sustainability appraisal of the Main Modifications proposed for the Submission Wyre Forest District Local Plan. It identifies those modifications that could affect the sustainability of the plan; assesses these modifications in light of the previous sustainability appraisal of the Pre-Submission Local Plan; and discusses the overall impacts of the Submission Local Plan.

The Environmental Assessment of Plans and Programmes Regulations 2004 and the Planning and Compulsory Purchase Act 2004 require strategic environmental assessment (SEA) and sustainability appraisal (SA) of a range of plans and programmes, including “modifications to plans [where] they are likely to have significant environmental effects”.

A SA/SEA was prepared by Levett-Therivel for the Wyre Forest Pre-Submission Local Plan in 2019. It is available at:

- Main SA/SEA report:  
<http://archive.wyreforestdc.gov.uk/media/4656968/Sustainability-Appraisal-Report-July-2019-.pdf>
- Site appraisals (App B the main SA/SEA report):  
[http://archive.wyreforestdc.gov.uk/media/5044291/Sustainability-Appraisal-Report-App-B-site-appraisals-July-2019-\\_optV2.pdf](http://archive.wyreforestdc.gov.uk/media/5044291/Sustainability-Appraisal-Report-App-B-site-appraisals-July-2019-_optV2.pdf)
- Non-technical summary of the main SA/SEA report:  
<http://archive.wyreforestdc.gov.uk/media/4656965/Sustainability-Appraisal-Report-Non-Technical-Summary-July-2019-.pdf>
- June 2020 update to the SA/SEA report:  
[www.wyreforestdc.gov.uk/media/mctjmva1/ed5-wyre-forest-sa-sea-june-2020-final.pdf](http://www.wyreforestdc.gov.uk/media/mctjmva1/ed5-wyre-forest-sa-sea-june-2020-final.pdf)

These documents form the basis for this SA/SEA. The 2019 SA/SEA used the framework of Table 1 to appraise the plan objectives, alternatives and policies; and the framework of Table 2 to appraise the proposed allocation sites.

The Pre-Submission Local Plan and its SA/SEA report were submitted for examination in April 2020. Hearing sessions on the plan took place in January and February 2021. A note from the inspector was received on 22 February. Subsequently, the planning team prepared main and minor modifications to the plan: the main modifications are the subject of this sustainability appraisal. A public consultation on the proposed main modifications will be held for six weeks in autumn 2021.

**Table 1. SA Framework for the plan objectives, alternatives and policies**

<b>SA objective</b>	<b>Decision Making Criteria: will the option/policy...</b>
1) To improve health and well-being within the District and reduce inequalities in health.	Improve access to health care facilities?
	Help to improve quality of life for residents?
	Help to increase participation in sport and active recreation?
2. To improve and enhance the provision and accessibility to local services and facilities	Enhance the provision of local services and facilities?
	Contribute to rural service provision across the District?
	Enhance accessibility to the District's countryside?

<b>SA objective</b>	<b>Decision Making Criteria: will the option/policy...</b>
3. To ensure that the housing needs of all residents and communities are met	Provide opportunities to increase the supply of affordable housing across the District?
	Provide affordable access to a range of housing tenures and sizes?
4. To promote energy efficiency & energy generated from renewable and low carbon sources.	Reduce greenhouse gas emissions?
	Encourage renewable energy generation?
	Encourage waste recycling?
5. To reduce the need to travel and move towards more sustainable travel modes; to reduce associated effects of air quality & greenhouse gas emissions	Provide opportunities to increase sustainable modes of travel and reduce congestion?
	Focus development in existing centres and make use of existing infrastructure to reduce the need to travel?
6. To protect soil & land	Re-use brownfield land?
	Result in a loss of Grade 1 or 2 agricultural land?
	Have a detrimental impact on air quality?
	Have a detrimental impact on water quality?
7. To protect water resources and quality; reduce flood risk.	Protect the floodplain from development?
	Reduce the risk of flooding in existing developed areas?
8. To protect and enhance landscape and townscape	Achieve high quality, sustainable design for buildings, spaces and the public realm which is sensitive to the locality?
9. To conserve & enhance the District's biodiversity and geodiversity	Help to safeguard the District's biodiversity and geodiversity?
	Impact on SSSIs and other designated sites?
	Contribute to the District's green infrastructure network?
10. To support the economy & ensure suitable employment opportunities	Reduce unemployment?
	Provide opportunities for businesses to develop and enhance their competitiveness?
	Provide opportunities to further develop adult and community learning facilities in the District?
11. To protect & enhance the historic environment & its settings	Have a positive impact on the District's Heritage Assets?
12. To maintain the integrity of the Green Belt within the District.	Protect the Green Belt?
13. To maintain & enhance community & settlement identities	Maintain and enhance community and settlement identities?

--	Major negative compared to the current situation – Problematic sustainability issues, mitigation difficult and/or expensive.
-	Minor negative compared to the current situation – Potential sustainability issues, mitigation possible
+	Minor positive compared to the current situation – No sustainability constraints.
++	Major positive compared to the current situation – Development would resolve an existing sustainability problem.
?	Uncertain – Uncertain or unknown effect.
0	Neutral – Neutral effect.
+/-	Both positive and negative

**Table 2. SA Framework for the plan site allocations**

	--	-	0	+	++	?
<b>2. Local services and facilities</b>		Poor access, as judged by the HELAA form	Reasonable access, as judged by the HELAA form	Good access, as judged by the HELAA form		
<b>3. Housing needs</b>				Housing site <40ha	Housing site >40ha	Mixed use site, or not stated
<b>5. Need to travel</b>		Poor public transport access as judged by the HELAA form; within 200m of AQMA	Reasonable public transport access, as judged by the HELAA form	Good public transport access, as judged by the HELAA form		
<b>6. Soil and land</b>		Greenfield; grade 2 agricultural land; development could affect other soil/land	Part greenfield , part brownfield	Brownfield		? possible contamination
<b>7. Water and flooding</b>	Mostly/all in flood zone 2 or 3; flagged up as significant concern by water cycle study	Partly in flood zone 2 or significant surface water flooding; in aquifer protection zone or similar	Not in flood or protection zones			Flagged up as possible concern by water cycle study; inconsistency between planner knowledge and water cycle study
<b>8. Landscape</b>	Significant negative effect on many people	Some negative effect	Little/no effect	Would improve the streetscape		
<b>9. Biodiversity</b>	Adjacent to or on designated nature conservation site; other significant cumulative impact on biodiversity	Within 500m of SSSI or similar effect; affects BAP species; affects significant tree preservation order	No significant impact	Potential for improvement		
<b>10. Economy</b>			No potential	Proposed employment development		Unclear whether employment or other uses

	--	-	0	+	++	?
<b>11. Historic env</b>	Impact on Grade I, II, II*; judged by heritage officer to have significant impacts on heritage incl. archaeology	Impact on undesignated heritage assets; judged by heritage officer to have impacts on heritage incl. archaeology	No impact			
<b>12. Green Belt</b>		In Green Belt	Not in Green Belt			
<b>13. Community &amp; settlement identities</b>		Outside built area; affects asset of community value	Adjoins built area	In built area		

## 2. Identifying main modifications with significant sustainability implications

In July 2021, Levett-Therivel reviewed the main modifications made to the plan to identify, on a preliminary basis, those changes to policies and site allocations that could have significant implications on sustainability. These were discussed with the Local Plan Team: see Table 3. The remaining modifications – those that are not appraised here - are primarily changes of wording to clarify the policy or make it consistent with national guidance; reference to other parts of the plan, or removal of such references; addition or updating of factual information; removal of sites that have already been developed or are under construction; or other changes that are unlikely to have significant sustainability implications.

**Table 3. Main modifications with sustainability implications**

Main modification	Significant sustainability change
MM6.4 MM6.8	Policy 6A. The housing land supply 'buffer' changed from 15% to 20%, and total housing supply increased to 6734, mainly through amendments to the capacity of sites and to reallocation from employment to housing – see Table 6.0.2 (sources of supply).
MM8.1	Policy 8A. Density for all developments expected to be minimum 35 dwellings per hectare (dph). Indicative densities added for Kidderminster town centre (70dph), Kidderminster near town centre and railway station (50+dpa), Stourport (50dph) and Bewdley (35dph).
MM8.2	Policy 8B. Affordable housing provision required for 'major development sites' or sites in rural areas of more than 5 dwellings. <i>The planning team confirmed that this is equivalent to the previous policy which required affordable housing for 10+homes or more than 0.5 hectare. No re-appraisal needed.</i>
MM8.2	Policy 8B. Vacant building credit no longer requires site to not have been in continuous use for any 6 months for 5+ years. <i>The planning team suggested that this is unlikely to significantly affect the deliverability or sustainability of the policy. No re-appraisal needed.</i>

