

Special Overview & Scrutiny Committee

Agenda Item No. 4 – Wyre Forest District Local Plan: Pre-Submission Publication

Appendix 2 – Consultation Responses for the Preferred Options consultation

Part 1 of 5

6pm
Thursday, 25th October 2018
Council Chamber
Wyre Forest House
Finepoint Way
Kidderminster



Summary of Consultation Responses

Local Plan Review Preferred Options Consultation (June 2017)

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1) Summary of Consultation Responses

Introduction

This report sets out a summary of the consultation responses received by Wyre Forest District Council for the consultation on the Local Plan Review Preferred Options consultation.

Background

As part of the Local Plan Review, the Council produced a 'Preferred Options' document for consultation which took into account the Issues and Options consultation carried out in late 2015 along with the body of evidence that the District has now developed. The Preferred Options document identified two potential approaches to how Wyre Forest District might meet its development requirements in the period up to 2034 along with proposed strategic, development management and allocations policies.

Preferred Options Consultation

The Local Plan Review Preferred Options Consultation took place between Thursday 15th June 2017 and Monday 14th August 2017. This was the second stage of the Local Plan Review.

During the consultation period the Council sought views on the Preferred Options document. The Preferred Options consultation is the main consultation opportunity for the community and other stakeholders to comment and influence the sites that the Council has identified as being the most suitable to allocate for development purposes. The consultation was in accordance with the Town and Country (Local Planning) (England) Regulations 2012, as set out in the Statement of Community Involvement (adopted February 2013). A total of 5029 responses were received to this consultation.

Preferred Options Call for Sites

A call for sites exercise was undertaken as part of the Preferred Options consultation. A total of 51 sites were submitted for consideration. A list of these sites with accompanying maps can be found at Appendix 1 of this document.

Next Steps

The next stage in the plan making process is for the Council to publish the pre-submission version of the plan – this is the version the Council intends to submit to independent examination. The consultation responses to the Preferred Options document will help shape the next version of the plan.

Prior to being submitted for examination the pre-submission plan will be subject to consultation and the representations made will be the focus of the examination. The pre-submission plan will be published in November 2018 for a minimum 6 week public consultation.

2) Publicity for the Preferred Options Consultation

Letter, Emails and Publicity

Over 919 emails / letters were sent out to all stakeholders on the Local Plan Consultation Database, including all those who had made submissions to the 'Call for Sites' exercise. This informed them of the Preferred Options consultation, detailed where to get further information (including dates of consultation drop-in sessions) and explained how to respond.

A publicity leaflet was delivered to households within the District by Royal Mail. The leaflet notified residents of the Local Plan Review Preferred Options consultation and outlined the dates and times of the consultation drop-in sessions where documents could be viewed and details of the consultation website where documents could be downloaded. It also gave details on how residents could respond to the consultation and the closing date.

People were given the option of responding to the consultation through an online consultation response portal, electronically by email or post.

The Preferred Options document and Sustainability Appraisal were available for public viewing at the Worcestershire Hub, Vicar Street, Kidderminster and local libraries within the District.

The Preferred Options document, Sustainability Appraisal and all the evidence base studies were made available for public viewing on the Council's website and were also made available at all of the consultation drop-in sessions.

Posters were taken for display to a wide range of accessible locations throughout the District, such as local supermarkets. The table below lists the locations:

Table: Poster Displays

KIDDERMINSTER
Kidderminster Library
Wyre Forest Hub/Town Hall
Wyre Forest Leisure Centre
Tesco
Sainsbury
Morrisons
Asda
Iceland
Hodge Hill Garden Nurseries
Barnetts Hill Garden Centre
STOURPORT
Stourport Library
Stourport Civic Hall
Tesco
Co-op
Lidl
Cooks Garden Centre
BEWDLEY
Bewdley Library
Bewdley Museum
Bewdley Leisure Centre
Co-op
Tesco
Hopleys Farm Shop
RURAL AREAS
Wyre Forest Discovery Centre
Cookley – Tesco and Post Office
Blakedown Post Office
Chaddesley Corbett Post Office
Wolverley Stores
Fairfield Shop

Upper Arley Post Office
Rowberry Farm Shop
Far Forest Post Office/stores
Colliers Farm Shop
Clows Top Post Office

All Town and Parish Councils were sent a consultation notice and asked to display it on their notice boards for public viewing.

Summary leaflets were available at all of the consultation drop-in sessions.

Web-based Communication and Social Media

An interactive version of the Preferred Options Document was made available to enable electronic representations to be made. The response form could also be downloaded and printed or filled in and submitted online. Representations were also accepted by email or post. A copy of the response form can be found at Appendix 4 of this document.

A link to the Local Plan Review Preferred Options consultation was made available on the homepage of the Council's website.

The Local Plan Review Preferred Options document, Sustainability Appraisal and all the evidence base studies were available for viewing on the Council's Planning Policy web pages. The website also included full details of how to respond to the consultation, including the consultation response form and an online consultation response portal.

The Local Plan Review Preferred Options consultation was promoted through the Council's Facebook and Twitter accounts:

Facebook (number of people reached and the number of shares):

- 15 June – updated cover photo with Local Plan Review banner – 187 reached
- 15 June – 2,113 reached
- 7 July – 1,386 reached, 2 shares
- 10 July – 57 reached
- 17 July – 483 reached, 3 shares
- 19 July – 40 reached
- 21 July – 99 reached
- 24 July – 2,199 reached, 1 share
- 26 July – 114 reached
- 27 July – 100 reached
- 28 July – 52 reached
- 29 July – 53 reached
- 31 July – 181 reached
- 1 August – 918 reached
- 4 August – 378 reached
- 11 August – 844 reached
- 13 August – 87 reached
- 14 August – 64 reached

Twitter:

- 16 tweets were sent out during the 8 week consultation period reaching a potential audience of many thousands.

