

Wyre Forest Local Plan sustainability appraisal: Cumulative impact assessment of Lea Castle and Kidderminster Eastern Extension sites

Table 6.2 and Appendix B of the July 2019 sustainability appraisal / strategic environmental (SA/SEA) for the Wyre Forest Local Plan considered the impact of individual development sites, and Table 6.3 discussed the overall impacts of the Local Plan. This paper discusses the cumulative impacts of, respectively, the four proposed Lea Castle Village sites and the four Kidderminster Eastern Extension sites. For consistency, it uses the same criteria as were used in the SA/SEA (Table 1).

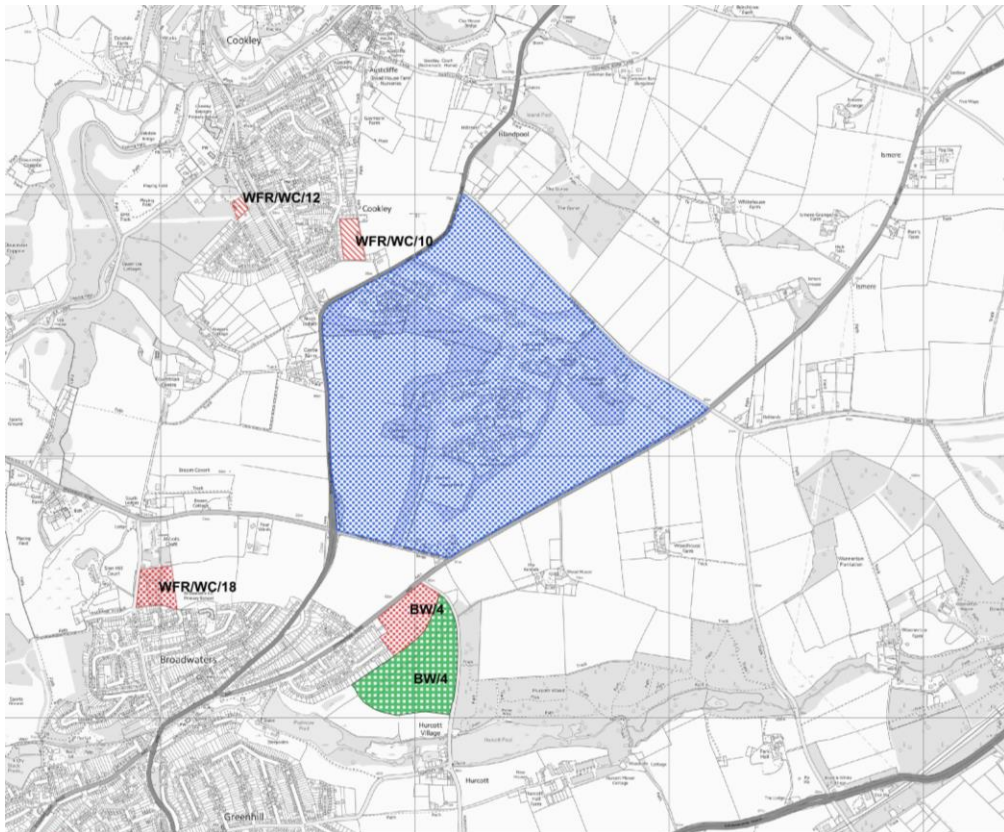
Table 1. Site SA Framework (Table 3.9 of the July 2019 SA/SEA)

	--	-	0	+	++	?
2. Local services and facilities		Poor access, as judged by the HELAA form	Reasonable access, as judged by the HELAA form	Good access, as judged by the HELAA form		
3. Housing needs				Housing site <40ha	Housing site >40ha	Mixed use site, or not stated
5. Need to travel		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		
6. Soil and land		Greenfield; grade 2 agricultural land; development could affect other soil/land	Part greenfield, part brownfield	Brownfield		? possible contamination
7. Water and flooding	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

