

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).

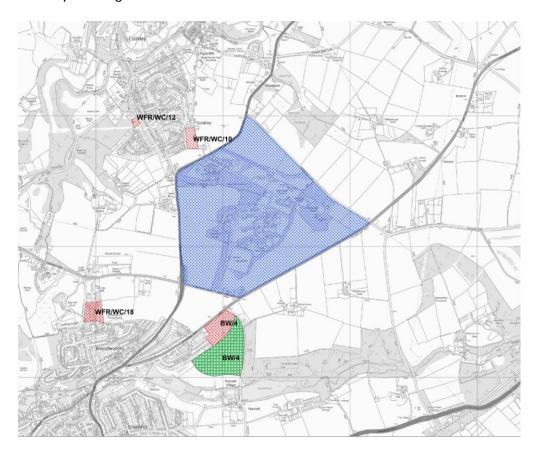
Table 1. Site SA Framework (Table 3.9 of the July 2019 SA/SEA)

		-	0	+	++	?
2. Local		Poor access,	Reasonable	Good access,		
services		as judged by	access, as	as judged by		
and		the HELAA	judged by the	the HELAA		
facilities		form	HELAA form	form		
3. Housing				Housing site	Housing	Mixed use
needs				<40ha	site >40ha	site, or not
						stated
5. Need to		Poor public	Reasonable	Good public		
travel		transport	public	transport		
		access as	transport	access, as		
		judged by the	access, as	judged by		
		HELAA form;	judged by the	the HELAA		
		within 200m	HELAA form	form		
		of AQMA				
6. Soil and		Greenfield;	Part	Brownfield		? possible
land		grade 2	greenfield,			contami-
		agricultural	part			nation
		land;	brownfield			
		development				
		could affect				
		other				
		soil/land				
7. Water	Mostly/all in	Partly in flood	Not in flood or			Flagged up
and	flood zone 2	zone 2 or	protection			as possible
flooding	or 3; flagged	significant	zones			concern by
	up as	surface water				water cycle
	significant	flooding; in				study; incon-
	concern by	aquifer				sistency
	water cycle	protection				between
	study	zone or				planner
		similar				knowledge

		-	0	+	++	?
						and water
						cycle study
8.	Significant	Some	Little/no	Would		
Landscape	negative	negative	effect	improve the		
	effect on	effect		streetscape		
	many people					
9.	Adjacent to	Within 500m	No significant	Potential for		
Biodiver-	or on	of SSSI or	impact	improvemen		
sity	designated	similar effect;		t		
	nature con-	affects BAP				
	servation	species;				
	site; other	affects sig-				
	significant	nificant tree				
	cumulative	preservation				
	impact on	order				
	biodiversity					
10.			No potential	Proposed		Unclear
Economy				employment		whether
				developmen		employment
				t		or other uses
11.	Impact on	Impact on	No impact			
Historic	Grade I, II,	undesignated				
env	II*; judged by	heritage				
	heritage	assets; judged				
	officer to	by heritage				
	have	officer to				
	significant	have impacts				
	impacts on	on heritage				
	heritage incl.	incl.				
	archaeology	archaeology				
12. Green		In Green Belt	Not in Green			
Belt			Belt			
13. Com-		Outside built	Adjoins built	In built area		
munity &		area; affects	area			
settlement		asset of				
identities		community				
		value				

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

		ocal services	Housing	ravel	Soil & land	Water & flooding	andscape .	Biodiversity	Employment	Historic	Green Belt	Community
Site 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 in	npact	-	++	ı	-	-?		-	+	-	ı	-

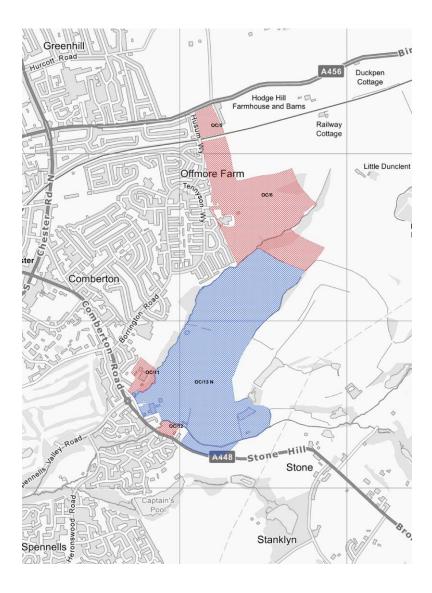
^{*} Updated since July 2019 to reflect the fact that 7ha employment land are proposed for this site.