Press Coverage

Press releases were issued by the Council on the following dates:

- 11th May 2017
- 15th June 2017
- 11th July 2017
- 15th August 2017

Statement to Shuttle

- 19th July 2017

News articles providing information on the Local Plan Review Preferred Options Consultation and potential site allocations were published in the Kidderminster Shuttle and the Express & Star during the course of the consultation period.

There was also coverage of the Local Plan Review Preferred Options Consultation on local radio stations and BBC Hereford & Worcester.

Engagement with Residents and Stakeholders

During the eight week public consultation on the Preferred Options document eight drop-in sessions were held. These were staffed at accessible locations in the three main towns of the District; Kidderminster, Stourport-on-Severn and Bewdley and in areas of impact of the proposals. Display boards were erected at the drop-in sessions. The drop-in sessions provided an opportunity for residents and stakeholders to raise questions regarding the proposals set out in the Local Plan Review Preferred Options document, Sustainability Appraisal and all the evidence base studies prior to making a formal response. This included weekday/weekend drop-in sessions at the following venues:

Date	Time	Venue
Monday 10 th July 2017	3:45pm – 8pm	Heronswood Primary School, Spennells, Kidderminster
Wednesday 19 th July 2017	2:00pm – 7:00pm	The Wyre Room, St George's Hall, Load Street, Bewdley
Friday 21 st July 2017	1:00pm – 5:30pm	Rowland Hill Centre, Kidderminster
Saturday 22 nd July 2017	10:00am – 4:00pm	Offmore Evangelical Church Hall, Kidderminster
Wednesday 26 th July 2017	1:30pm – 6:30pm	Areley Kings Village Hall, Stourport
Friday 28 th July 2017	2:00pm – 7:00pm	Cookley Village Hall
Saturday 29 th July 2017	10:00am – 4:00pm	Stourport Civic Hall
Friday 4 th August 2017	2:00pm – 7:00pm	St Oswalds Church Centre, Broadwaters Drive, Kidderminster

The drop-in sessions were attended by over 1800 people.

Duty to Cooperate

The Duty to Cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

In order to fulfil the requirements of the Duty to Cooperate, all neighbouring authorities and consultation bodies covered by the Duty to Cooperate received a separate form to complete which allowed any concerns to be raised. Where there were no relevant issues the completed forms provided an audit trail to demonstrate that the Duty has been fully considered and complied with. Where cross-boundary issues were identified, met with each of the neighbouring authorities or organisations concerned to discuss the issues and how the Plan can best address them.

Processing of Comments Procedures

All responses submitted to the District Council online, by letter and email were acknowledged by the Council. The Planning Policy Team carefully analysed all comments and suggestions to prepare this report which is a summary of the consultation responses received. This report will be presented to and considered by the Local Plans Review Panel, Overview and Scrutiny Committee and Cabinet.

3) Respondents and Representations

There have been 1,809 respondents to the consultation. These respondents have raised 5,029 representations in total. Each individual or organisation making responses is known as a respondent. A single respondent can make multiple representations.

In addition the Council received 6 petitions in relation to the plan from the following groups:

- Burlish & Lickhill Friends
- Hodge Hill Farm Residents Association
- Offmore and Comberton Action Group
- S.A.F.E (Spennells Against Further Expansion)
- S.A.L.T (Summerfield Against Land Transformation)
- Save the Green Belt

More information on these petitions can be found at Section 4e of this document.

4) Summary of Consultation Responses from Statutory Consultees, Parish and Town Councils and Petitions

This section sets out a summary of the key issues raised by the following:

- 4a) Statutory Consultees
- 4b) Wyre Forest Parish and Town Councils
- 4c) Parish Councils outside of Wyre Forest District
- 4d) Other Non-Resident Representations
- 4e) Petitions

Section 6 of this document covers the proposed site allocations and identifies the key issues raised by those who responded to us during the consultation period. These key issues can be found at Appendix 3b. Summaries of the responses are at Appendix 3c.

4a) Statutory Consultees – Key Issues

The following gives a summary of the key issues raised by the Statutory Consultees. A list of the statutory consultees consulted can be found at Appendix 5 of this document:

Worcestershire County Council – a summary of WCC comments are as follows:

Infrastructure – unlikely that development alone will pay for delivery of infrastructure and external funding will be required from different sources. Some of the infrastructure required may be outside WFDC area e.g. wider transport network.

Green Infrastructure – Support neither Option A or B but a hybrid. Sites need to be assessed - ecological assessment or biodiversity impact assessment in relation to green infrastructure (landscape assessment, biodiversity, blue infrastructure, historic environment). Worcestershire Green Infrastructure Partnership willing to work with WFDC to develop a green infrastructure approach to site allocations. Should aim to deliver 40% GI notwithstanding site by site viability.

Education – where there is a need for additional primary school places additional provision will be required to support level of housing in the Plan. Secondary schools may need to expand to accommodate pupil number growth from development (Kidderminster and Stourport).

Transport - No transport modelling has taken place, this will confirm if eastern relief road is needed and information regarding sites. A revised and improved approach to parking in Bewdley and Stourport needed.

Additional gypsy/traveller sites have not been identified. Policy states “further small scale sites to meet the indicative need of 21 pitches to 2034 will be allocated in LP” (Policy 8E).

Mineral resource – Housing and employment needs outweigh the long term economic value of the mineral resource. Opportunities should still be optimised for partial extraction. None of the Minerals Local Plan potential site allocations overlap with potential Wyre Forest Local Plan (WFLP) sites but some are in close proximity.

Existing waste management sites in Wyre Forest District should be safeguarded.

Recommend WFDC produce a health Supplementary Planning Document to support Policy 9 Health and Wellbeing, WCC wish to discuss this with WFDC.

Worcestershire Archive and Archaeology – no specific comments regarding site allocations. Believe none of proposed allocations would directly impact on a designated heritage asset.