<b>Main modification</b>	<b>Significant sustainability change</b>
MM8.4	Policy 8C. Rural exception sites only permitted if 100% affordable.
MM10.1	Policy 10A. Small scale (<500m <sup>2</sup> gross) of retail, commercial or leisure uses in rural areas to be supported. <i>These points were moved from Policy 10B since Policy 10B is about town centre development. The policy clarifies that area is gross, not net. No significant change overall.</i>
MM14.1	Policy 14. Land between Kidderminster and Stourport to be safeguarded and implemented as Burlish Country Park. Development proposals that would prejudice the provision of the country park will not be permitted.
MM15.3	Policy 15B. Proposals should aim to improve water quality, not just protect it.
MM16.4	Policies 16B and 16C. Reasoned justification lists site allocations where implications on waste management facilities and/or minerals need to be considered and measures possibly put in place.
MM18.2	Policy 18B. Infill development in villages and rural settlements should only be to meet local needs, and should not be inappropriate development in the Green Belt.
MM20.1	Policy 20A. New information about requirements for community facilities. <i>The planning team noted that this simply clarifies and documents what would happen in practice. No re-appraisal needed.</i>
MM22.1	Policy 22A. Removal of requirement for development in Primary Shopping Frontage area to not result in an adverse cluster of non-retail uses at ground floor level (the 'more than two out of seven rule' previously set out in the reasoned justification).
MM22.7	Policy 22C. Removal of policy on change of use from retail to alternative uses to reflect Use Class Order Policy. <i>Policy removed, not re-appraised</i>
MM22.8	Policy 22D. As MM10.1, also existing retail and commercial units in village or neighbourhood centres to be safeguarded.
MM27.11	Policy 27E. Policy changed from overall promotion of a canal towpath to a statement that development in proximity to the canal should develop a pedestrian and cycle route. <i>The planning team confirmed that both approaches would promote the canal towpath as a pedestrian and cycle route, so there would be no difference in the sustainability of the two approaches. No re-appraisal needed.</i>
MM30.6	Policy 30.5 Land at Bromsgrove Street (BHS/2) - change of allocation to include Creative Hub and rationalisation of car parking.
MM30.7	Policy 30.6 Timber Yard (BHS/16) - Information added about design of future bridge.
MM30.10	Policy 30.11 Sladen School (BW/3) allocated for mixed use (school + residential) rather than solely residential.
MM30.13	Policy 30.16 Severn Grove Shops (FPH/15) – removal of need to replace shopping facilities.
MM30.17	Policy 30.21 Land at Lower Habberley (WA/KF/3) – addition of requirement that the impact of development on the nature reserve and Local Wildlife Site should be balanced through biodiversity net gain, and impact on bats and brown hare need to be considered.
MM30.18	Policy 30.22 Land rear of Zortech Avenue (LI/10) to be allocated for Gypsy accommodation.
MM30.19	Policy 30.24 Rock Works (BHS/17) - change of allocation from carpet heritage to residential.
MM30.25	Policy 30.29 Former Burlish Golf Course (LI/12), allocated for travelling showpeople, needs drainage and sewerage measures to be agreed, and the scale of development should meet only the specific housing needs of the existing family.

Main modification	Significant sustainability change
MM31.3	Policy 31.2 Lea Castle Village – Requirement for a heritage survey added.
MM32.3	Policy 32.2 Comberton Lodge Nursery – boundaries of the site changed.
MM33.4	Policy 33.4 Queens Road shops (AKR/10) - removal of need to replace shopping facilities.
MM33.14	Policy 33.18 Parsons Chain (MI/3) - change of allocation from mixed use to residential with care home
MM34.2	Policy 34.1 Bewdley Fire Station (BR/BE/1) – change of allocation from residential to food store with residential apartments above
MM34.3	Policy 34.4 Catchem’s End (WA/BE/3) – removal of requirement that western site is allocated as open space (site boundaries changed) and that Riddings Brook opening should be investigated.

Further modifications were made to the plan in August 2021, in response to the revised National Planning Policy Framework (NPPF) published in July 2021<sup>1</sup>. Most of these changes involved updated references to the NPPF: none required re-appraisal. The only other substantive change was a revision of housing numbers in Policy 6A from 6,365 to 6,734, partly as a result of amendments to site capacities and reallocation of sites from employment to housing, but mostly due to windfall approvals since April 2019: this did not require further appraisal because of its minor nature.

### 3. Appraisal of the main modifications with sustainability implications

The same appraisal approach and frameworks used in 2019 were also used to appraise the sustainability impacts of the main modifications with sustainability implications. The SA framework of Table 1 was used to re-appraise major modifications 6.4 – 22.8 of Table 3, which relate to changes to the plan policies; and the SA framework of Table 2 was used to re-appraise major modifications 30.6 - 34.3 of Table 3, which relate to changes to the site allocations.

Appendix A shows the re-appraisals. Most of the appraisal findings remained the same despite the main modifications. Tables 4 and 5 show those changes that were made.

**Table 4. Sustainability impacts of the Wyre Forest District Local Plan policies (changes due to modifications are circled in yellow)**

Policy	1. Health	2. Services	3. Housing	4. Energy	5. Transport, air	6. Soil, land	7. Water	8. Landscape	9. Biodiversity	10. Economy	11. Heritage	12. Green Belt	13. Communities
5A Sustainable Development		?	+		?	?	?	?	?	+	?	?	
6A Development needs 2016–2036	+	?	++		-	-	-	-	-	+	-	-	0?
6B Locating new development		0	+		+	0		0		+		0	+
6C Kidderminster town as centre		+			?					++			?
6E Role of Stourport and Bewdley	+	+	+		+					+	+	-	
6F/36 Role of villages and rural areas		0	?	0	-	0	0	0	0	0	0	0	0

<sup>1</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

Policy		1. Health	2. Services	3. Housing	4. Energy	5. Transport, air	6. Soil, land	7. Water	8. Landscape	9. Biodiversity	10. Economy	11. Heritage	12. Green Belt	13. Communities
7A	Strategic Green Belt Review		+	+		+	-	-	-	-	+	-	-	0
7B	Reserved housing sites in G Belt			+		+	-	-	-	-		-	-	0
8A	Housing density and mix	+	?	++		-	-	-	-	-	+	-	-	0?
8B	Affordable housing provision	+-		+-		+-					+-			+
8C	Addressing rural housing needs		+	+		-	-?	-?	?	-?	+	-?	-	+
8D	Self build and custom housing			+										+
8E	Housing for older people etc.	?		?										?
8F	Gypsy & Traveller site provision			?										
8G	Site provision for travel. show.	0		0					0	0			-	
9	Health and wellbeing	+	0	+	0	+								0
10A	Diverse local economy	+				+	-?	-?	-?	-?	++	-?	-?	+
10B	Town centre development		+	0		0			?		+			
10C	Sustainable tourism		+			-?	0	0	0	0	+	0	?	
11A	Quality design & distinctiveness								0			0		0
11B	Historic environment								0			0		0
11C	Landscape character								+			+		+
11D	Protecting & enhancing biodiver.	+		-			+	+	+	+	-		+	+
11E	Protecting & enhancing geologic.						0		0	0				
11F	Regenerating the waterways	+							+			+		+
12	Strategic infrastructure	0	0	0							0			
13	Transport and accessibility	0	0			0					0			
14	Strategic green infrastructure	+		-	?	+-	+	+	+	+	-			0
15A	Water conservation & efficiency	?		0				+		0	+-			
15B	Sewerage & water quality	0	0	0				0		0	0			
15C	Flood risk management	0	0	+-				+		0	+-			
15D	Sustainable Drainage Systems	0	0	+-				+		0	+-			
16A	Pollution and land instability	0	+-	+-			0	0		0	+-			
16B	Minerals	?		+-	0	+-	0	0	0	0	+-	0		
16C	Waste		+	0	+				0		0			
18A	Financial viability			+										+
18B	Residential infill development		0	+	0	0	+-		+-	+-		0?	0	+-
18C	Flat conversions	?		+	0	+-	+							?
18D	Residential caravans & mobile	+-		+-	+									?
19	Site standards for Gypsies etc.	0	0	+					0					
20A	Community facilities	0	+			0						0		0
20B	Open space	+				0	0	0	+	0				0
20C	Provision for open space etc.	+				0	0	0	+	0		+		+
21A	Urban employment land	+				0	-	-	-	-	++	-		+
21B	Rural employment					?	0	0	-	0	+	0	-	+
21C	Live work units & homeworking					+	0	0	0	0	+			+
21D	Offices					0	0	0	0	0	+	0		
22A	Town centre development		+	0		0			?		+			
22B	Out of town development		0			0			0		0			
22C	Change of use from retail to alt.		0			0								0
22D	Local shops		+			+								+
22E	Specialist retailing		?			?			0				0	+
22F	Food and drink retailing		?											0
22G	Hot food takeaways	0	?											0
23A	Support major tourist attraction		+			-			0	0	+	0	0	
23B	Supporting tourist attractions		+			-?	0	0	0	0	+	0	?	
23C	Tourist accommodation			0		?	0	0	0	0	+		?	