	--	-	0	+	++	?
						and water cycle study
8. Landscape	Significant negative effect on many people	Some negative effect	Little/no effect	Would improve the streetscape		
9. Biodiversity	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		
10. Economy			No potential	Proposed employment development		Unclear whether employment or other uses
11. Historic env	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			
12. Green Belt		In Green Belt	Not in Green Belt			
13. Community & settlement identities		Outside built area; affects asset of community value	Adjoins built area	In built area		

Lea Castle Village sites

The Lea Castle Village sites are centred on the former hospital site. All land bounded by the A449, Axborough Lane, the A451 and the B4190 will be taken out of the Green Belt (approximately 120ha). The vision is to create a new village with enough housing to support a new village centre with its own local shop, primary school and perhaps a GP surgery. Housing will be a mix of dwelling types, sizes and tenures. It is envisaged that Lea Castle Village will also provide land for employment uses and new and upgraded sports pitches. All of this will be provided in an extensive woodland/landscape setting.



Appendix A shows the detailed appraisals of the four Lea Castle Village sites from the July 2019 SA/SEA. Table 2 summarises these, and the cumulative impact of all four sites. Table 3 provides detail on the cumulative impacts.

Table 2. Impact of individual Lea Castle Village sites and cumulative impact of all four sites

Site		Local services	Housing	Travel	Soil & land	Water & flooding	Landscape	Biodiversity	Employment	Historic	Green Belt	Community
WFR/WC/15	Lea Castle Hospital	0	++	0	?	-	0	-	0	-	-	0
WFR/WC/32	Lea Castle East A451	-	+	0	-	0	-	-	+	-	-	-
WFR/WC/33	Lea Castle West A449	0	?	0	-	?	-	-	0	-	-	0
WFR/WC/34	Lea Castle North Axbr Ln	-	+	-	-	?	-	0?	0	0?	-	-
Cumulative impact		-	++	-	-	-?	-	-	+	-	-	-

* Updated since July 2019 to reflect the fact that 7ha employment land are proposed for this site.

Table 3. Cumulative impact of Lea Castle Village sites

CRITERION	+/-	NOTES
Local services and facilities	-	The former hospital and land to the west of the hospital are within walking distance (400m) of Cookley village. The eastern part of the site has poor access to local facilities. When completed, the development is expected to provide a new village centre with its own local shop, primary school and perhaps a GP surgery, which will reduce the need to travel.
Housing needs of all	++	The four sites together, when developed, are expected to provide approximately 1400 homes
Need to travel, sustainable travel modes	-	The site has good vehicular access, with a frontage to the A451 and A449. There is reasonable public transport access on the western and southern part of the site to the Kidderminster to Stourbridge bus. Public transport on the northern end of the site is currently poor. Development of the four sites will enable travel across the site, including by bike and on foot; and the new village centre will reduce the need to travel elsewhere for basic services. Nevertheless, most travel to/from the site is likely to be by car. One public footpath crosses the site.
Soil & land	-	The central half of the site – the 48.4ha former hospital – is previously developed land. The remaining 55.9ha are greenfield. Contamination is unlikely except in the previously developed area.
Water resources and quality, flood risk	-?	There are no flooding issues on the site. The site has medium priority for phosphate issues and as a water quality area. It is near but not adjacent the aquifer protection zone Elan Valley Aqueduct. Direct hydrological link to Hurcott and Podmore Pools SSSI which could impact SSSI. Parts of the site may be of concern in terms of wastewater treatment capacity.
Landscape and townscape	--	The central part of the site is well screened from nearby roads and development. The outer parts of the site are arable land with open views. The northern part of the site has a wooded backdrop and views towards Iverley and Kinver Church. Development of the site will change the site from predominantly agricultural to predominantly built-up, and would have a negative impact on the landscape, although landscaping will help to soften this impact.
Biodiversity and geodiversity	-	Parts of the site are woodland priority habitat, and there are mature trees and woodland on the site. There is a small area of ancient woodland in the eastern corner of the site. The site is adjacent TPO 106 Axborough Wood, and there is an area of known acid grassland opposite site on Axborough Lane. The site hosts the BAP protected fauna – pole cat. The site has a direct hydrological link to Hurcott and Podmore Pools SSSI which could impact the SSSI.
Economy & employment	+	The Lea Castle complex will provide approximately 7ha of employment land
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. Development of the site has the potential to impact on the setting of Wood House Farmhouse; Barn at Park Gate Road; Park Gate pub; Lea Castle Park; and Lea Castle Farm. All are low or low/medium significance.
Green Belt	-	Development of the site would remove 120ha from the Green Belt
Community & settlement identities	-	The central part of the site is a former hospital. Part of the site is adjacent Cookley. At present it makes no contribution to community and settlement identities. When completed, the development is expected to provide a new community with a village centre.