Table 3. Cumulative impact of Lea Castle Village sites

CRITERION	+/-	NOTES
Local services	-	The former hospital and land to the west of the hospital are within walking
and facilities		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	++	The four sites together, when developed, are expected to provide approximately
all		1400 homes
Need to travel,	-	The site has good vehicular access, with a frontage to the A451 and A449. There
sustainable travel		is reasonable public transport access on the western and southern part of the
modes		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	-3	There are no flooding issues on the site. The site has medium priority for
and quality, flood		phosphate issues and as a water quality area. It is near but not adjacent the
risk		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		The central part of the site is well screened from nearby roads and development.
townscape		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	-	Parts of the site are woodland priority habitat, and there are mature trees and
geodiversity		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 &	+	The Lea Castle complex will provide approximately 7ha of employment land
employment		
Historic	_	The site has high potential to contain post medieval and modern heritage assets.
environment		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 &	-	The central part of the site is a former hospital. Part of the site is adjacent
settlement		Cookley. At present it makes no contribution to community and settlement
identities		identities. When completed, the development is expected to provide a new
		community with a village centre.

Kidderminster Eastern Extension sites

The Kidderminster Eastern Extension sites will together provide 1440 homes, a new primary school, retail provision and a community facility that could accommodate a meeting room, café and potentially a GP surgery. The sites will be accessed via a new road from Husum Way to Comberton Road. This will involve removing approximately 74ha from the Green Belt. Approximately 12.5ha will remain in the Green Belt as publicly accessible open space. The new western edge of the Green Belt will run along the eastern extent of the proposed housing development. Much of the informal open space for the development will remain in, and/or provide a buffer to, the Green Belt. This development proposal offers the opportunity to provide extensive public access to woodland and green corridors where there is currently very little access.



Appendix B shows the detailed appraisals of the four Kidderminster Eastern Extension sites from the July 2019 SA/SEA. Table 4 summarises these, and the cumulative impact of all four sites. Table 5 provides detail on the cumulative impacts.

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

		pact of Kidderminster Eastern Extension
CRITERION	+/-	NOTES
Local services	0	The site adjoins the built areas of Offmore and Comberton. Shops/services are within
and facilities		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	++	The four sites together, when developed, are expected to provide approximately 1440
all		homes
Need to travel,	+	Vehicular access to the site is currently limited, but when the site is developed it will
sustainable travel		be via a new spine road linking Husum Way and Comberton Road. Public transport
modes		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		Hoo Brook runs through the site, with Zone 3 flooding along its route. The water
and quality, flood		Cycle Study identifies wastewater treatment infrastructure as a significant constraint,
risk		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		Most of the site is agricultural land with an open aspect. Development on this scale
townscape		will impose a significant impact on the existing rural landscape character.
Biodiversity and		The Hoo and Barnett Brooks cross the site. Adjacent at one point of site to Hoo and
geodiversity		Barnett Brook Local Wildlife Site and opposite Spennells Valley Local Nature Reserve.
gara aray		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 &	0	Only minimal employment (in the local village centre) is planned for the site
employment		
	-	Worcester and Wolverhampton Railway forms southern boundary of the site.
environment		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 &	0	Adjoins built area. At present the area makes no contribution to community and
settlement		settlement identities. When completed, it is expected to provide a new community
identities		with a village centre.