South Worcestershire - Concerned that unmet housing need in Birmingham is not acknowledged. It is understood that some of this growth may need to be exported to adjacent Housing Market Areas, particularly those with a clear functional relationship with Birmingham and the Black Country, such as Wyre Forest. It is not clear how the additional growth addresses unmet need arising from outside of Wyre Forest District. Wyre Forest District may need to consider higher levels of growth to absorb some of this need.

Housing and employment sites that border Wychavon and Malvern Hills District administrative boundaries could have cross boundary infrastructure delivery implications which will need to be considered.

Concerns about growth at Areley Kings under option B (approx 550 new dwellings). Adjacent to the MHDC boundary; MHDC has already approved development in this area. Infrastructure implications of any site allocations in this area need to be carefully considered to ensure that sufficient capacity exists. Impact of growth on the river Severn crossing within Stourport should be considered, particularly as there is no longer an intention to deliver the Stourport Relief Road in Local Transport Plan 4.

Wyre Forest District Local Plan should focus on improving the accessibility of and services to/from local stations within Wyre Forest District rather than emphasise park and ride from Worcestershire Parkway which could exacerbate congestion on routes such as the A449.

Clows Top for 30 dwellings - SWDP allocated 17 dwellings in Clows Top, Shropshire could also propose development. Would need to ensure that adequate infrastructure is provided and avoid an over concentration of development within the village.

South Worcestershire Councils welcome the opportunity for further discussions with Wyre Forest District Council as the Local Plan Review progresses in order to comply with on-going requirements associated with the Duty to Cooperate. Consequently the SWCs wish to continue to be consulted on subsequent stages of the Wyre Forest Local Plan review.

Bromsgrove and Redditch – Supports the aims and objectives of the plan and think that it has the potential to provide a strong base for planning in Wyre Forest once adopted, although a number of reservations do exist where clarity needs to be provided in order for their concerns to be allayed.

They have said that continued liaison will be important to ensure that if all the needs of the Birmingham Housing Market Area (BHMA) cannot be met within the currently identified geographic area, then it could be that those areas on the periphery may need to assist in meeting those needs if it can be done sustainably. It is suggested that the review of the Wyre Forest Local Plan will need to have sufficient mechanisms in place to be able to respond appropriately to any requests to meet the needs of the wider BHMA should a request be forthcoming.

Concerns:

- Preferred option not specified.
- Location of core sites east/north east Kidderminster.
- Impact of road network in Bromsgrove District

A Duty to Cooperate meeting was held in October 2017 to discuss these issues with Bromsgrove & Redditch Councils.

Birmingham City Council and Black Country Local Authorities – Shortfall in housing within Birmingham and the Black Country HMA. WFDC economic led figures will result in migration particularly of working age from Birmingham. OAHN verifies ageing population and identifies in-migration as principal source of population growth.

Situation in South Worcestershire Authorities mirrors WFD as also seeking economic led growth which requires more people than demographic projections suggest and is reflected in adopted SWDP. Suggestion that WFDC may need to take some additional growth from Birmingham City and Black Country if they are unable to meet the demand in their own Housing Market Area.

Duty to Cooperate meetings have been held with Birmingham City Council and the Black Country Local Authorities to discuss these issues.

South Staffordshire- They refer to the Peter Brett Associates Strategic Housing Needs Study work published in November 2014. This Study confirmed that whilst WFDC is not part of Greater Birmingham and Black Country Housing Market Area, it has close links with it. South Staffs also say that WFDC is best fit with the Worcester HMA along with the three South Worcestershire Authorities (Worcester, Malvern Hills and Wychavon), but as these authorities have an adopted plan, it follows that for the purpose of this round of local plan making, WFDC is a free standing HMA.

Situation in South Worcestershire Authorities mirrors WFDC as also seeking economic led growth which requires more people than demographic projections suggest and is reflected in adopted SWDP. Suggestion that WFDC may need to take some additional growth from Birmingham City and Black Country if they are unable to meet the demand in their own Housing Market Area.

Shortfall in housing within Birmingham and Black Country, WFDC economic led figures will result in migration particularly of working age from Birmingham and Black Country. OAHN verifies ageing population and identifies in-migration as principal source of population growth.

A Duty to Cooperate meeting was requested to discuss these issues in more detail with a view to signing a Duty to Cooperate Statement / Memorandum of Understanding between the relevant local authorities.

Duty to Cooperate meetings have been held with South Staffs, Birmingham City Council and the Black Country Local Authorities to discuss these issues.

Natural England – Natural England are concerned about sites which could affect nationally designated sites around the town. These were referred to in their consultation response back in 2016 and remain unaddressed in the Preferred Options document recently consulted on. They requested a meeting with the Council to discuss these concerns and to draw the Council's attention to the fundamental nature of these concerns and the need to ensure as far as possible that the plan can be judged 'sound' at the next stage of local plan making.

Natural England also gave the following advice regarding proposed site allocations:

- **Green Infrastructure** – Proposed allocations should maintain and enhance the green infrastructure resource by connecting with existing GI and providing new GI on site. NPPF para 114 refers.
- **Priority Species and Habitats** – Proposed site allocations should take account of records of these assets. NPPF para 117 refers.
- **Protected Species** – as above. Their standing advice refers.
- **Ecological networks** – Proposed allocations should set out how connectivity of the network will be maintained or enhanced.
- **Rights of Way** – Proposed allocations should protect and enhance public rights of way, incorporating them into new development in sympathy with their character and quality. NPPF paras 74 and 75 refers.