Policy		1. Health	2. Services	3. Housing	4. Energy	5. Transport, air	6. Soil, land	7. Water	8. Landscape	9. Biodiversity	10. Economy	11. Heritage	12. Green Belt	13. Communities
24A	Telecommunicat. & broadband		+			+			-		+			
24B	Renewable & low carbon energy	+		-	++		-?		-?	-?	+	0?		+
25	Safeguarding the Green Belt		+-	+-		+	0	0	0	0	+-	0	++	0
26	Safeguarding the historic environ								0			0		0
27A	Quality design & local distinctive.	0	0						0			0		0
27B	Design of extensions & alteration								0			0		0
27C	Landscaping & boundary treatm	0						?	+	?				+
27D	Advertisements	0							0					
27E	Wyre Forest waterways	+				0		0	+	0		0		0
28A	Reuse & adaptation of rural build			0		-	0	0	-	0	+	0	-	+
28B	Chalets, caravans, mobile home			0		0	0	0	0	0	0		0	
28C	Equestrian development								0	0			0	
28D	Agricultural land quality						0	0			?			
31/6D	Lea Castle Village	+	+	++	0	+-	--	0?	+-	+	+	-?	--	+-
32/6D	Kidderminster Eastern Extension	+	+	++	0	+-	--	0?	+-	+	0	-?	--	+-

**Table 5. Sustainability impacts of the Wyre Forest District Local Plan site allocations (changes due to modifications are circled in yellow)<sup>2</sup>**

Site		Local services	Housing	Travel	Soil & land	Water & flooding	Landscape	Biodiversity	Employment	Historic	Green Belt	Community
<b>Kidderminster Town (Policy 30)</b>												
AS/1	Comberton Place	+	?	+	?	?	+	+	?	-	0	+
AS/3	Chester Road SSS	+	+	-	?	?	+	+	0	0?	0	+
<del>AS/5</del>	<del>Victoria Sports Ground</del>	<del>+</del>	<del>+</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>0</del>	<del>0?</del>	<del>0</del>	<del>+</del>
AS/6	Lea St School	+	+	+-	+	0	-	0	0	-	0	+
AS/20	N of Bernie C. Walk	0	+	0	-	-	--	-	0	0?	0	+
BHS/2	Bromsgrove St	+	?	+-	+	-	+	+	0	--	0	+
BHS/10	Frank Stone building	+	?	+-	+	--	-	+	0	-	0	+
BHS/11	Green St Depot	+	?	+	+	--	0	-	?	-	0	+
BHS/16	Timber Yard Park Lane	+	?	+	+	--	+	-	?	--	0	+
BHS/17	Rock Works	+	+	+	+	-	+	-	?	--	0	+
BHS/18	Blakebrook School	+	+	+	+	-	0	-	0	-	0	+-
BHS/38	Kidderminster Fire Station	+	?	+	+	-	-	-	?	--	0	+
BHS/39	Boucher Building	+	?	+-	+	-	+	-	?	--	0	+
<del>BW/4</del>	<del>Churchfields</del>	<del>+</del>	<del>?</del>	<del>+</del>	<del>+</del>	<del>0</del>	<del>+-</del>	<del>+-</del>	<del>?</del>	<del>--</del>	<del>0</del>	<del>+</del>
BW/2	Limekiln Bridge	+	?	+-	+	0	+	+-	?	--	0	+
BW/3	Sladen School	+	+	+	-	0	+	-	0	0?	0	+
BW/4	Stourbridge Road ADR	0	+	0	-	0	-	--	0	0	-	0
<del>FHN/11</del>	<del>BT building Mill Street</del>	<del>+</del>	<del>+</del>	<del>+</del>	<del>+</del>	<del>-</del>	<del>+</del>	<del>-</del>	<del>0</del>	<del>-</del>	<del>0</del>	<del>+</del>
FPH/5	Ambulance Station	+	+	+	+	-	+	+-	0	0	0	+
FPH/8	SDF and adjacent land	+	?	+	?	0	+	--	+	0	0	+
<del>FPH/10</del>	<del>British Sugar Phase 2</del>	<del>+</del>	<del>?</del>	<del>+</del>	<del>+</del>	<del>0</del>	<del>0</del>	<del>+-</del>	<del>?</del>	<del>-</del>	<del>0</del>	<del>+</del>
FPH/15	Severn Gr shops rifle range	+	+	+	+	0	+	-	?	0	0	+
FPH/18	Naylors Field Sutton Park Ri	+	+	+	-	0	0	-	0	0	0	-
FPH/19	164/5 Sutton Park Road	+	+	+	0	-	-	-	0	0	0	+-

<sup>2</sup> Those sites that are crossed out refer to sites that are completed or under construction, or to otherwise reflect the actual situation in relation to the site.

Site		Local services	Housing	Travel	Soil & land	Water & flooding	Landscape	Biodiversity	Employment	Historic	Green Belt	Community
FPH/23	<del>British Sugar Phase 1 remain</del>	+	0	+	+	+	0	-	+	0	0	+
FPH/24	Romwire Site	0	0	+	+	-	0	-	+	0	0	+
FPH/27	Adj Easter Park, Worcester	0	0	+	-	?	0	0	+	0	-	+
FPH/28	<del>Hoebrook Site</del>	+	0	0	+	0	+	+	+	0	0	+
FPH/29	VOSA Worcester Road	0	0	0	+	0	+	0	+	0?	0	+
LI/10	Land r/o Zortech Avenue	0	?	+	-	?	+	-	0	0	-	0
LI/12	Frmr Burlish Golf Clubhouse	+	+	+	+	?	?	-	0	0?	-	0
LI/13	Land off Zortech Avenue	+	0	+	-	0	-	-	+	0	-	0
MI/26	Ratio Park, Finepoint	+	0	+	-	-	+	-	+	0	0	+
MI/34	Oakleaf, Finepoint	0	0	+	-	0	0	0	+	0	0	+
OC/11	<del>Stourminster School</del>	0	+	+	+	+	-	+	0	0	0	0
WA/KF/3	Land at Low Habberley	-	++	-	-	-	-	-	0	0	-	0
WFR/RAW/18	<del>Sion Hill School</del>	+	+	+	+	-	?	-	0	0	-	+
<b>Lea Castle Village (Policy 31)</b>												
WFR/WC/15	Lea Castle Hospital	0	++	0	?	0	0	-	0	-	-	0
WFR/WC/32	Lea Castle East A451	-	+	0	-	0	-	-	0	-	-	-
WFR/WC/33	Lea Castle West A449	0	?	0	-	?	-	-	0	-	-	0
WFR/WC/34	Lea Castle North Axbr Ln	-	+	-	-	?	-	0?	0	0?	-	-
<b>Kidderminster Eastern Extension (Policy 32)</b>												
OC/5	Husum Way	0	+	+	-	-	-	-?	0	-	-	0
OC/6	r/o Offmore	+	+	+	-	-	-	0	0	-	-	0
OC/12	Comberton Lodge	0	+	0	+	-	0	-	0	0	-	0
OC/13	Land at Stone Hill North	0	++	0	-	-	-	-	0	0?	-	0
<b>Stourport-on-Severn (Policy 33)</b>												
AKR/2	Cheapside	+	?	+/-	+	-?	0	-	?	-	0	+
AKR/7	Swan Hotel/Working Mens C	+	?	+/-	+	-	+	0	?	-	0	+
AKR/10	Queens Road shops	+	+	+	+	-	0	0	?	0	0	+/-
AKR/14	Pearl Lane	0	+	+	-	-	-	0	0	-	0	0
AKR/20	Carpets of Worth	+	+	+/-	+	-	+	-	0	-	0	+
LI/11	W of former school, Conisdon	+	+	+	-	-	-	0	0	0	-	0
MI/1	County Buildings	+	+	+/-	+	0	+	0	0	-	0	+
MI/3	Parsons Chain	+	+	+/-	+	-	0	-	?	-	0	+
MI/5	Baldwin Road	+	+	+/-	+	-	+	-	0	-	0	+
MI/6	<del>Steatite Way</del>	+	?	+/-	+	?	+	0	0	0	0	+
MI/7	Worcester Rd Car Sales, S	0	?	0	+	+	+	-	0	0	0	+
MI/10	Four Acres ADR	0	+	-	+	-	+	-	0	0?	0	+
MI/11	3 Sandy Lane Titton	-	+	-	+	0	0	-	0	0?	0	+
MI/24	<del>Adj. Rock Tavern Wilden Ln</del>	+	+	+	-	0	0	-	0	0	-	+
MI/36	Firs Yard Wilden Lane	0	0	0	+	-	-	-	0	?	-	-
MI/38	School site Conisdon Cres	+	+	+	0	?	0	0	0	0	-	0
<b>Bewdley (Policy 34)</b>												
BR/BE/1	Bewdley Fire Station	+	+	+/-	?	-	-	-	0	-	0	0
WA/BE/1	Stourport Road triangle	0	+	+	-	-	-	-	0	-	-	-
WA/BE/3	Catchem's End	0	+	+	-	0	+	-	0	-	-	+
WA/BE/5	Land S of Habberley Road	0	+	+	-	-	0	-?	0	0	-	0
<b>Previously developed sites in the Green Belt (Policy 35)</b>												
	Rushock Trading Estate	Continuation of existing planning policies on these sites										
	West Midlands Safari Park	Continuation of existing planning policies on these sites										
WFR/ST/9	Cursley Distribution Park	-	?	-	0	-	0	0	0	-	0	-
<b>Villages and rural areas (Policy 36)</b>												
BR/RO/2	Lem Hill Nurseries	0	+	-	0	?	?	-	0	0	0	-
BR/RO/21	Alton Nurseries	-	+	0	+	0	?	-	0	0	0	-
WA/UA/1	Bellmans Cross Shatterford	-	+	-	+/-	0	-	-	0	-?	-	-
WA/UA/4	Allotments Upper Arley	+	+	+	-	0	-	-	0	-	-	-
WA/UA/6	Red Lion Ct, Bridgnorth Rd	-	+	-	+	0	0	0	0	0	-	-
WFR/CB/2	Station Yard Blakedown	+	+	+	+	0	0	?	0	-	0	-?