Appendix A. Lea Castle Village site appraisals

WFR-WC-15 LEA CASTLE HOSPITAL

Nearest settlement:	Sit	e ref: Fasting 385001							Site ar	ea (h	ectare	ς)· Δ	8 661	——— На			
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ward. wyre rorest Kurar														ntion			
Current or provious uses	20224	Land	4 0 0 0	مناطنيم	ac ar		1	to fi	ماط		•			•	<u>, </u>		Т
current or previous use. v	acam	Liaii	ı anu	bullulli	gs, gr	azing and	ı spoi	15 110	eiu						الم.		-/
Housing needs of all 49.66ha 4																	
	Adjoining built area Other (See site description) Greenfield (undeveloped) Brownfield (prev. developed) From Frospital site with residential uses to NW and agricultural land surrounding nership: Homes and mmunities Agency (HCA) Ography: Flat Gestry Sloping Greenfield (undeveloped) Gestr																
·				Privat	e	•		PI	ublic			Uni	knov	√n			
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			A	C4 f (22.62				l		D					•	
									-			lously	Deve	310pe	a Site	ın	
		-			out t	ne tuture	e aeve	elopi	ment of	tne site	•						
	+/	/-	Note	es													
Local services and facilitie	s 0		-	_			onab	ie ac	ccess to	local fac	ilitie	s – fair	dist	ance	to fac	ilitie	S
					ıllage												
· · · · · · · · · · · · · · · · · · ·	e 0											-				•	;
travel modes				_		•			•		us sto	op at e	ntra	nce t	o Coo	kley	
						-											
	?																
	-			_					-	•	•						
quality, flood risk						hydrolo	gical	link 1	to Hurco	ott and F	odm	ore Po	ols S	SSI v	vhich (could	t
						o:. I			1.6			1 1					
	2 0																
	-		-				_								-		
geodiversity				-			ydrol	ogica	al link to	Hurcot	t and	Podm	ore	Pools	SSSI v	which	h
			coul	d impac	t 555	l.											
•	0																
Historic environment	-				_	-			-						_		
				-					_								
							np et	c. w	hich hav	e low si	gnific	cance.	Pos	sible	barro	w of	
						nce.											
	-																
	0						er ho	spita	al with r	esidenti	al us	es to N	W a	nd ag	gricult.	ural	
			land	surrou	nding	•											
Other: High pressure gas I	oipelii	ne.															
				ı	REASC	ON FOR I	NCLU:	SION	۱:								
Call for Sites submission		✓	Alloc	ated wit	hout p	olanning p	ermis	sion			Sit	es with	plar	ning			
						٠.								Ū			
Local Authority owned land			Refu	sed / Wi	thdrav	vn/ Pendi	ng app	olicat	tions		Un	deruse	d/V	acant	sites		
					•								,				
Officer suggested - rural sites	5		Offic	er sugge	sted –	- potentia	l urbar	n ext	ension		Ot	her					
PROPOSED Lauring	./	Dot	ail	Free	nlove	non+			Loisura		Gyp	sy/ Tra	velli	ng	04	205	
USE:		Ket	all	En	ihioili	nent			reisure		Shov	wpeople	e		Oti	iei	
					WFD	C OFFICE	R VIE	WS:									
Character / visual impact:	Site v	well s	creer	ned from	n A ro	oads by t	ree be	elt.	Parkland	d setting	shou	uld be	reta	ined			
				Go	ood	✓		R	leasonal	ole		Pc	or				

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

WFR-WC-32 LEA CASTLE EAST

Nearest settlement:			ite re	te ref:		Eas	ting	3856	503		Si	te ar	area (hectares):						
Cookley		W	/FR/	WC/32	<u> </u>	Nor	thing	2790	064		18	3.6							
Site address: Lea C	astle East –	A4.	51								W	ithir	buil ¹	t area					
Ward: Wyre Fores	t Rural										-			uilt ar	ea				
,												-			escripti	on)		✓	
Current or previou	ıs use: Aral	ole	land	<u> </u>									-		velope	_			✓
F															develo)		
Site description: A	Arable land l	yin	g to	east o	f for	mer L	ea Castle	Hospi	ital s	ite fror	-					-			
Ownership:				F	riva	ite			Pu	blic		✓		Unk	nown				
Topography:		F	lat			G	ently Slo	ping		✓	′		Ste	eply S	loping				
Planning History: I	None of rele	var	nce																
SUSTAINABILITY A	PPRAISAL	+,	/-	Note	S														
Local services and	facilities	-		Arab	le la	nd lyir	g to the	east o	f for	mer Le	a Ca	stle	Hosp	ital sit	e front	ing A	451		
						-	ad. Poor						-			_			
Housing needs of	all	+		18.6ł	na														
Need to travel, su	stainable	0		Good	l vel	nicular	access –	front	age t	o A451	L. R	easo	nable	e publi	c trans	port	acce	ss:	
travel modes				Kidde	ermi	nster t	to Stourb	ridge	bus.	Neare	st st	ор і	s at e	dge of	f urban	area	۱.		
Soil & land		-		Gree	nfie	ld site.	Contam	inatio	n un	likely									
Water resources a	nd	0		No fl	ood	ing issi	ues												
quality, flood risk																			
Landscape and to	wnscape	-		Arab	le la	nd. A	highly se	nsitive	e site	with c	per	sou	th-ea	ast vie	ws. Ca	reful			
				lands	сар	ing red	quired wi	th dev	/elop	ment l	kept	bac	k fror	ກ the ເ	ridgelir	ıe.			
Biodiversity and		-		Ancie	ent v	woodla	and lies a	djacer	nt to	north	of si	te.							
geodiversity							1 2010	71											
Economy & emplo	-	+					ıly 2019:			-									
Historic environme	ent	-					of the site												
							v/mediui												
				-	_		:e) 250m	5 VV 01	site	; and P	arĸ	Gate	pub	(IOW/I	meaiur	n sigi	nitica	ince)
Cusan Balt						of sit	e.												
Green Belt	l +	-		In Gr															
Community & sett	lement	-		Not i	ท	ıilt are	a												
identities					. l	-1:		l f . :											
Other: Main gas p	ipeline cross	ses	ımm	iediate	eiy a														
0.11.5			/				ON FOR I				1						-		
Call for Sites submis	sion		~	Alloca	ited	withou	t planning	g perm	issior	1				s with p mission	olanninį	3			
Local Authority own	ed land			Refus	ed /	Withdr	awn/ Pen	ding a	pplica	ations					l / Vaca	nt site	es		
<u> </u>				(2006															
Officer suggested - r	ural sites			Office	r su	ggeste	d – potent	ial urb	an				Oth	er					
				exten	sion				, ,								1		_
PROPOSED USE:	Housing	✓	Ret	ail		Emplo	yment			Leisur	e			sy/Trav wpeop			Oth	er	
	·		_		_			_	_		_	_	_				_	_	_