In particular, Natural England has concerns with the following sites:

- FPH/1, Settling ponds, Wilden Lane – concerns that development in this location could potentially impact on the Wilden Marsh & Meadows SSSI.
- BW/4, Hurcott ADR – this site is adjacent to the SSSI and a residual negative impact on landscape and biodiversity may result unless mitigation is in place. Natural England acknowledge that the local plan policy explains that extensive areas will be left undeveloped to protect the adjacent Hurcott Meadows SSSI.
- WFR/WC/15, Lea Castle – This site includes large tracts of woodland and acid grassland that needs to be protected and that fragmentation of ecological corridor should be avoided.
- BR/RO/7, New Road Far Forest and BR/BE/6, Land off Highclere – priority habitats should be considered within these allocations.
- AS/5, Victoria Carpets, Sports Ground – The potential impact on the Wilden Marsh & Meadows SSSI via the Hoo Brook should be considered.
- OC/13 East of Kidderminster – Natural England support the proposed enhancements to the watercourse and pools for this area but the potential impact on Wilden Marsh & Meadows SSSI should be considered.
- MI/3, Parsons Chain – The potential impact on the Hartlebury Common and Hillditch Coppice SSSI should be considered.
- FPH/10, British Sugar Phase 2 – the potential impact on Wilden Marsh & Meadows does not appear to have been fully considered.
- BW1, Churchfields & BW2 Lime Kiln Bridge – the impact on deciduous woodland, the River Stour and Wilden Marsh Meadows should be considered.

A meeting was held with Natural England in November 2017 to discuss the issues raised in their consultation response.

Environment Agency – Environment Agency advise that detailed modelling may be required to inform site specific FRAs for sites in flood zones 2 & 3. Recommend that caveat is included for those sites affected.

Concerns that River Stour/Severn confluence has not had modelling done to assess flood scenario on River Stour. Site specific FRAs should investigate this to ensure safe development.

Site allocations which include areas of Flood Zones 2 and/or 3, recommend there is sufficient land available within Flood Zone 1 to accommodate the proposed development (i.e. number of houses or hectares (ha) of employment land).

Recommend when assessing site allocations previous uses of site are assessed to ensure site is appropriate and viable for remediation. FPH/1 partially located over landfill, LI6/7 partially located upon landfill.

Expect review of groundwater vulnerability and SPZs and information on Water Framework Directive to further inform site consideration.

Water Cycle Study – the EA are satisfied that this evidence base study covers all necessary aspects. Evidence base document robust enough to inform Plan.

EA note that the Plan makes strong recommendations to utilise SuDS for surface water drainage from development, and EA support this approach. EA also support the fact that all aspects of sewerage network constraints, sewage treatment works capacity and related issues such as odour and flood risk from increased waste water discharges have been considered.

Historic England – Generally supportive. Suggestions for amendments to proposed policy wording and to add more relating to historic environment/landscape. Historic England are concerned that the proposed site allocations have not been considered properly against the historic environment implications. Historic England therefore offered to meet with the Council to discuss the proposed site allocations and to assist the Council in developing an assessment process. A meeting with Historic England was held in November 2017 to discuss their concerns in more detail.

Highways England – Highways England are responsible for the operation and maintenance of the Strategic Road Network (SRN). The network includes all major motorways and trunk roads.

Highways England has no preference as to which option should be brought forward. However, they note that there may be material implications for the network at M5 junctions 3, 4 and 6 arising from increased levels of traffic associated with development in Wyre Forest. In order to develop a clearer understanding of the implications of the proposed allocation of development for the SRN, Highways England has identified the need for more detailed traffic assessment of M5 Junction 4 as a priority. This junction is already affected by development arising from the plans of Bromsgrove District and Birmingham City Councils. Furthermore, the implications of development traffic at M5 Junction 3 are likely to be affected by traffic growth associated with the plans and strategies of Bromsgrove District Council, the Black Country Authorities and Transport for West Midlands.

Highways England seek to work in partnership with Wyre Forest District Council and Worcestershire County Council as the Local Highway Authority to consider these implications and identify if any mitigation measures are required to support the identified growth in Wyre Forest District.

Highways England therefore seeks to encourage on-going engagement with Wyre Forest District Council and Worcestershire County Council during the plan making process.

Network Rail – The Council are advised that there are level crossings at Blakedown Railway Station and Hartlebury Railway Station. The possibility of increased usage levels of pedestrians and vehicle users at the level crossing could increase the risk scores at both level crossings.

Development should include consideration of impact on level crossings and mitigation. Adequate parking is needed at Kidderminster and Blakedown Stations.

The Coal Authority – Wyre Forest District has had coal mining which can cause future problems. The Coal Authority High Risk Development Area covers approx 2% of WFD. Preferred option sites are not in these areas.

The Coal Authority welcomes paragraph 16.21 (Legacy of Minerals Extraction) in the emerging Local Plan which states that there is a mining legacy within the District and that where development is proposed in areas with a known legacy of minerals extraction, the developer will be expected to assess the site for ground contamination, ground stability and mining hazards and submit appropriate mitigation reports in support of their planning applications.

4b) Wyre Forest Parish and Town Councils – Key Issues

The following gives a summary of the key issues raised by the Parish and Town Councils:

Bewdley Town Council – Support for many policies in emerging Local Plan. Object to inclusion of Highclere (BR/BE/6) and proposed travelling showpeople site at land off Habberley Road (WA/BE/6).

Support the other proposed sites in Bewdley; Stourport Rd Triangle (WA/BE/1), Land south of Habberley Road (WA/BE/5), and Catchems End (WA/BE/3).

Kidderminster Town Council – No representation received.

Stourport Town Council – Proceed with Option A not B.

Reasons:

- Use sites in town not in Green Belt – the sites LI/5 Burlish Crossing and MI/17 Stourport Manor are currently in the Green Belt. STC considers it unnecessary to extend into the Green Belt when there are a number of Core sites in the town which should be given priority.
- Development sites such as AKR/20 Carpets of Worth and/or AKR/2 Cheapside are not being brought forward for development by allegedly unrealistic assumptions of development value by the landowners. The Council might wish to consider Planning or Regeneration CPO powers to bring such landowners to a realistic expectation of land value.
- Sites AKR/14 Pearl Lane and AKR/15 Rectory Lane – STC considers that development of these sites would encroach into the open countryside and lead to further exacerbate the high level of traffic congestion across the bridge and add to air pollution in the town centre.
- Option B does not provide for any highway or other infrastructure improvements within and around Stourport. Option A proposes a new road which would link the A449 with the A448 which would provide new infrastructure to support the proposed new development around the Spennells Estate.