Table 4. Impact of individual Kidderminster Eastern Extension sites and cumulative impact of all four sites

Site		Local services	Housing	Travel	Soil & land	Water & flooding	Landscape	Biodiversity	Employment	Historic	Green Belt	Community
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
Cumulative impact		0	++	+	-	-	-	-	0	-	-	0

Table 5. Cumulative impact of Kidderminster Eastern Extension

CRITERION	+/-	NOTES
Local services and facilities	0	The site adjoins the built areas of Offmore and Comberton. Shops/services are within 400m of the western part of the site. When completed, the development is expected to provide a new village centre with its own local shop, primary school and perhaps a GP surgery, which will reduce the need to travel.
Housing needs of all	++	The four sites together, when developed, are expected to provide approximately 1440 homes
Need to travel, sustainable travel modes	+	Vehicular access to the site is currently limited, but when the site is developed it will be via a new spine road linking Husum Way and Comberton Road. Public transport accessibility is good, with existing bus routes to the east and south of the development and bus stops within walking distance. Walking and cycling links to Tennyson Way are planned. Access to and from the site is likely to be via walking, cycling and public transport as well as car. One bridleway/footpath crosses the southern part of the site.
Soil & land	-	Except for the 0.8ha Comberton Lodge nursery site (mostly hardstanding and polytunnels), the site is greenfield. Development may disturb Lord Foley's Irrigation Scheme, which could affect other arable land nearby.
Water resources and quality, flood risk	--	Hoo Brook runs through the site, with Zone 3 flooding along its route. The water Cycle Study identifies wastewater treatment infrastructure as a significant constraint, and pluvial flooding as a concern. The southern end of the site is in an aquifer protection zone. Development could disturb Lord Foley's Irrigation Scheme WSM16506. Water courses on site connect to Wilden Marsh and Meadows SSSI.
Landscape and townscape	--	Most of the site is agricultural land with an open aspect. Development on this scale will impose a significant impact on the existing rural landscape character.
Biodiversity and geodiversity	--	The Hoo and Barnett Brooks cross the site. Adjacent at one point of site to Hoo and Barnett Brook Local Wildlife Site and opposite Spennells Valley Local Nature Reserve. The water courses on site connect to Wilden Marsh and Meadows SSSI. BAP protected species badger and brown hare on site, and local residents state that three bat species live at Hodge Hill Farm Barns. Several Tree Protection Order trees are on and adjacent to the site.
Economy & employment	0	Only minimal employment (in the local village centre) is planned for the site
Historic environment	-	Worcester and Wolverhampton Railway forms southern boundary of the site. Development could affect the settings of Hodge Hill Farm House and Barns; Offmore Farmhouse; Comberton Lodge; St. Mary's Church in Stone; and Heathy Mill.

		Moderate to high potential for below-ground archaeology in the southern part of the site. Could affect Lord Foley's Irrigation Scheme.
Green Belt	-	Development would remove 74ha from the Green Belt
Community & settlement identities	0	Adjoins built area. At present the area makes no contribution to community and settlement identities. When completed, it is expected to provide a new community with a village centre.