	WF	DC OFFICE	ER VIEWS:							
Character / visual impact: Current from ridgeline	tly open arable land	dscape. Ca	reful landscaping req	uired with	developr	ment kept back				
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 su	itable for	development as part	of wider su	ıstainable	e settlement				
Availability	Site has been	promoted	by Homes England							
Achievability	Site is conside	red to be	deliverable subject to	land being	g remove	d from Green				
	Belt via Local	Plan proce	ess .							
Potential timescale for	Together with	adjoining	land development ov	er entire p	lan peric	d. Overall				
development and capacity (if	capacity of wi	der area –	up to 1500 dwellings							
known)										

WFR-WC-33 LEA CASTLE WEST

Nearest settlement:	Site re	ef:	Easting	3848	11		Site	Area (F	Hectares):			
Cookley	WFR/	WC/33	Northing	2790	64		24.5	8Ha				
Site address: lea Castle Wes	t – A44	9					With	nin buil	t area			
Ward: Wyre Forest Rural							Adjo	ining b	uilt area			
·									site descripti	on)		✓
Current or previous use: Ar	able la	nd with small	tree belt nea	ar south	ern				(undeveloped			✓
corner. Woodland screens n	eighbo	uring former	hospital site.				Brov	vnfield	(prev. develo	peo	(k	
Site description: Arable land	dlying	to west of for	mer hospita	l comple	x adj	acen	t A449					
Ownership:		Privat	e		Pub	lic	√		Unknown			
Topography:	Flat		Gently SI	oping			✓	St	eeply Sloping			
Planning History: None of re	levance	9										
SUSTAINABILITY	+/-	Notes										
APPRAISAL INFO												
Local services and facilities	0						-	-	ent to the A4	49.		
	_		access to lo	cal facilit	ies ir	ı Coo	kley vil	lage				
Housing needs of all	?	24.58ha		_								
Need to travel, sustainable	0			_					oublic transpo			s:
travel modes				_		-		_	northern edg			
		_		grounds	s and	coni	necting	Wolve	rhampton Ro	ad '	with	
Soil & land	_	Axborough	ite. Contam	ination	بانامر	als.						
	?						or ovelo	ctudu	as a sita of as			
Water resources and quality, flood risk	ŗ	NO HOOGING	issues. Flag	ged up ii	n the	wate	er cycle	Study	as a site of co	IIICE	ern.	
Landscape and townscape	_	Arabla land	Onon lands	cano A	conc	itivo	cito th	at chou	ld buffer exis	tino		dlands
Landscape and townscape	-		sual screenir				Site tile	at Silou	iu builei exis	צוווצ	woo	uiaiius
Biodiversity and	_						n corn	er of sit	te. Historical	une	enclos	sed
geodiversity		heathland.	or arreferre we	, o a la l'a l	50	atrici	11 00111	01 511	ic. mistorica	uiic	2110103	ocu
Economy & employment	0											
Historic environment	_	Lea Castle P	ark (low/me	dium sig	nifica	ance)	10m to	o W of	the site. Lea	Cas	tle Fa	ırm
			•	_					opment of the			
		•	etting of both	•								
Green Belt	-	In Green Be										
Community & settlement	0	Not adjoinir	ng built area									
identities												

Other:																	
						REAS	SON FOR IN	CLUSI	ON:								
Call for Sites subr	nission		√	Alloca	ited	without	t planning pe	ermissio	on			l l	with p		ing		
Local Authority o	wned land			Refus (2006			awn/ Pendin	g appli	cations			Unde	erused	l / Va	cant s	ites	
Officer suggested	l - rural sites			Office	er sug	ggested	l – potential	urban e	extension			Othe	er				
PROPOSED USE:	Housing	√	Re	tail	√	Emplo	yment		Leisure		✓	Gypsy, Showp			g	Other	
						WF	DC OFFICE	R VIEW	'S:								
Character / visu	ıal impact: O	per	ı lan	dscape	e – c	develo	pment wou	ld crea	ite new ga	tewa	ay -	- carefu	ıl land	Iscap	ing r	equired	t
Vehicular acces	S				(Good	✓		Reasona	ble			Pod	or			
				Front	age	to A44	19										
Access to local	facilities					Good			Reasona	ble	✓		Pod	or			
				Facili	ties	in Coo	kley village	•									
Public transpor	t accessibilit	У				Good			Reasona		✓		Pod	or			
							kley/Kidder										
Suitability				Site is	s cor	nsidere	ed suitable	for de	/elopment	as p	art	of a wi	ider n	ew s	ettle	ment	
Availability				Site h	nas b	een pi	romoted by	Home	es England								
Achievability				Deve	lopn	nent is	achievable	subje	ct to land	bein	g ta	ken ou	t of th	ne Gr	een l	Belt.	
				Mast	erpl	an req	uired for al	4 site	s in HE ow	ners	hip						
Potential times	cale for			Beyo	nd 2	021. D	elivery time	eframe	e depends	on f	inal	capaci	ty. Mi	ixed ı	uses	with up	to
development a	nd capacity			400 c	lwel	lings o	n this site a	nd 14	00 across v	wide	r ar	ea.					