Chaddesley Corbett Parish Council - Generally supportive of the policies set out in the Preferred Options document. The Parish Council supports Option B as it considers this option will require the least amount of Green Belt to be lost. The Parish Council also consider the impact of Option B on the Western settlements could be reduced by using the Option A site close to Lea Castle, which may also assist in enabling infrastructure improvements.

The need for a solution to traffic volumes and congestion is understood by the Parish Council, but the proposals are not attractive in that the plan appears to be for a relief road running through the centre of an extensive residential development. Would this constitute ‘a desirable place to live’, or assist in improving air quality for residents?

The extensive area to the East, defined as ‘core sites’ represents a major challenge. The manner and timing for the release of sites, and controls over the character of the development will be critical to ensuring that the end results make a positive contribution to ‘quality design and local distinctiveness’ – rather than producing a characterless urban sprawl with no sense of place. The more dispersed development set out in Option B offers greater opportunities for delivering quality design and for working with the grain of local distinctiveness.

Both options A and B will have a major impact on traffic and other travel volumes heading East, toward Birmingham, the motorways and inter-city rail links. Wyre Forest must work closely with the County Council to address road locations that are already pinch points, such as Mustow Green and various junctions in Hagley.

Travelling showpeople preferred site – Clows Top as this is a brownfield site.

Churchill and Blakedown Parish Council - Proposed employment site on A456 in conflict with Churchill and Blakedown Neighbourhood Plan.

Very concerned with additional traffic travelling through Blakedown if proposed sites go ahead, eastern relief road would add pressure on A456. Oppose any threat to Hurcott SSSI. Lea Castle in catchment for Blakedown school which is oversubscribed. Parkway Station at Blakedown unwelcome, want to be involved in any discussions for parkway station. Multi storey at Kidderminster Station should be explored.

Overall, the Parish Council are disappointed with the lack of infrastructure proposals to support the plan. The proposal for an eastern relief road seems to have been ill thought through as it would add further pressure on the A456. If the junction of the A448 and the A450 was improved it would divert traffic from the centre of town and relieve pressure on the A456.

Rock Parish Council – Support Option A. The Parish Council wish to draw attention to the following points raised by residents of Far Forest:

- Potential loss of wildlife and harm to the landscape;
- Various protected species are located on the proposed development land;
- Harm to the Landscape Protection & Hedgerows;
- The Primary School at Far Forest cannot accommodate additional pupils;
- Concern at the increase of traffic in New Road especially after the last schools review;
- Road safety in and round Cleobury Road & New Road;
- No car park for Far Forest Church causes problems;
- Plough Lane used as Bus Stop for school children in morning;
- Sewage system in Far Forest is still a major ongoing issue as the upgraded system cannot cope with the current dwellings.

The Parish Council also oppose the site at Clows Top for travelling showpeople.

The Parish Council wish to support the idea that the new Local Plan contains a policy to encourage the refurbishment of the Bliss Gate Inn to be converted into units of accommodation together with the use of the rear car park immediately adjoining the former Inn. This site although seen a decade ago as a community asset has now fallen into a poor state of repair and really does great harm to the gateway into the Bliss Gate Village.

Rushock Parish Council - do not object to any of the content but concerned about the proposed erosion of the Green Belt, and the effects of the proposed residential developments on already overcrowded roads, medical services, social services and schools in the district.

Stone Parish Council - Support Option B. Stone Parish Council wish to make the point that they believe King Charles High School on Chester Road should be closed and the site developed for housing, moving the High School down onto the site adjoining the King Charles Lower School at Borrington Road thus having one large combined Education Establishment serving the needs of Eastern Kidderminster.

Upper Arley Parish Council – The Parish Council has made a comment regarding Policy 35 Villages and Rural Areas Site Allocations - Core Sites for Allocation.

The Parish Council has no issue at all with this proposal for 10 dwellings on allotment site in Upper Areley. However, the Parish would prefer that in the event of any development taking place, ALL the houses (not just some of them) should be affordable houses, of a smaller design, and for the people of the parish only and would request that this is a condition of any planning permission granted. Other than the site referred to the Parish Council does not wish to see any other development in the Parish.

Wolverley and Cookley Parish Council – Support development on Lea Castle Core Housing Site (WFR/WC/15) if infrastructure is in place to support this level of development. Totally opposed to development of Option A Lea Castle Hospital extension (South) (WFR/WC/16) as Cookley would be joined to Kidderminster and this would remove important Green Belt land and be contrary to retaining the local identity of Cookley.

The 3 ADRs in the Parish (Land off Hayes Road, Wolverley, Land off Lowe Lane, Wolverley, and Land off Kimberlee Avenue, Cookley) should be retained and safeguarded and not be used for housing development.

4c) Parish Councils outside of Wyre Forest District – Key Issues

The following gives a summary of the key issues raised by Parish Councils outside of Wyre Forest District:

Bayton Parish Council - Object to site at Clows Top for travelling showpeople, want affordable dwellings in Clows Top. Criticism that residents living on the MHDC side of Clows Top did not receive any information on this matter.

Hagley Parish Council – Concerns regarding traffic and any additional traffic on A456, loss of Green Belt, consider OAHN housing number too high, sites contributing to traffic problems. Want mitigation for Hagley.

Pensax Parish Council – Object to site at Clows Top for travelling showpeople, want affordable dwellings in Clows Top.

Shrawley Parish Council – No comments to Option A. Impact of Option B (Areley Kings) likely to be significant, traffic, no proposal for second bridge at Stourport, with already approved scheme and (possible Gladmans appeal) needs adequate infrastructure. Want WFDC, MHDC and WCC to work together on this.