Site		Local services	Housing	Travel	Soil & land	Water & flooding	Landscape	Biodiversity	Employment	Historic	Green Belt	Community
WFR/CB/3	Land off Station Dr, Blakedo.	+	+	+	-	0	-	-?	0	-	-	0
WFR/CC/8	Fold Farm Chaddesley Corb	+	+	0	-	0	-	0	0	-	-	-
WFR/WC/22	Low Lane Fairfield ADR*	0	?	+	-	?	-	0	0	-	-	0
WFR/WC/36	Rock Tavern car p Caunsall	0	+	+	+	?	0	0	0	-	-	+
WFR/WC/37	Land at Caunsall Road	0	+	0	-	0	-	0	0	-	-	0
<b>Reserved (Policy 7B)</b>												
WFR/WC/10	Kimberlee Avenue ADR	+	+	+	-	?	-	-	0	0	0	-
WFR/WC/12	Lawnswood Cookley	+	+	+	-	?	-	-	0	-	-	-
WFR/WC/22	Low Lane Fairfield ADR*	0	?	+	-	?	-	0	0	-	0	0
WFR/WC/23	Hayes Road ADR	+	+	+	-	0	-	-	0	0	0	0
MI/21	Wilden Top ADR	-	+	-	-	0	--	-	0	-	-	-

\* The southern part of the site is allocated as allotments in policy 36; the northern part is a reserved housing site.

The main sustainability-related changes of the main modifications are:

- An increase in the amount of allocated housing;
- A slight decrease in the amount of allocated employment land;
- Removal of some requirements to replace shop units, primarily because the shop units were felt to be unviable;
- Better safeguarding of land for the Burlish Country Park, now in council ownership;
- Reduction in Green Belt land taken by 12ha<sup>3</sup>, to 234ha;
- Increase in the greenfield land taken by 5ha, to 207ha.

Table 6 shows the plan's overall impacts on the various dimensions of sustainability. Overall, the plan's impacts are expected to be neutral or positive. The plan aims to protect the environment – soil, water, biodiversity, the landscape, heritage and the Green Belt. It has many positive impacts, particularly in terms of health, housing, the economy and communities. The plan has limited control over energy use and production, but the policies that it does have on these topics would have a positive impact. Most of the plan's negative environmental impacts come from its policies about housing and economic development: to deliver the legally-required housing numbers and associated employment land, the plan proposes more development in both urban and rural areas, with some development in the Green Belt.

**Table 6. Overall impacts of the Wyre Forest District Local Plan (changes due to the modifications are shown in red)**

1. Health	+	The plan supports healthy active lifestyles. It aims to maximise the delivery of green infrastructure, and provide housing and employment sites in locations that are close to existing services. This encourages walking and cycling, as well as reducing the reliance on cars with their associated air pollution problems. The policies on open spaces and sports pitches will help to counter the district's higher-than-average obesity levels.
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<sup>3</sup> Comberton Lodge Nursery and western parcel at Catchem's End are now remaining in the Green Belt. Also, several parts of the Eastern Extension site which are not being developed are now to remain in the Green Belt.

2. Services	0	The plan focuses development on the existing towns, which helps to ensure that services will be available to the new residents. It particularly focuses on Kidderminster which has the widest range of retail, employment and services. The large new development site at Lea Castle will be expected to provide a new school and other services. Only a few housing sites in rural areas do not have good access to services, and these have been included because of the strong need for rural housing.
3. Housing	++	The delivery of at least <del>5,520</del> 6,734 dwellings (5,560 of these on allocated sites) <sup>4</sup> will have significant benefits for housing. It will help to provide for the district's objectively assessed housing need, including affordable and specialist housing. The plan seeks to ensure that there is a mix of dwelling type for both market and affordable dwellings to meet the need within the district. It also proposes one new site for travelling showpeople, and two sites providing 20 pitches for Gypsies and Travellers (Firs Yard MI/36 and land rear of Zortech Avenue LI/10).
4. Energy	+/-	The plan aims to minimise the need to use energy through good design, and to increase the production of renewable energy. It also aims to minimise the need to travel by private car, so reducing energy use. Overall, the plan is likely to reduce per person energy use but, because of the increase in the population, it is unlikely to reduce overall energy use.
5. Transport, air	+/-	The plan policies seek to maximise walking, cycling and the use of public transport by locating development near services and providing attractive, safe walking and cycling paths. Most of the proposed development is in Kidderminster or in urban extensions to Kidderminster, with most of the remaining development going to Stourport and Bewdley. The Station Yard Blakedown site WFR/CB/3 will allow train station parking at Blakedown to be increased, supporting the use of public transport. The development sites generally avoid being in, or exacerbating the situation in, air quality management areas. Again, the plan is likely to reduce per person car use, but not overall car use because of the increase in population.
6. Soil, land	-	Where possible, the plan uses previously developed, currently unused or under-used land for housing and employment sites. Previously developed land is generally in sustainable locations close to existing services and facilities which reduces the need to travel, this in turn helps the traffic issues and air quality. Using previously developed land means that less greenfield land is needed for development, less agricultural land would be developed, and more of the district remains rural. Still, the plan proposes the development of <del>33</del> 28 greenfield sites totalling <del>202</del> 207ha of greenfield land <sup>5</sup> . The

<sup>4</sup> The original number of 5,520 represented 20 years of the annual requirement of 276 dwellings/year. The Local Plans Expert Group recommended to Government in March 2016 that local plans should provide a 20% 'buffer' to ensure that the necessary number of homes are delivered. In addition, some development has already occurred in the first 5 years of the Plan period, including on windfall sites (i.e. sites not allocated in the Plan that become available for development unexpectedly over the remainder of the Plan period to 2036); some of the sites in the Plan have been allocated for increased housing; and some sites have been changed from other uses to housing. As such, the footprint of land allocated for development would not increase. To this total will be added windfall housing.

<sup>5</sup> This includes the 5 Reserved Housing Sites, 2 employment sites, 2 completed sites (BW/4 and AS/5), 3 small rural sites which will remain in the Green Belt, plus the 3 sites surrounding Lea Castle Hospital core and the 3 greenfield sites of the Eastern Extension.

		Kidderminster East sites account for <del>43</del> 42% of this ( <del>87.6</del> 88.1ha), <b>although about half of this will be left undeveloped</b> . The Lea Castle site accounts for <del>28</del> 27% (55.9ha). The only other larger site is Pearl Lane AKR/14 with 15.1ha. The remaining greenfield sites are all less than <del>40</del> 6ha in size.
7. Water	+/-	A water cycle study (JBA 2018) shows that Severn Trent Water will have enough water supply infrastructure in place to meet the needs of Wyre Forest's residents under the proposed Local Plan. The plan aims to ensure that appropriate infrastructure is provided to protect water quality and water resources from the impact of new development, <b>and ideally improve them</b> . It also aims to reduce flooding, for instance through the use of sustainable drainage systems. The policy on regenerating the waterways will help to protect water quality and promote enjoyment of the water environment. Still, 12 allocation sites ( <b>two of which are already under construction</b> ) are likely to have significant flood- or wastewater-related constraints or problems.
8. Landscape	+/-	The plan policies seek to ensure that new development is well designed and high quality, that it is well landscaped, and that existing built development is protected. Development of some of the district's brownfield sites could have a significant improvement visually as the unused sites are developed and improve the surrounding area. However, seven of the development sites are likely to have significant landscape impacts, including the large Lea Castle sites.
9. Biodiversity	+/-	The plan policies on green infrastructure, reducing the need to travel, green infrastructure, sustainable drainage etc. will help to protect existing biodiversity. The policy on protecting and enhancing biodiversity, and the 40% Green Infrastructure requirements for the two new urban extensions aim to actively improve biodiversity, <b>as does safeguarding of land for Burlish Country Park</b> . However ten sites are near or on sites designated for nature conservation <sup>6</sup> .
10. Economy	++	The plan supports a range of types of employment, including rural employment, high quality offices, retail, live-work, small firms, tourism and industrial. It provides <del>35</del> 31.4ha of employment land: this is enough land for existing businesses to expand and to encourage new business into the District.
11. Heritage	?	The plan policy on heritage aims to protect and make sympathetic use of heritage assets. This also helps to protect community identities. Thirteen of the allocated sites could have a significant impact on heritage assets. Two conservation areas are affected by more than one site: Green Street (BHS/2, BHS/38, BHS/39), and Staffordshire and Worcestershire Canal (BHS/16, BHS/17, BW/1, BW/2) <sup>7</sup> .