Appendix A. Lea Castle Village site appraisals

WFR-WC-15 LEA CASTLE HOSPITAL

Nearest settlement: Cookley	Site ref: WFR/WC/15	Easting 385001	Northing 279479	Site area (hectares): 48.66Ha			
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							
		Good	✓	Reasonable	Poor		

Vehicular access Good from Park Gate Road – A451 junction would require upgrading					
Access to local facilities. Facilities in Cookley village – fair distance	Good		Reasonable	✓	Poor
Public transport accessibility Bus stops at entrance to Cookley village	Good		Reasonable	✓	Poor

WFR-WC-32 LEA CASTLE EAST

Nearest settlement: Cookley	Site ref: WFR/WC/32	Easting 385603	385603	Site area (hectares): 18.6	
		Northing 279064	279064		
Site address: Lea Castle East –A451 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 former Lea Castle Hospital site fronting A451 Stourbridge Road					
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 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	+	Update since July 2019: 7ha employment land proposed for this site			
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	✓	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 arable landscape. Careful landscaping required with development kept back from ridgeline					
Vehicular access	Good	✓	Reasonable		Poor
	Frontage to A451 Stourbridge Road				
Access to local facilities	Good		Reasonable		Poor ✓
	Park Gate Inn adjacent				
Public transport accessibility	Good		Reasonable	✓	Poor
	Kidderminster to Stourbridge bus – nearest stop at edge of urban area				
Suitability	Considered suitable for development as part of wider sustainable settlement				
Availability	Site has been promoted by Homes England				
Achievability	Site is considered to be deliverable subject to land being removed from Green Belt via Local Plan process				
Potential timescale for development and capacity (if known)	Together with adjoining land development over entire plan period. Overall capacity of wider area – up to 1500 dwellings				

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 a 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											
Suitability		Site is considered suitable for development as part of a wider new settlement									
Availability		Site has been promoted by Homes England									
Achievability		Development is achievable subject to land being taken out of the Green Belt. Masterplan required for all 4 sites in HE ownership									
Potential timescale for development and capacity		Beyond 2021. Delivery timeframe depends on final capacity. Mixed uses with up to 400 dwellings on this site and 1400 across wider area.									

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	
				✓	
Topography:		Flat		Gently 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 Iverley. 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 Iverley							
Vehicular access		Good		Reasonable		Poor ✓	
Narrow road serves a few large dwellings in woodland setting							
Access to local facilities		Good		Reasonable		Poor ✓	
Remote from existing facilities							
Public transport accessibility		Good		Reasonable		Poor ✓	
Remote from existing routes							
Suitability		May be suitable for limited built development as part of a wider scheme					
Availability		Site is owned by Homes England					
Achievability		Delivery is achievable subject to site being taken out of the Green Belt					
Potential timescale for development and capacity		Wider scheme expected to be delivered over entire plan period with up to 1400 homes and other facilities across the wider site					

Appendix B. Kidderminster Eastern Extension site appraisals

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	✓
		Other (See site description)	
Current or previous use: Farmland		Greenfield (undeveloped)	✓
		Brownfield (prev. developed)	
Site description: farmland bounded by A456 to north, railway line to south and Husum Way to west.			
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. 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	Other
PROPOSED USE:	Housing	✓	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
		✓	Poor

Access to local facilities	Good		Reasonable	✓	Poor	
	Convenience store within reasonable walk. Farm shop nearby					
Public transport accessibility	Good	✓	Reasonable		Poor	
	Bus stop opposite					

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						

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	

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	✓	Poor					
Public transport accessibility On bus route to Bromsgrove – bus stop within walking distance			Good		Reasonable	✓	Poor					

OC-13 LAND AT STONE HILL The SA scoring relates to the wider site but land to the south of Comberton Road is not proposed for allocation. The allocated site is just the northern part.

Nearest settlement: Kidderminster	Site ref: OC/13	Easting 385218	Northing 275438	Site area (hectares): 89.37
Site address: Land at Stone Hill, off A448 Ward: Offmore & Comberton/ Wyre Forest Rural				Within built area
				Adjoining built area
				Other (See site description)
Current or previous use: agricultural				Greenfield (undeveloped)
				Brownfield (prev. developed)
Site description: agricultural land adjacent SE edge of Kidderminster				
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: 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		✓	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 straddles main A448 to Bromsgrove. Potential loss of habitat									
Vehicular access		Good	✓	Reasonable		Poor			
Access to local facilities		Good		Reasonable		✓	Poor		
Shops within reasonable walk from western part of site									
Public transport accessibility		Good		Reasonable		✓	Poor		
Buses run along A448									