4d) Other Non-Resident Representations – Key Issues

The following gives a summary of the key issues raised by other non-resident representations:

CPRE – non Green Belt sites should be considered before taking land out of the Green Belt. Housing need can be met without using Green Belt, housing figure too high.

RSPB - Favour Option B. Little to separate Option A or B in terms of impact on wildlife. Option A impact on wildlife likely to be greater. None of areas significant. Only exception corn buntings around Stanklyn Lane area they are of County importance and possibly regional importance (West Midlands). Corn buntings cannot be accommodated in housing area so off site compensation either:

- 1) Large-scale habitat compensation in the form of flower rich/species rich grassland creation for corn buntings (200 hectares), or
- 2) Manage remaining farmland better for corn buntings.

RSPB are happy to advise further when final option decided on.

Worcestershire Wildlife Trust – Objective to protect and enhance the District’s biodiversity should be added to the Plan’s Aims and Objectives.

Not able to support Option A or B in their entirety as both options likely to have significant implications for biodiversity; WWT recommend a blend of the two options where site allocation likely to lead to significant adverse impacts on biodiversity are removed. WWT object to the Wilden lane, settling ponds site. They have reservations regarding Kidderminster Urban Extension due to adverse ecological impact in particular on designated sites including Hurcott and Podmore Pools SSSI, Captains and Stanklyn Pools, Spennells Valley and Hoo Brook Local Wildlife Sites (LWS) and species of importance including Corn Bunting, Hornet Robberfly and Tower Mustard. Concern about information used in decision making process. Further work to determine impact of proposed allocations will be required to ensure Local Plan is based on sound advice. Biodiversity constraints have not been considered properly in the evidence base for the Plan on which allocations are based. Need to determine ecological constraints using up to date survey information, constraints other than SSSI and LWS have not been considered in the evidence base. WWT do not accept the findings of the Sustainability Appraisal (SA); this may render Plan unsound. Strongly recommend evidence base for sites is updated and the quantum of development proposed is made acceptable in terms of biodiversity constraints before the Plan is finalised.

Option B appears a less harmful option but currently does not offer a sustainable solution to development at present.

Impact of proposed eastern relief road will be severe unless significant mitigation. A clear understanding of the need for the road and costs for mitigation are important considerations if a meaningful assessment of the two options are to be undertaken. Alternative access arrangements including improvement to existing network may be better.

Recommend sites in well defined geographical clusters be pulled together to form cohesive groups so that major developments are delivered using the Green Infrastructure led approach championed by Worcestershire Green Infrastructure Partnership. Recommend travelling showpeople proposed site at Heath Lane Stone not be taken forward due to nesting corn buntings in hedges on site.

Welcome specific targets for GI but query levels, SWDP sets 40% GI for sites over 1ha, recommend that this figure is re-examined in the emerging Local Plan.

WFDC should work closely with the Worcestershire Green Infrastructure Partnership to deliver an overarching Green Infrastructure Concept Plan to achieve best GI outcomes possible.

4e) Petitions – Key Issues

A total of 6 petitions were submitted to the Council in relation to the plan. The petitions submitted are shown in the table below and includes the site it is in relation to.

Petition Group	Sites		Details
Burlish & Lickhill Friends	LI/2	Wyre Forest Golf Club	They spoke to 197 residents and submitted 64 response forms with this letter - the responses have been added as individual responses.
	LI/5	Burlish Crossing (Option B)	
	LI/6/7	Lickhill Road North	
Hodge Hill Farm	OC/5	Land at Husum Way	12 signatures

Petition Group	Sites		Details
Residents Association	WFR/CB/7	Land off Birmingham Road	
Offmore and Comberton Action Group	OC/4	Baldwin Road	No signatures. Representing residents in the Offmore and Comberton Ward.
	OC/6	Land behind Offmore and Comberton	
	OC/13 (North)	Stone Hill North	
S.A.F.E. (Spennells Against Further Expansion)	AS/10	Rear of Spennells and Easter Park	Residents Group - no signatures. 692 members on Facebook plus 56 who are members by email.
	WFR/ST/2	Land off Stanklyn Lane	
	OC/13 (South)	Stone Hill South	
SALT (Summerfield Against Land Transformation)	AS/10	Fields between Spennells and Summerfield	No signatures - residents of Summerfield.
	WFR/ST/2 (South)		
Save the Green Belt	Cookley, Hurcott, Stone	North Worcestershire Green Belt	1773 signatures. This is an online petition in relation to the Green Belt around the villages in North Worcestershire. The signatures are a mix of local, national and international.

The following gives a summary of the key issues raised by the Petitions received:

Burlish & Lickhill Friends:

The Burlish & Lickhill Friends group are concerned with the following sites:-

- The field at the top of Kingsway, immediately adjacent to the nature reserve (L1/2)
- The field which runs parallel with Burlish Crossing and Bewdley Road North (L1/5)
- The area currently occupied by a garden centre and horse paddocks on Lickhill Road (L1/6/7)

The key concerns for these sites include; traffic congestion at Burlish Crossing, negative impact on wildlife and loss of Green Belt land. The group spoke to 197 people in these areas, the results being:

- 80 (40.5%) were completely unaware of any plans
- 95 (48%) had only recently become aware through social media, friends, neighbours, rumours
- 9 (4.5%) remembered seeing a WFDC leaflet
- 8 (4%) saw something in the Kidderminster Shuttle
- 10 (5%) remember a notification from the local councillor
- 1 (0.5%) saw a notice in the library
- 1 (0.5%) saw one of the fields being surveyed
- 184 (91%) expressed a concern for the plans to build on Greenfield sites
- 8 (4%) said they were not concerned (this figure includes 1 person who responded as “don’t know yet”).