WFR-WC-34 LEA CASTLE NORTH

Nearest settlement:	Site ref:		East	ing	385	292		11.3	9Ha					
Cookley	WFR/WC	/34	Nor	thing	279	768								
Site address: Lea Castle No	rth, Axbord	ough Lar	e		ı			With	in buil	lt area				
Ward: Wyre Forest Rural	,	Ü						Adjo	ining b	ouilt area				
•										site descrip	tion))	✓	
Current or previous use: A	rable land	fronting	narrow	lane wh	ich co	nnec	ts			(undevelop				√
A449 and A451		0								(prev. deve		d)		
Site description: Arable lar	nd lying to	north of	former	Lea Cast	le Ho	pital	site	1		· ·	•			
Ownership:	, 0	Priv				-	blic	✓	/	Unknow	n			
Topography:	Flat		G	ently Slo	ping		,	/	St	eeply Slopin	ng			_
Planning History: None of r SUSTAINABILITY APPRAISAI INFO	.	Note	S											
Local services and facilities	-			ronting ilt area.						449 and A45	51. N	lot		
Housing needs of all	+	11.39												
Need to travel, sustainable travel modes	-									ge dwelling existing rou		voodl	and	
Soil & land	-	_		te. Cont						0				
Water resources and quality, ? No flooding issues. Flagged up in the water cycle study as a sit flood risk										e of	conce	rn		
Landscape and townscape		Arab	e land.	Open la	ndsca	pe w	ith wo	oded b	ackdro	op and view	s tov	vards		
·		Iverle	y. Viev	vs towar	ds Kin	ver C	hurch	from t	op of s	ite. A highl	y ser	ısitive	site	
		that	would e	ncroach	into c	pen	rural la	andsca	pe bey	ond the exi	sting	wood	lland	
boundary. This would impose substantial harm on the landscape.														

Biodiversity and	l geodiversit	У	0?	Area	of kno	own acid gr	assland	dopposite	site	on /	Axboro	ough L	ane			
Economy & emp	oloyment		0													
Historic environ	ment		0?		•	e of barrow	v whos	e precise l	ocat	ion i	is unkn	own -	– medi	ium		
					ficance											
Green Belt			-		een Be											
Community & s	ettlement		-	Not a	adjoini	ng built are	ea									
identities																
Other:																
					REAS	SON FOR IN	ICLUSIO	ON:								
Call for Sites subn	nission		✓	Alloca	ated wi	thout planni	ing pern	nission			Sites	with p	lannin	g		
												ission			\perp	
Local Authority o	wned land					ithdrawn/ Po	_				Unde	erused	/ Vaca	nt site	S	
Officer suggested	- rural citos					(2006 to dates ested – pote	•	nan			Othe	r				
Officer suggested	- Turar sites			exten		esteu – pote	illiai uli	Jan			Othe	'				
PROPOSED	Housing	✓	Retail			um ont		Leisure		./	Gypsy/	/ Trav	elling		Other	
USE:	Housing		Retail		EIIIÞIO	yment		Leisure		•	Showp	eople			Julei	
					WF	DC OFFICE	R VIEW	S:								
Character / visu	al impact: O	pen	landsca	pe witl	h woo	ded backdr	op and	d views to	war	ds Iv	erley					
Vehicular access	S			(Good			Reasonal	ole			Pod	or 🗸			
				Narro	ow roa	d serves a	few lar	ge dwellir	ıgs iı	า wo	odland	d setti	ng			
Access to local f	acilities			(Good			Reasonal	ole			Pod	or 🗸			
				Remo	ote fro	m existing	facilitie	es								
Public transport	accessibility	/		(Good			Reasonal	ole			Pod	or 🗸			
						m existing										
Suitability				May	be suit	table for lin	nited b	uilt devel	opm	ent a	as part	of a v	vider s	chem	ie	
Availability				Site is	s own	ed by Home	es Engla	and								
Achievability						achievable										
Potential timeso	cale for deve	lopi	ment			me expecte					•	lan pe	riod w	ith u	p to	
and capacity				1400	home	s and othe	r facilit	ies across	the	wide	er site					