<sup>6</sup> The sites with the most obvious potential for biodiversity impacts are:

- BW/4 Stourbridge Road ADR: southern part of site will be kept as a green gap between the development and the SSSI
- MI/36 Firs Yard: existing gypsy and traveler site included in the plan to regularize/manage its impacts
- MI/10 Four Acres ADR (existing caravan site allowing 11.5 month residency) and Three Sandy Lane MI/11 (former scrapyards plus one dwelling). MI/10 will be formally allocated as a caravan site and MI/11 is only 0.32ha. When redeveloped, together they should have no more of a cumulative impact on the Hartlebury Common and Hillditch Coppice SSSI than the current developments do.

<sup>7</sup> All of these sites are previously developed, some with derelict buildings. Policies for all the sites refer to the conservation area.

12. Green Belt	+/-	The plan aims to protect and support the role of the Green Belt through a strategic review. The plan recognises the conflict between retaining the Green Belt as it currently is and providing enough land for development. It provides for <del>23</del> 22 Green Belt sites totalling <del>246</del> 234ha <sup>8</sup> , equivalent to 2.1% of the Green Belt. Of this, Lea Castle Village accounts for <del>49</del> 51% (120ha) <sup>9</sup> , the wider Eastern Extension area for <del>32</del> 31% ( <del>79</del> 72.4ha). No other site exceeds 10ha. This approach of allocating Green Belt sites will help to prevent speculative development elsewhere in the district in less sustainable locations.
13. Communities	+	The plan's Chapter 6 policies on the individual towns and communities in the district aim to maintain and enhance the identities of these settlements. The plan provides most of the new housing and employment sites in the district's larger settlements rather than in the smaller rural settlements, so avoiding overwhelming any one location. The rural developments aim to maintain the vitality of the towns. The two major new development areas are at Lea Castle and east of Kidderminster. The plan provides for these areas to be new communities with associated services. A limited number of allocated sites, mostly in the rural areas, are not adjacent to any settlement.

**Secondary or indirect effects** are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments. Key indirect effects of the Wyre Forest District Local Plan include:

- Provision of housing to meet the objectively assessed need, thereby helping to improve people's health and wellbeing, and supporting the vitality of communities.
- Provision of ~~about 5,520 new~~ at least 6,734 dwellings<sup>10</sup> and ~~35~~ 31.4ha of employment land, with indirect impacts on agricultural land, water, landscape, biodiversity and the heritage.
- Provision of a balance of housing and employment land, mostly on sites that are accessible by non-car modes and near existing services, thereby reducing the need to travel, with associated benefits for health and air quality.
- Support for a limited number of Green Belt sites in accessible locations, and for significant extensions to the north and east of Kidderminster, thereby reducing the likelihood of piecemeal development in the district, and helping to ensure that developments have adequate infrastructure and services.
- The green infrastructure policy, coupled with Policies 31 and 32 on Lea Castle and Kidderminster Eastern Extensions, will help to deliver a range of accessible green spaces.

**Cumulative effects** arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect. Key cumulative impacts of the plan are:

- Provision of ~~about 5,520~~ 6,734 new dwellings to deal with the district's objectively assessed housing need.

<sup>8</sup> See footnote 3.

<sup>9</sup> Lea Castle Village is made up of four different sites, of which three are on greenfield land. Part of the Eastern Extension will remain in the Green Belt, accounting for the fact that the Green Belt land take is less than the greenfield land take.

<sup>10</sup> See footnote 4.

- Provision of ~~35~~ 31.4ha of employment land.
- Impacts on the Green Belt from ~~23~~ 22 sites totalling ~~246~~ 234ha.
- Impacts on greenfield land from ~~33~~ 28 sites totalling ~~202~~ 207ha.
- Impacts on the Green Street, Staffordshire and Worcestershire Canal, and Stourport No. 1 conservation areas from multiple development sites in/near these areas.
- Impacts on the Hartlebury Common and Hillditch Coppice SSSI from two development sites (Parsons Chain MI/3 and Sandy Lane MI/11).
- Air pollution impacts of traffic from new development in addition to the poor air quality already in the air quality management areas.
- The increase in population in the district will affect local services. The plan provides for a range of new services – for instance schools and community centres at Lea Castle and Kidderminster Eastern Extension – but overall there are likely to be increased cumulative impacts on the district's services.

**Synergistic effects** interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity. Key synergistic impacts of the plan are:

- Several site allocations in Kidderminster town centre together should help to revitalise the eastern part of the centre.
- Several site allocations at Lea Castle together would lead to enough housing to warrant provision of a new primary school, retail provision, a community facility and playing pitches, as required in Chapter 31 of the plan.
- Several site allocations to the east of Kidderminster together would lead to enough housing to warrant provision of a new primary school, retail provision, a community facility and allotments/orchard, as required in Chapter 32 of the plan.
- The policy on revitalisation of waterways jointly with site allocations should help to revitalise the Staffordshire and Worcestershire Canal and the River Stour.
- The tourism policies jointly are likely to improve Wyre Forest District's tourism offer and support the economic diversification of the district.

The key **short term, temporary** (<5 years) effect of the plan is likely to be the construction of about 250 new homes per year, with associated land take, increased urbanisation, traffic etc. The area around Lea Castle and the Kidderminster Eastern Extension will be particularly affected. In the **medium** (>5 years) and **long term** (>20 years), the plan is likely to lead to:

- a change in Green Belt boundaries
- an increase in urbanisation, particularly in the Lea Castle area
- more vibrant centres in Kidderminster, Stourport and Bewdley
- decreased per-person travel, but an overall increase in traffic and congestion because of the increased number of people expected over the next 20 years
- decreased per-person energy use, but an overall increase in energy use
- a more planned and cohesive green infrastructure network
- decreased impacts from tourist accommodation

**Permanent effects** of the plan are likely to include:

- An increase in developed land, and a decrease in undeveloped and agricultural land
- Improvements to, and creation of, green infrastructure
- Some irreversible impacts to heritage assets, the historic landscape and biodiversity. Some of these could be positive, e.g. improvements to conservation areas in Kidderminster and Stourport. Others are likely to be negative, e.g. impacts on SSSIs.

**Appendix A. Re-appraisal of policies with main modifications that have significant sustainability implications (changes made since the July 2019 appraisal are shown in red)**

<b>Policy 6A. Development needs</b>		
<b>SA objectives that are not relevant to this policy</b>	4	
<b>Policy change in modifications</b>	The housing land supply 'buffer' changed from 15% to 20%, and total housing supply increased to 6734, mainly through amendments to the capacity of sites and to reallocation from employment to housing – see Table 6.0.2 (sources of supply).	
<b>SA objective</b>	<b>Impact of policy</b>	
1. To improve health and well-being within the District and reduce inequalities in health.	+	The policy provides homes to meet objectively assessed housing need. This helps to ensure that there are adequate homes for everyone, and will help to redress current instances of overcrowding etc.
2. To protect and enhance the provision and accessibility to local services and facilities	?	The policy says nothing about local services, but depending on the amount and location of the new housing and employment development, it could help to support existing services, create new services, or overload services
3. To ensure that the housing needs of all residents and communities are met	+++	The policy will help to ensure that objectively assessed housing needs are provided for.
5. To reduce the need to travel and move towards more sustainable travel modes; to reduce associated effects of air quality & greenhouse gas emissions	-	The sheer increase in number of homes and employment sites will increase travel, although it will also allow people to live near where they work if they want to. The policy's impacts are in part mitigated by other policies in the plan.
6. To protect soil & land	--	This policy will lead to more than 200ha of greenfield land being <del>developed</del> released for development, although much of this will remain as open space (50% on the Eastern Extension site and 40% on the other housing sites).
7. To protect water resources and quality; reduce flood risk.	--	This policy will lead to 13 sites being developed in areas that are at risk of flooding or wastewater management problems. The policy's impacts are in part mitigated by other policies in the plan.
8. To protect and enhance landscape and townscape	--	This policy will lead to 7 sites being developed with significant landscape impacts. The policy's impacts are in part mitigated by other policies in the plan.
9. To conserve & enhance the District's biodiversity and geodiversity	--	This policy, combined with the site allocation policies, will lead to 10 sites being developed with significant biodiversity impacts. The policy's impacts are in part mitigated by other policies in the plan.
10. To support the economy & ensure suitable employment opportunities	+	This policy supports economic growth in the district by providing adequate employment land and housing for the future population
11. To protect & enhance the historic environment & its settings	--	This policy will lead to 13 sites being developed with potential significant heritage impacts. The policy's impacts are in part mitigated by other policies in the plan.
12. To maintain the integrity of the Green Belt within the District.	--	This policy will lead to more than 200ha of Green Belt land being <del>built on</del> released for development, including associated open space/green infrastructure.