Hodge Hill Farm Residents Association:

The residents of Hodge Hill Farm Barns object to the sites east of Kidderminster, which include Preferred Options OC/5 (Husum Way) and WFR/CB/7 (Land off Birmingham Road). Their reasons for objecting include:

- The extent of the proposals include a new Eastern By-pass from the A456 Birmingham Road to the A449 at the south of Kidderminster. This will cause a massive loss of amenity to the residents via noise, visual amenity, pollution and additional vehicle traffic.
- The Local Plan proposals are to build in Green Belt in Hurcott and around Hodge Hill Farm Barns (OC/4, OC/5, OC/6, WFR/CB/7), effectively becoming part of the town of Kidderminster. From the north passing to the east and south will be housing development culminating in a massive loss of Green Belt land.
- The land designated WFR/CB/7, over 7ha of prime agricultural land, sits alongside the Birmingham Road bordered to the east between Hodge Hill Nurseries and Hodge Hill Farm Barns. This is designated for a core employment use, i.e. industrial use.
- They believe the derelict brownfield sites – Sion Hill School, Sladen School, Swan Hotel / Working Men's Club, Carpets of Worth, derelict factories and timber yard on Park Lane, the old Sarsons vinegar factory, Stourport Marina and plentiful sites on the A451 between Kidderminster and Stourport would be the correct areas to use for core mixed use sites and bring welcome regeneration and potential jobs to the community.
- The group claim that there are currently employment sites within the District that are underused and contain prime areas for re-development. These include the following:
 - Hoo Farm Industrial Estate
 - Hoo Brook Industrial Estate
 - Easter Park
 - Green Hills Industrial Estate
 - Rushock Industrial Estate
 - Lea Castle Hospital site
 - Former Forest Glades site and surrounding medical centre – ideal for mixed use.
- The use of WFR/CB/7 would not enhance the landscape and setting, neither would the use of OC/5 for housing. This would deprive everyone of the pleasant views across this rolling land with the hills beyond. This would constitute a severe loss of amenity.
- Hurcott and Podmore pools and Hurcott Woods is an area of Significant Scientific Interest (SSI). Noise, visual intrusion and pollution of developments in and around Hurcott village would have a negative environmental impact.
- Sufficient investigation of brownfield sites throughout the District has not been considered properly.

Offmore and Comberton Action Group (OCAG-LP):

The OCAG-LP represents residents across the Offmore Comberton Ward of Wyre Forest District. The group believe that there should be a presumption that major future development should have the aim of creating sustainable communities of a size capable of supporting, at least, its own Primary School, village centre with shops and community facilities, if possible some live work units and adequate recreational facilities, and not simply be an “add on” to existing communities.

The group object to the “Core Site” allocation of land to the east of Baldwin Road, the Offmore and Comberton estates and land behind properties on the A448 Comberton Road within the Kidderminster Town boundary.

The group object for the following reasons:-

- The Green Belt to the east of Kidderminster plays a vital part in separating the town from the West Midland Conurbation.
- The land in question includes Grade 2 Agricultural Land. With the uncertainty surrounding food prices post Brexit it is vital that such land is kept available for food production.
- There are endangered bird species: Corn Buntings, Yellow Hammers, Skylarks and Lapwings are present in this land. As well as the birdlife there are foxes, badgers, rabbits, muntjac and roe deer present across the area.
- Development of land behind Baldwin Road would be a serious visual incursion into the Green Belt and would impact on wildlife habitats on the buffer zones for the Hurcott and Podmore SSSIs.
- An Eastern by Pass would have to be built from the Wolverhampton Road to the Worcester Road to be of any use as anything shorter would cause roads around Hurcott Road / Birmingham Road to be used as rat runs.
- A linear development to the east of Kidderminster would not be a sustainable community. It would have no community “heart” and would not accommodate a neighbourhood centre.
- Offmore Primary School is full, is on a restricted site and can’t be extended.
- Land to the rear of Offmore and Baldwin Road is considerably higher than the rest of the area so development would be very visible.
- Drainage of the land to the rear of the existing Offmore estate is extremely poor.
- Hurcott Lane and the narrow extension of Hurcott Road into Hurcott Village are extremely dangerous roads with far too frequent serious road traffic accidents. Any development of land to the rear of Baldwin Road would have to somehow incorporate the existing Hurcott Lane / Birmingham Road junction.
- Industrial development at Hodge Hill would also need a by pass to avoid congestion.

The group have proposed an alternative suggestion at Lea Castle; the creation of a “sustainable village”. They propose extending the area of Lea Castle to include not only Options A and B but also extending the site to use the land up to the Wolverhampton Road and, at the rear of the Lea Castle site, extending the site up to Axborough Lane as well as across to the Stourbridge Road. This would provide an additional 37.73 hectares of land that could be brought into the Lea Castle site in this way.

They also believe that there might be a possibility of some development on the western side of Wolverley Road towards Sion Hill to link with development at the Sion Hill Middle School site.

They consider that the advantages to their proposal are as follows:-

- With the additional land at Lea Castle and including sites in that vicinity already identified by WFDC, including Hurcott ADR, they believe a sustainable community of around 2,000 – 2,500 houses could be created.
- It would be large enough to support a 2 form entry Primary School.
- It would support a village shopping centre and potentially some employment land.

- It would support a village centre which whilst within Cookley Parish would not produce a burden on that community.
- It would be capable of sustaining a bus service.
- It would potentially be able to provide live-work units.
- It would be within the catchment of Wolverley CE High School and would positively impact on the school's long term viability.

To conclude, the group believe that their alternative suggestion will create viable and sustainable communities, protect valuable, productive farmland, and preserve endangered bird species and other wildlife.

S.A.F.E. (Spennells Against Further Expansion):

Spennells Against Further Expansion (SAFE) is an association of residents and friends of Spennells fields, formed in June 2017. They have 692 members on their Facebook group, plus another 56 who signed up on email only.

SAFE oppose the proposed development of the fields adjacent to the Spennells estate, packaged as Option A in the Draft Local Plan. These Green Belt fields are 'Rear of Spennells & Easter Park (AS/10)', 'Land off Stanklyn Lane (WFR/ST/2)' and 'Stone Hill South (OC/13)'. In addition, the group oppose development upon the area described as 'Captain's and the Lodge (WFR/ST/1)' which has been included in the Draft Plan as a 'Core' area.