Appendix B. Kidderminster Eastern Extension site appraisals

OC-5 LAND AT HODGE HILL FARM

Nearest settlem	ent:	Sit	e ref:		Eas	ting	3851	L72	Si	ite are	a (hec	tares):			
Kidderminster		00	C/5		Nor	thing	2771	L87	2	.11						
Site address: an	d adjacent H	lodg	ge Hill F	arm, cor	ner of	Husum V	Vay		V	/ithin l	built a	rea				
Ward: Offmore	and Combe	rton	1						Α	djoinir	ng buil	t area	a	√		
									0	ther (S	See sit	e des	criptio	n)		
Current or previ	ous use: Far	mla	nd						G	reenfi	eld (ur	ndeve	eloped)			✓
									В	rownfi	ield (p	rev. c	levelop	ed)		
Site description	: farmland b	oun	ded by	A456 to	north,	railway l	ine to	south an	d Hus	sum W	'ay					
to west.																
Ownership:				Priva	ite	✓		Public				Unkr	nown			
Topography:			Flat	√	G	ently Slo	ping				Steep	oly Slo	oping			
Planning History	: none of re	leva	nce													
SUSTAINABILITY	'APPRAISAL		+/-	Notes												
INFO																
Local services a	nd facilities		0	Adjoir	ıs built	area. Re	asona	ble acces	s to lo	ocal fa	cilities	. Cor	nvenier	nce sto	ore	
				withir	reaso	nable wa	lk. Fa	rm shop	nearb	y.						
Housing needs of	of all		+	2.11h	a											
Need to travel,	sustainable		+	Reasc	nable	vehicular	acces	s. Good	public	trans	port a	ccess	ibility.	Bus s	top	
travel modes				oppos	ite											
Soil & land			-	Greer	field s	ite, conta	minat	ion unlik	ely.							
Water resource	s and quality	١,	-	Wate	Cycle	Study ide	entifie	s wastew	ater t	reatm	ent in	frastr	ructure	and p	luvia	I
flood risk				floodi	ng as c	oncerns.										
Landscape and t	townscape		-	Open	aspect	to A456	with o	couple of	matu	re tree	es and	low i	rail fen	ce. H	edge '	to
					-			s to buffe				ndary	to sof	ten th	e	
								rural op								
Biodiversity and	geodiversit	У	-?	Local	reside	nts state	that th	ree bat s	pecie	s live a	at Hod	lge Hi	ill Farm	Barn	5.	
Economy & emp	oloyment		0													
Historic environ	ment		-					pton Rail								
				_		_		ouse (und	_	-					_	s.
					-		-	omise th		_	_	Hill	Farm H	ouse	and	
				_			isolat	ed from t	he ur	ban ar	ea.					
Green Belt			-		en Bel											
Community & so	ettlement		0	Adjoir	is built	area										
identities																
Other:																
					REASO	ON FOR II	NCLUS	ION:								
Call for Sites subn	nission			Allocat	ed with	nout planr	ing pe	rmission			Sites	with p	lanning			
						•	٥.				permi		_			
Local Authority o	wned land				•	hdrawn/ F	•	g			Unde	rused	/ Vacar	nt sites		
						2006 to da										
Officer suggested	- rural sites			Office: extens		sted – pot	ential u	ırban		,	Other	-				
PROPOSED				extens	1011					T	Gypsy/	Trav	olling			1
USE:	Housing	✓	Retail		mploy	ment		Leisur	e		Gypsy, Showpe		ening	0	ther	
JJL.					WFC	C OFFICE	R VIF	WS:		1 1	р	17.0		1		
Character / visu	al impact:					· · · · · ·										
Open aspect to	•	วเมา	le of ma	ture tre	es and	low rail	fence	Hedge to	Husi	um Wa	av					
Vehicular access		- ~ P			ood		1	Reasor		√	,	Pod	or			
	-						1			1	1		-			
				1												