<b>Policy 6A. Development needs</b>		
13. To maintain & enhance community & settlement identities	0?	This policy helps to ensure that housing and employment sites are provided that allow people to stay in the district if they want to; and ensures the economic growth of the district.
<b>Possible mitigation</b>		

<b>Policy 8A. Housing Density &amp; Mix</b>		
<b>SA objectives that are not relevant to this policy</b>	4	
<b>Policy change in modifications</b>		Minimum density for all developments expected to be 35dph. Indicative densities added for Kidderminster town centre (70dph), Kidderminster near town centre and railway station (50dph) and Stourport (50dph).
<b>SA objective</b>		<b>Impact of policy</b>
1. To improve health and well-being within the District and reduce inequalities in health.	+	The policy provides homes to fill objectively assessed housing need. This helps to ensure that there are adequate homes for everyone, and will help to redress current instances of overcrowding etc.
2. To protect and enhance the provision and accessibility to local services and facilities	?	The policy says nothing about local services, but depending on the amount and location of the new housing, it could help to support existing services, create new services, or overload services
3. To ensure that the housing needs of all residents and communities are met	++?	The policy will help to ensure that objectively assessed housing needs are provided for, although it will provide only about 44% of the affordable homes needed.
5. To reduce the need to travel and move towards more sustainable travel modes; to reduce associated effects of air quality & greenhouse gas emissions	-	The sheer increase in number of homes will increase travel, although it will also allow people to live near where they work if they want to. The policy's impacts is in part mitigated by other policies in the plan.
6. To protect soil & land	-	The policy proposes a minimum density of 35 dwellings per hectare (dph), with higher densities in Kidderminster and Stourport. This is higher than the previous version of the plan. It allows more homes to be built on the same footprint (although the footprint itself hasn't changed).
7. To protect water resources and quality; reduce flood risk.	--	This policy, combined with the site allocation policies, will lead to 13 sites being developed in areas that are at risk of flooding. The policy's impacts is in part mitigated by other policies in the plan.
8. To protect and enhance landscape and townscape	--	This policy, combined with the site allocation policies, will lead to 7 sites being developed with significant landscape impacts. The policy's impacts is in part mitigated by other policies in the plan.
9. To conserve & enhance the District's biodiversity and geodiversity	--	This policy, combined with the site allocation policies, will lead to 10 sites being developed with significant biodiversity impacts. The policy's impacts is in part mitigated by other policies in the plan.
10. To support the economy & ensure suitable employment opportunities	+	This policy supports economic growth in the district by providing adequate housing for the future population

<b>Policy 8A. Housing Density &amp; Mix</b>		
11. To protect & enhance the historic environment & its settings	--	This policy, combined with the site allocation policies, will lead to 13 sites being developed with potential significant heritage impacts. The policy's impacts is in part mitigated by other policies in the plan.
12. To maintain the integrity of the Green Belt within the District.	--	This policy, combined with the site allocation policies, will lead to more than 200ha of Green Belt land being built on.
13. To maintain & enhance community & settlement identities	0?	This policy helps to ensure that housing is provided that allows people to stay in the district if they want to; allows rural communities to expand in a sustainable manner; and ensures that town centres are revitalised. The two larger urban expansions are expected to become new communities in their own right. The proposed sites should not 'swamp' communities with over-large new developments.
<b>Possible mitigation</b>		

<b>Policy 8C. Addressing Rural Housing Needs</b>		
<b>SA objectives that are not relevant to this policy</b>	1, 4	
<b>Policy change in modifications</b>	Rural exception sites only permitted if 100% affordable.	
<b>SA objective</b>	<b>Impact of policy</b>	
2. To protect and enhance the provision and accessibility to local services and facilities	+	This policy, which supports the development of small-scale housing in rural areas, will help to protect and possibly enhance rural services, by ensuring that there is enough population to keep them going.
3. To ensure that the housing needs of all residents and communities are met	+	The policy aims to provide for the housing needs of rural dwellers, particularly those who require affordable dwellings. <b>The modifications further support this, although it applies to only a small part of the district's population.</b>
5. To reduce the need to travel and move towards more sustainable travel modes; to reduce associated effects of air quality & greenhouse gas emissions	-	Homes in the countryside tend to be far from services and jobs, and so generate more car movements and associated emissions.
6. To protect soil & land	-?	The impact of this policy depends on their location, and whether sites are brownfield or greenfield. Overall, the policy is likely to lead to more development on greenfield land, more flood risk, impacts on the rural landscape, and impacts on biodiversity.
7. To protect water resources and quality; reduce flood risk.		
8. To protect and enhance landscape and townscape		
9. To conserve & enhance the District's biodiversity and geodiversity		
10. To support the economy & ensure suitable employment opportunities	+	The policy supports the rural economy by ensuring that adequate homes are built where they are needed to support rural jobs.
11. To protect & enhance the historic environment & its settings	-?	The impact of this policy will depend on the location of the new homes. However building more homes in the countryside will increase the feeling of urbanisation in a historically rural area, and could affect individual heritage assets.

<b>Policy 8C. Addressing Rural Housing Needs</b>		
12. To maintain the integrity of the Green Belt within the District.	-	Some of the rural housing is likely to be on Green Belt land
13. To maintain & enhance community & settlement identities	+	The aim of the policy is to ensure that rural communities remain vibrant, and that local families can stay in their communities.
<b>Possible mitigation</b>		

<b>Policy 14 – Strategic Green Infrastructure</b>		
<b>SA objectives that are not relevant to this policy</b>	2, 11, 12	
<b>Policy change in modifications</b>	Land between Kidderminster and Stourport to be safeguarded for Burlish Country Park. Development proposals that would prejudice the provision of the country park will not be permitted. Also clarification that 40% green infrastructure does not include private gardens; reference to blue as well as green infrastructure; mitigation required for biodiversity impacts on brownfield sites with high environmental value.	
<b>SA objective</b>	<b>Impact of policy</b>	
1. To improve health and well-being within the District and reduce inequalities in health.	+	This policy protects and enhances Green Infrastructure. This is beneficial for health as it encourages walking and cycling, and is good for mental health.
3. To ensure that the housing needs of all residents and communities are met	-	The need to provide green infrastructure as part of new development – quite a lot in the case of larger sites – reduces the amount of land available for housing, although it also makes the new housing more attractive.
4. To promote energy efficiency & energy generated from renewable and low carbon sources.	?	More GI space in theory also allows for the siting of wind turbines etc.
5. To reduce the need to travel and move towards more sustainable travel modes; to reduce associated effects of air quality & greenhouse gas emissions	+/-	More GI helps to improve air quality. However the requirement for large quantities of GI could lead to developments being sprawling, thus encouraging car transport.
6. To protect soil & land	+	This policy helps to protect soil, land, water resources, the landscape and biodiversity. In the case of the Burlish Country Park, it is also likely to improve biodiversity.
7. To protect water resources and quality; reduce flood risk.		
8. To protect and enhance landscape and townscape		
9. To conserve & enhance the District's biodiversity and geodiversity		
10. To support the economy & ensure suitable employment opportunities	-	The need to provide green infrastructure as part of new development – quite a lot in the case of larger sites – reduces the amount of land available for employment development, although it also makes the new development more attractive.
13. To maintain & enhance community & settlement identities	0	This policy helps to protect the identity of settlements by helping to protect the Green Infrastructure that contributes to that identity.
<b>Possible mitigation</b>		
The initial wording of the policy was not clear about the fact that the park is being implemented, rather than the land just being safeguarded. The + ratings above depend on the policy being		

<b>Policy 14 – Strategic Green Infrastructure</b>	
changed to stress the implementation of the country park, rather than just safeguarding of land for the country park.	
<b>Response to mitigation</b>	
Policy changed to include “H. The Council will safeguard <i>and implement a scheme on land between Kidderminster and Stourport-on-Severn for development as the Burlish Country Park...</i> ”	

<b>Policy 15B – Sewerage systems and water quality</b>	
<b>SA objectives that are not relevant to this policy</b>	4-6, 8, 11-13
<b>Policy changes in modifications</b>	Proposals should aim to improve water quality, not just protect it. This amendment was made at the request of the Environment Agency, and applies to the council planning process through e.g. ordinary watercourse consents and land use management.
<b>SA objective</b>	<b>Impact of policy</b>
1. To improve health and well-being within the District and reduce inequalities in health.	0 This policy helps to protect the health of the District’s residents by ensuring that adequate sewerage systems are in place.
2. To protect and enhance the provision and accessibility to local services and facilities	0 This policy protects the provision of sewerage services in the district. <i>The modifications also discuss enhancement, but in practice this is unlikely to lead to significant improvements.</i>
3. To ensure that the housing needs of all residents and communities are met	0 This policy ensures that housing is adequately served by sewerage services.
7. To protect water resources and quality; reduce flood risk.	0 This policy helps to protect the quality of water sources, and their associated biodiversity. <i>The modifications also discuss enhancement, but in practice this is unlikely to lead to significant improvements.</i>
9. To conserve & enhance the District’s biodiversity and geodiversity	
10. To support the economy & ensure suitable employment opportunities	0 This policy protects the provision of sewerage services in the district.
<b>Possible mitigation</b>	

<b>Policy 16B - Minerals</b>	
<b>SA objectives that are not relevant to this policy</b>	2, 12, 13
<b>Policy changes in modifications</b>	<i>Reasoned justification now lists site allocations where implications on waste management facilities and/or minerals need to be considered and measures possibly put in place. This amendment was requested by Worcestershire County Council to take account of their Waste Core Strategy and Minerals Local Plan.</i>
<b>SA objective</b>	<b>Impact of policy</b>
1. To improve health and well-being within the District and reduce inequalities in health.	? The policy says nothing about this at the moment, but mineral development works can increase noise, dust etc.
3. To ensure that the housing needs of all residents and communities are met	+/- This policy indirectly supports the provision of new housing development by ensuring that building materials are available. <i>However some housing sites may be affected by requirement to safeguard mineral resources.</i>

<b>Policy 16B - Minerals</b>		
4. To promote energy efficiency & energy generated from renewable and low carbon sources.	0	This policy encourages recycling and reuse of construction waste on site, which helps to reduce embodied energy.
5. To reduce the need to travel and move towards more sustainable travel modes; to reduce associated effects of air quality & greenhouse gas emissions	+/-	The policy aims to provide materials locally. It also aims to reduce the need to move materials by encouraging reuse and recycling of construction materials on site. It says nothing about mineral development works not having an unacceptable impact on the road network.
6. To protect soil & land	0	This policy safeguards mineral resources, although this is only so that they can be extracted in the future.
7. To protect water resources and quality; reduce flood risk.	0	The policy aims to minimise dust, changes to water levels etc.
8. To protect and enhance landscape and townscape		
9. To conserve & enhance the District's biodiversity and geodiversity	0	The policy aims to protect biodiversity.
10. To support the economy & ensure suitable employment opportunities	+/-	The policy aims to make best use of important mineral resources, and provide construction materials. <b>However some employment sites may be affected by requirement to safeguard mineral resources.</b>
11. To protect & enhance the historic environment & its settings	0	The policy aims to protect the historic environment
<b>Possible mitigation</b>		

<b>Policy 16C - Waste</b>		
<b>SA objectives that are not relevant to this policy</b>	1, 3, 5-7, 9-13	
<b>Policy changes in modifications</b>	<b>Reasoned justification now lists site allocations where implications on waste management facilities and/or minerals need to be considered and measures possibly put in place. This amendment was requested by Worcestershire County Council to take account of their Waste Core Strategy and Minerals Local Plan.</b>	
<b>SA objective</b>	<b>Impact of policy</b>	
2. To protect and enhance the provision and accessibility to local services and facilities	+	The policy aims to ensure that adequate waste management facilities are available.
<b>3. To ensure that the housing needs of all residents and communities are met</b>	0	<b>Those site allocations that need to consider implications on waste management facilities are unlikely to need to reduce their allocations.</b>
4. To promote energy efficiency & energy generated from renewable and low carbon sources.	+	The policy aims to ensure that adequate waste management facilities are available. This helps to reduce embodied energy and facilitate energy from waste.
8. To protect and enhance landscape and townscape	0	The policy includes a requirement that facilities should be well-designed.
<b>10. To support the economy &amp; ensure suitable employment opportunities</b>	0	<b>Those site allocations that need to consider implications on waste management facilities are unlikely to need to reduce their allocations.</b>
<b>Possible mitigation</b>		

<b>Policy 18B. Residential infill development</b>	
<b>SA objectives that are not relevant to this policy</b>	1, 7, 10
<b>Policy changes in modifications</b>	Infill development in villages and rural settlements should only be to meet local needs, and should not be inappropriate development in the Green Belt
<b>SA objective</b>	<b>Impact of policy</b>
2. To protect and enhance the provision and accessibility to local services and facilities	0 Small scale infill development would typically be close to existing services but would not actively improve these services
3. To ensure that the housing needs of all residents and communities are met	+ The policy supports small scale infill development, and provision of local needs in villages and rural settlements.
4. To promote energy efficiency & energy generated from renewable and low carbon sources.	0 The policy says nothing about energy efficiency and renewable energy, although it refers to other policies (e.g. 11B, 26, 27A).
5. To reduce the need to travel and move towards more sustainable travel modes; to reduce associated effects of air quality & greenhouse gas emissions	0 The policy supports development that would typically be close to existing services, thus minimising (but not obviating) the need to travel
6. To protect soil & land	+/- Although the policy could lead to development on greenfield land, this development would increase development density and make good use of land.
8. To protect and enhance landscape and townscape	+/- The policy would lead to denser, more urban development. However it also refers to Policy 27A on good design, and infill development is likely to have less impact on the landscape than new non-infill development. It also aims to prevent inappropriate development in the Green Belt.
9. To conserve & enhance the District's biodiversity and geodiversity	+/- Infill development will typically be on garden land. This could be quite biodiverse, so could be affected negatively by development. However infill development could help to reduce the need to build outside settlements, and help to preserve larger habitats.
11. To protect & enhance the historic environment & its settings	0? Infill development could affect heritage assets. However the policy refers to Policies 11B and 26 on the historic environment, so limiting these impacts. Overall the impact of this policy is likely to be limited.
12. To maintain the integrity of the Green Belt within the District.	0 The policy encourages infill development. Some of this may technically be in the Green Belt, where settlements are washed over by the Green Belt. However overall infill development helps to prevent Green Belt development.
13. To maintain & enhance community & settlement identities	+/- Infill development has the potential to reduce the amenity of adjacent residents. However it also helps to reduce urban sprawl and enhance the vitality of communities.
<b>Possible mitigation</b>	

<b>Policy 22A. Town centre development</b>	
<b>SA objectives that are not relevant to this policy</b>	1, 4, 6, 7, 9 11-13
<b>Policy changes in modification</b>	Removal of requirement for development in Primary Shopping Frontage area to not result in an adverse cluster of non-retail uses at ground floor level (the 'more than two out of seven rule' set out in the reasoned justification).
<b>SA objective</b>	<b>Impact of policy</b>
2. To protect and enhance the provision and accessibility to local services and facilities	+? The policy aims to retain and enhance the town centres' retail offer and vitality. By allowing some change of use to leisure and recreation, it also supports the flexible provision of other services; and it is an acknowledgement that many retail units are vacant. However the removal of protection of Primary Shopping Frontages from adverse clusters of non-retail uses at ground floor level and from fragmentation has the potential to reduce the vibrancy and vitality of these frontages. (This is exacerbated by removal of Policy 22C protecting retail units in local centre from changes of use). Regeneration of Kidderminster eastern gateway would enhance the provision of services.
3. To ensure that the housing needs of all residents and communities are met	0 The policy allows for some retail development to be changed to residential, but the impact on housing provision is likely to be relatively minor.
5. To reduce the need to travel and move towards more sustainable travel modes; to reduce associated effects of air quality & greenhouse gas emissions	0 The policy aims to maintain the vitality of the town centres, and avoid scattered out-of-town development that would increase the need to travel.
8. To protect and enhance landscape and townscape	? The impact of this policy will depend on the type of development that comes forward. The policy states that development within the Primary Shopping Frontage must not result in clutter or fragmentation.
10. To support the economy & ensure suitable employment opportunities	+ The policy would help to protect and enhance the district's retail offer, with associated jobs.
<b>Possible mitigation</b>	

<b>Policy 22D. Local shops</b>	
<b>SA objectives that are not relevant to this policy</b>	1, 3, 4, 6-12
<b>Policy changes in modification</b>	As MM10.1, also existing retail and commercial units in village or neighbourhood centres to be safeguarded. Strengthens the previous version of the policy but does not lead to changes in the appraisal results.
<b>SA objective</b>	<b>Impact of policy</b>
2. To protect and enhance the provision and accessibility to local services and facilities	+ This policy supports the provision of new/extended local shops which are a key local facility
5. To reduce the need to travel and move towards more sustainable travel modes; to reduce associated effects of air quality & greenhouse gas emissions	+ This policy helps to reduce the need to travelling by supporting new shops within walking distance

<b>Policy 22D. Local shops</b>		
13.To maintain & enhance community & settlement identities	+	Local shops support community identities. This policy supports new/extended local shops.
<b>Possible mitigation</b>		

Only those site appraisals where changes were made in response to the reappraisal are shown below.

### FPH-15 RIFLE RANGE SHOPS AND MUSKETEER PH

Nearest settlement: Kidderminster	Site ref: FPH/15	Easting 381718	Site area (hectares): 0.58
		Northing 275026	
Site address: Rifle Range Shops and Musketeer Public House, Avon Road, Kidderminster Ward: Foley Park and Hoobrook		Within built area	✓
		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)			
<b>SUSTAINABILITY APPRAISAL INFO</b>	<b>+/-</b>	<b>Notes</b>	
Local services and facilities	+	Within built area. Good access to local facilities: retail would be incorporated into any development	
Housing needs of all	2 +	0.58ha <b>(removal of requirement to keep shops)</b>	
Need to travel, sustainable travel modes	+	Good vehicular access. Good public transport access. Bus stop nearby on high frequency route within 5 min walk.	
Soil & land	+	Brownfield site. Contamination unlikely.	
Water resources and quality, flood risk	0	No flooding issues.	
Landscape and townscape	+	Existing parade of shops. Development could improve the streetscene.	
Biodiversity and geodiversity	-	190m to Devil's Spittleful SSSI	
Economy & employment	?		
Historic environment	0	No known heritage assets	
Green Belt	0	Not in Green Belt	
Community & settlement identities	+	Within built area.	
Other: Funding; existing occupiers. Adj planning constraint IPC.			
<b>REASON FOR INCLUSION:</b>			
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
<b>PROPOSED USE:</b>	Housing	✓	Retail
			✓
			Employment
			Leisure
			Gypsy/ Travelling Showpeople
			Other