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 settlem	ent:	Sit	e ref:		Eas	ting	3853	323		Site	area	(hectares	s): 13.1	6			
Kidderminster		00	C/6		Nor	thing	2767	723									
Site address: Lai	nd east of O	ffmo	ore Farm							With	nin bu	uilt area					
Ward: Offmore	and Comber	ton								Adjo	ining	built are	ea	٧	/		
										Othe	er (Se	e site de	scriptic	n)			
Current or previ	ous use: Far	mla	nd							Gree	enfiel	d (undev	eloped)	· ·		✓
•												ld (prev.)		
Site description:	Farmland to	o ea	st of ho	using e	state b	ounded b	y railv	way	to nortl	•				· · · · ·			
Ownership:				Priv	ate	✓		Pι	ıblic			Unk	nown				
Topography:			Flat		G	ently Slo	ping			/		Steeply S					
Planning History	: None of re	leva	ance						L								
,																	
SUSTAINABILITY INFO	APPRAISAL		+/-	Note	S												
Local services ar	nd facilities		+	Adjoi	ns built	t area. Go	od ac	cess	to loca	l facili	ties.	Services	within	wal	king		
				dista											J		
Housing needs of	of all		+	13.16	ha												
Need to travel,	sustainable		+			lar access			•					Go	od pi	ıbli	С
travel modes				trans	port ac	cessibility	y: bus	serv	ice with	nin wa	lking	distance	!				
Soil & land			-	Gree	nfield s	ite, conta	minat	ion	unlikely	<i>1</i> .							
Water resources	and quality	١,	-	No fl	ooding	issues. [Develo	pm	ent cou	ld dist	urb L	ord Foley	y's Irrig	atio	n Sch	em	e
flood risk				WSN	16506.	Flagged	up as	a si	te of co	ncern	in th	e water c	cycle st	udy	beca	use	
				of its	size: fu	ırther res	earch	nee	ded.								
Landscape and t	ownscape		-	Oper	aspect	t											
Biodiversity and	geodiversit	У	0	TPO S	309 (4 t	rees) adj	acent	to s	ite								
Economy & emp	loyment		0														
Historic environ	ment		-	Deve	lopmer	nt could d	listurb	Lor	d Foley	's Irrig	ation	Scheme	WSM1	650	6; als	o th	1e
				settir	ng of Of	fmore Fa	rmho	use									
Green Belt			-	In Gr	een Bel	t											
Community & se	ettlement		0	Adjoi	ns built	t area											
identities																	
Other:																	
					REAS	ON FOR II	NCLUS	SION	 :								
Call for Sites subn	nission			Alloca	ted with	nout plann	ing pe	rmis	sion			Sites with permissior	•	g			
Local Authority ov	vned land					hdrawn/ F 2006 to da		g			1	Underused	d / Vaca	nt si	tes		
Officer suggested	- rural sites			Office exten		sted – pote	ential u	ırbaı	n	✓	(Other			•		
PROPOSED USE:	Housing	✓	Retail		Employ	ment			Leisure			ypsy/ Tra nowpeople	_		Othe	er	
					WFD	C OFFICE	R VIE	WS:									
Character / visu	al impact: O	pen	aspect														

Vehicular access	Good		Reasonable	Poor	✓
Would require new access off Husum					
Way					
Access to local facilities	Good	✓	Reasonable	Poor	
Services within walking distance.					
Public transport accessibility	Good	✓	Reasonable	Poor	
Bus service within walking distance.					

OC-12 COMBERTON LODGE NURSERY

Nearest settlement:	t: Site ref: Easting 384936 Site area (hectares): 0.84														
Kidderminster	OC/12		Nort	thing	2753	55		1							
Cita adduses Complement of	l NI							14/:4L							
Site address: Comberton Loc	_	, Comb	erton K	oad, Kid	aermir	ıster			in buil				√		
Ward: Offmore & Comberto	n									uilt are			<u> </u>		
								_		site de					
Current or previous use: pla	nt nursery									(undev					ــــــــــــــــــــــــــــــــــــــ
										(prev.					✓
Site description: Plant nurse	ry adjacent	residen	tial dev	/elopmei	nt with	1 Hoc	Broo	k formi	ng rea	r boun	dary v	with	farm	land	d
beyond.															
Ownership:		Priva		✓		Pub	olic				nowr				
Topography:	Flat	✓	G	ently Slo	ping				Sto	eeply S	lopin	g			
Planning History: None of re	levance														
SUSTAINABILITY APPRAISAL	+/-	Notes													
INFO															
Local services and facilities	0	Adjoir	ns built	area. Re	asona	ble a	ccess t	to local	facilit	ies.					
Housing needs of all	+	0.84h													
Need to travel, sustainable	0	Good	vehicul	lar acces	s. Rea	sona	ble pu	ıblic tra	nspor	t acces	sibilit	y: or	ı bus	roa	d
travel modes				ve – bus											
Soil & land	+	Brown unlike		mostly co	onsists	of h	ardsta	nding a	nd po	lytunne	els). (Cont	amin	atio	n
Water resources and quality	,		•	of site ir	n flood	zone	e 2, ap	prox. 2	.0% of	site in	flood	zon	e 3. I	Hoo	,
flood risk	,			ning con				•							
Landscape and townscape	0			d from r			ure tr	ees and	hedg	erows.					
Biodiversity and geodiversity	/			ne point								ildlif	e Site	١.	
		Oppo	site Spe	ennells V	alley L	ocal	Nature	e Reser	ve. TF	O oppo	osite	site 4	47		
			-	otential i	-										
Economy & employment	0	·													
Historic environment	0	Low p	otentia	l for bel	ow gro	und	archae	eology.	Palae	ochanr	nel wi	ithin	site.		
				undesigr										nate	ed)
				oundary							•	•	•		•
Green Belt	-		en Belt												
Community & settlement	0	Adjoir	ns built	area											
identities		Í													
Other:															-
			DEACC	NI EOD II	NCI IIC	IONI									
		,		N FOR II				1						1	
Call for Sites submission	√	Allocat	ed with	out plann	ning per	missi	on			es with rmissior		ing			
Local Authority owned land			•	ndrawn/ F 2006 to da	_	3			Un	derused	d / Vad	cant :	sites		
Officer suggested - rural sites Officer suggested – potential urban extension Other															