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

### 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. <b>Double minus to remain because of the sensitivity of the neighbouring sites, but better mitigation measures have been put into place.</b>	
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	✓		

### 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		2 +	3.47ha (change in allocation to residential)		
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 Wharf 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 <input checked="" type="checkbox"/> Sites with planning permission <input type="checkbox"/>
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date) <input type="checkbox"/> Underused / Vacant sites <input type="checkbox"/>
Officer suggested - rural sites		Officer suggested – potential urban extension <input type="checkbox"/> Other <input type="checkbox"/>
PROPOSED USE:	Housing <input checked="" type="checkbox"/>	Retail <input 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: Potential to improve area by bringing a derelict building back into use.		
Vehicular access	Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/> Poor <input type="checkbox"/>
Access to local facilities walking distance to town centre facilities	Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/> Poor <input type="checkbox"/>
Public transport accessibility walking distance to bus and rail services	Good <input checked="" type="checkbox"/>	Reasonable <input type="checkbox"/> Poor <input type="checkbox"/>

### 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	2 +	0.36ha (removal of requirement to keep shops)				
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.						
<b>REASON FOR INCLUSION:</b>						
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
<b>WFDC OFFICER VIEWS:</b>						
Character / visual impact: No adverse effect. Site is currently used for garages and portacabin for community uses.						
Vehicular access road is narrow		Good		Reasonable	✓	Poor
Access to local facilities		Good	✓	Reasonable		Poor

Redevelopment would include element of retail				
Public transport accessibility Bus stop on Hanstone Road – high frequency route	Good	✓	Reasonable	Poor

### MI-3 PARSONS CHAIN

Nearest settlement: Stourport-on-Severn	Site ref: MI/3	Easting 381818	Site area (hectares): 6.03Ha		
		Northing 271234			
Site address: Parsons Chain site, Hartlebury Road, Stourport-on-Severn Ward: Mitton		Within built area	✓		
		Adjoining built area			
		Other (See site description)			
Current or previous use: Previously in industrial use – now cleared		Greenfield (undeveloped)			
		Brownfield (prev. developed)	✓		
Site description: Cleared former industrial site with former railway embankment forming eastern boundary and employment uses to west and south.					
Ownership:		Private	✓	Public	Unknown
Topography: Flat with railway embankment at boundary	Flat	✓	Gently Sloping		Steeply Sloping
Planning History: Allocated for a mix of residential, business and community uses in the Site Allocations and Policies Local Plan (2013) 05/647 Change of use from warehousing (B8) to computer engineers, storage, offices and facilities (B2) Approved.					
SUSTAINABILITY APPRAISAL INFO	+/-	Notes			
Local services and facilities	+	Within built area. Good access to local facilities: town centre within walking distance			
Housing needs of all	2+	6.03 ha (change of allocation from mixed use to residential with care home)			
Need to travel, sustainable travel modes	+/-	Good vehicular and public transport access: 10 minute walk to bus stop on high frequency route. The site is partly inside the Stourport-on-Severn Air Quality Consultation Area.			
Soil & land	+?	Brownfield – former industrial use. Contamination likely.			
Water resources and quality, flood risk	-	Water cycle study identified the site as being at significant risk of pluvial flooding			
Landscape and townscape	0	Large cleared site with former railway embankment forming boundary.			
Biodiversity and geodiversity	--	The former railway embankment is now a naturalised silver birch woodland with high biodiversity value. Local wildlife site River Stour close to site. TPO 164 on boundary of site. BAP protected flora tower mustard close to site. Potential impact on wildlife corridor. 210m to Harlebury Common and Hillditch SSSI (broadly favourable condition).			
Economy & employment	?				
Historic environment	-	Grade II house at Parsons Chain Complex immediately to NW of site. Parsons Chain Company and site of branch line to power station lie within site boundary. Old Rose and Crown undesignated lies immediately to the S of the site. Removal of embankment would result in loss of significance of branch line to power station. House at Parsons Chain has potential to have significance affected by development.			
Green Belt	0	Not in Green Belt			
Community & settlement identities	+	In built area.			
Contamination	Unlikely		Likely	✓	
Other: Line of Stourport of relief road follows embankment. Highways issues.					

REASON FOR INCLUSION:										
Call for Sites submission			Allocated without planning permission			✓	Sites with planning permission			
Local Authority owned land			Refused / Withdrawn/ Pending applications (2006 to date)				Underused / Vacant sites			
Officer suggested - rural sites			Officer suggested – potential urban extension				Other			
PROPOSED USE:	Housing	✓	Retail		Employment	✓	Leisure		Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:										
Character / visual impact: Large cleared site - with railway embankment forming boundary										
Vehicular access			Good	✓	Reasonable		Poor			
Access to local facilities town centre within walking distance			Good	✓	Reasonable		Poor			
Public transport accessibility 10 minutes walk to bus stop on high frequency route			Good	✓	Reasonable		Poor			

### BR-BE-1 BEWDLEY LIBRARY, MEDICAL CENTRE AND 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 and Medical Centre Ward: Bewdley and Rock			Within built area	✓	
			Adjoining built area		
			Other (See site description)		
Current or previous use: Community uses/health care			Greenfield (undeveloped)		
			Brownfield (prev. developed)		✓
Site description: Library and medical centre adjacent to Load Street car park, 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. 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	- 0	Asset of community value (community uses / health care) replaced with another asset of community value (food shop)					
Other: The library and medical centre have relocated to Dog Lane car parking, and parking is now provided on their former footprint, other than the western part of the former medical centre site which will be redeveloped along with the site of the fire station for a Sainsbury's Local with flats above.							
REASON FOR INCLUSION:							
Call for Sites submission	✓	Allocated without planning permission			✓	Sites with planning permission	
Local Authority owned land	✓	Refused / Withdrawn/ Pending applications (2006 to date)			Underused / Vacant sites		
Officer suggested - rural sites		Officer suggested – potential urban extension			Other		
PROPOSED USE:	Housing	✓	Retail	Employment	Leisure	Gypsy/ Travelling Showpeople	Other
							✓
WFDC OFFICER VIEWS:							
Character / visual impact:							
Vehicular access		Good	✓	Reasonable		Poor	
Access to local facilities		Good	✓	Reasonable		Poor	
Public transport accessibility		Good	✓	Reasonable		Poor	
PANEL'S VIEWS							
Panel's view on suitability for development							
Potential timescale for development							

### WA-BE-3 CATCHEM'S END

Nearest settlement: Bewdley	Site ref: WA/BE/3	Easting 379605	Site area (hectares): <del>5.64</del> 3.2
		Northing 275712	
Site address: Catchem's End, land south of Kidderminster Road, Bewdley Ward: Wribbenhall & Arley		Within built area	<input type="checkbox"/>
		Adjoining built area	
		Other (See site description)	
Current or previous use: pastureland		Greenfield (undeveloped)	<input type="checkbox"/>
		Brownfield (prev. developed)	
Site description: <del>2 areas of pasture, one fronting Kidderminster Road adjacent Church (A) and one at Catchems End near bypass (B). Site A put forward for open space/community use. Site B promoted for housing.</del> Eastern parcel only allocated for housing. Western parcel to remain in Green Belt.			
Ownership:	Private	<input type="checkbox"/>	Public
	Unknown		
Topography:	Flat	<input 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	+	<del>5.64</del> 3.26ha	
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	± 0	<del>Western parcel in flood zone 3 — 40%. Riddings Brook crosses site. Small area near roundabout suffers from surface water flooding.</del> Not highlighted in Water Cycle Study.
Landscape and townscape	+	Sandstone wall along site boundary to Kidderminster Road. Potential to enhance streetscape.
Biodiversity and geodiversity	-	TPOs: 4 trees and 6 woodlands between Kidderminster and Wribbenhall where they add much to the high quality of the landscape. <del>Riddings brook crosses the site.</del> BAP protected fauna Pipistrelle bat and badgers.
Economy & employment	0	
Historic environment	--	<del>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.</del>
Green Belt	-	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		Refused / Withdrawn/ Pending applications (2006 to date)
Officer suggested - rural sites		Officer suggested – potential urban extension
PROPOSED USE:	Housing <input type="checkbox"/>	Retail <input type="checkbox"/>
	Employment	Leisure <input type="checkbox"/>
	Gypsy/ Travelling Showpeople	Other
WFDC OFFICER VIEWS:		
Character / visual impact: Potential to enhance streetscene, prominent location when viewed from across town		
Vehicular access	Good <input type="checkbox"/>	Reasonable <input type="checkbox"/>
	Would require new access off Kidderminster Road	
Access to local facilities	Good <input type="checkbox"/>	Reasonable <input type="checkbox"/>
	walking distance to town centre	
Public transport accessibility	Good <input type="checkbox"/>	Reasonable <input type="checkbox"/>
	Frequent bus service runs past site	
Suitability	Eastern parcel is considered suitable for housing development with western parcel as open space with footpath/cycle path along opened up watercourse	
Availability	Site owned by national housebuilder	
Achievability	Development is achievable subject to land being taken out of the Green Belt	
Potential timescale and capacity	2021-25 approximately 76 dwellings	