PROPOSED USE:	Housing	√	Retail		Employ	ment		Leisure		Gypsy/ Travelling Showpeople	3	Other	
					WFD	C OFFICER	VIEWS	S:					
Character / visu	ıal impact: V	Vell	screened	from	road b	y mature tr	ees ar	nd hedgerows	Po	tential adverse ir	npact	with los	S
Vehicular acces	S			(Good	✓		Reasonable		Poor			
Access to local	facilities		(Good			Reasonable	✓	Poor				
Public transpor On bus route to stop within wal	ous	(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:	Site ref:		Facting	385218		Site area (h	ootorool.		
			Easting				iectares):		
Kidderminster	OC/13		Northing	275438		89.37			
Site address: Land at Stone	Hill, off A44	8				Within buil	t area		
Ward: Offmore & Comberto	n/ Wyre Fo	rest Rura	I			Adjoining b	uilt area	✓	
						Other (See	site descriptio	n)	
Current or previous use: agr	icultural					Greenfield	(undeveloped)	✓
						Brownfield	(prev. develo	oed)	
Site description: agricultural	land adjace	ent SE ed	ge of Kiddern	ninster					
Ownership:		Privat	e 🗸	Pu	blic		Unknown		
Topography:	Flat	✓	Gently Sl	oping		St	eeply Sloping		
Planning History: none of re	levance		-		•	•		•	
SUSTAINABILITY APPRAISAL INFO	+/-	Notes							
Local services and facilities	0	Adjoins	built area. R	easonable a	access t	to local facilit	ies: shops with	nin reaso	nable
			om western p				·		
Housing needs of all	++	89.37h	a						
Need to travel, sustainable	0	Good v	ehicular acce	ss. Reason	able pu	ıblic transpor	t accessibility:	buses ru	ın
travel modes		along A	448. Public 1	ootpaths 5	17 and	519 and brid	leway 535 cro	ss the sit	e.
		Public f	ootpath 509	runs along	site bo	undary.			
Soil & land			ield, contami e, which coul		•		listurb Lord Fo	ley's Irrig	gation
Water resources and quality							ong its route.	Aquifer	
flood risk	,			•		_	ewater treatm	•	
nood risk		-		-	-		urses on site c		2
			Marsh and N	_		it. Water co.	u1505 011 5100 01	Jimeet tt	,
Landscape and townscape	_					ve. Develop	ment on this s	cale will	
					_	•	dscape charac		
Biodiversity and geodiversity	/						ls and Spenne		,
Distance only and Bestumenent				•		•	ected – badgei	•	
		-	_			•	rsh and Mead		
Economy & employment	0								
Historic environment	0?	Could a	iffect Lord Fo	ley's Irrigat	ion Sch	eme. No des	signated histor	ic assets	
·							ffect rural set		
			•	•	•		or below grour	U	
		archae			J	•	5		
Green Belt	-	In Gree							

Community & s	ettlement		0	Adjo	oins bui	ilt area								
Other:														
					REAS	SON FOR IN	CLUSIC	DN:						
Call for Sites subr	nission		✓	Allo	cated wi	thout plannii	ng pern	nission		Sites v	with plai	nning		
Local Authority o	wned land				•	ithdrawn/ Pe (2006 to dat	_			Unde	rused / \	/acant s	sites	
Officer suggested	- rural sites				cer suggonsion	ested – poter	ntial urb	oan		Other	•			
PROPOSED USE:	Housing	✓	Retail		Emplo	yment		Leisure		Gypsy/ Showpe	Travell eople	ing	Oth	er
					WF	DC OFFICER	R VIEW	S:	·					·
Character / visu	al impact: O	pen	land str	addle	s main	A448 to Bro	omsgro	ve. Poten	tial loss	of habit	tat			
Vehicular acces	S				Good	√		Reasonal	ole		Poor			
Access to local t	Access to local facilities							Reasonab	ole 🗸		Poor			
				Sho	ps with	in reasonab	le wall	k from we	stern p	art of sit	e			
Public transport	Public transport accessibility							Reasonal	ole 🗸		Poor			
				Buse	es run a	along A448								