The main issues they raise are as follows:-

- The OAHN figure is too high. The need to use any Green Belt land is unnecessary.
- The group are against the proposal for the 'Eastern Relief Road'. Their reasons for not supporting this proposal include the following comments:
 - No definitive route or traffic model has been provided for this proposal, meaning that local residents are not being provided with sufficient details to make an informed judgement.
 - The idea that this would create the means for traffic to by-pass Kidderminster en-route to Birmingham or the M5 is misleading since the A450, less than 2 miles to the east, already provides this facility. Improving the A450 would provide relief to any congestion on the A449, without bringing increased air, light and noise pollution to the already heavily populated Spennells estate.
 - An Eastern Relief Road would not help to regenerate Kidderminster since any regeneration is desperately needed within the run-down town centre, not on the outskirts on Green Belt land.
 - A new road would create a whole series of dangers, hazards and disadvantages to local residents and wildlife. It would cause catastrophic effects by crossing existing wildlife corridors, i.e. Spennells Valley Nature Reserve and its green corridors.
- The Spennells fields are productive agricultural land which also serves as a popular recreational and social facility for walkers, joggers, cyclists, dog walkers, photographers and horse riders. There are a number of well-used Public Rights of Way and bridleways across the fields which allow fast and easy access to the open countryside.
- The area offers a number of different habitats for wildlife, including important nesting sites for corn buntings, larks and linnets (all of which are included on the red list as endangered

birds), badger setts and bats. The rare Tower Mustard Plant also thrives along the lanes adjoining Stanklyn Lane.

- Negative impact on the visual landscape in this area. The landscape around Spennells is an important part of people's lives, offering a wide variety of benefits in terms of quality of life, well-being and economic opportunity.
- Issues with drainage, flooding and loss of prime grade 2 agricultural land.
- Increased demand on infrastructure including medical facilities and schools.
- Social problems arising from increasing the size of the estate; evidence exists that large housing estates suffer more crime and anti-social behaviour.
- A new large residential development requires proper infrastructure to support its current and future residents. The group find no evidence of future funding to support this. In particular, they are concerned with: hospital services, GP & Dental surgeries, Schools, local shops, pharmacy and post office, local leisure such as a village hall, pub, and fitness centre/gym, traffic congestion on local roads.
- Loss of Green Belt land. Brownfield regeneration must take priority over the development of Green Belt land.
- Kidderminster town centre has at least 40 large shops and office blocks that stand empty, some for well over a decade. The town centre is in urgent need of regeneration; Compulsory Purchase Orders should be made on some of the larger shops that stand no chance of ever being filled due to their size.
- WFDC could request Government action in order to encourage Developers in the local area who have been given planning permission to build houses within a reasonable timeframe, not just to sit upon Land Banks for speculative purposes e.g. Cheapside in Stourport (AKR/2) and Sladen School.

SAFE group conclusions:

The SAFE group object to Option A. Of the two choices proposed in the draft Local Plan they would choose Option B because:-

- Less Green Belt land would be used.
- Ability to build a greater number of houses in areas where they are needed for local expansion.
- The dispersed nature of the development would result in less pollution and less strain upon Kidderminster's existing infrastructure which is already struggling to cope. This would spread the development more evenly around Wyre Forest, serving the needs of expanding local communities by creating the potential for more housing development, but without concentrating the development to the detriment of the Green Belt cushion between the Wyre Forest and the West Midlands conurbation.

However the SAFE group make the following suggestions for alternative proposals:-

Suggestion 1:

- Phase 1 (first 5 years): Use existing empty properties in the town centre e.g. Woolworths site for a leisure complex (cinema/bowling alley) and ideally the adjacent ex-Littlewoods building for a multi-storey car park. The remaining Lionfields site could then all be dedicated to housing/residential; plus other brownfield sites such as the Churchfields site. The group

suggested that if Worcester Street was not returned to through traffic, the Council would immediately save £500,000 of taxpayers' money to purchase the vacant Woolworths building.

- Phase 2 (5-10 years): Use Lea Castle hospital site (brownfield site) for 600-700 houses.
- Phase 3 (after reviewing housing need (10-15 years): Lea Castle Hospital and School site – use of Green Belt extension if absolutely necessary. Green Belt at Lea Castle only released at this stage if deemed necessary for increased housing.

Suggestion 2:

- Development of an entire rural village on Lea Castle Hospital and School site.

Summerfield Against Land Transformation (SALT):

The Summerfield Against Land Transformation (SALT) has been set up by a group of residents from the Summerfield area.

The key issues raised by the SALT group are as follows:-

- The Council should never again conduct such an important consultation exercise over the course of the summer months. This suggests a cynical attempt to compound citizen disadvantage.
- There is clear bias contained within the draft Local Plan, to the extent that Option A is portrayed as the only real choice.
- Given the scale of the proposed development, thought must be given to the key educational and health services to support the residents of the new housing stock. This will require an expansion of existing schools and the creation of a new health centre/GP practice.
- The SALT group reject the hierarchy of settlement argument as unfair and disproportionate; a fairer and more imaginative approach is required.
- The group accept and support the need for infrastructure development to reflect the ambition of the Local Plan. However, they see the draft Local Plan being cynically manipulated – via Option A – to justify the Eastern Relief Road, resolve pre-existing problems and to attract capital funding.
- The group encourage the Council to give a higher priority to stimulating the local economy (push strategy) and a more balanced approach to housing (pull strategy).
- The group believe that the OAHN study to be a deeply flawed piece of work and that the projected level of growth in housing need to be an unsafe basis for the Plan.
- The Option A proposal will damage irrevocably the social amenity of and biodiversity in the fields which separate The Spennells and Summerfield and undermine the integrity and unique identity of the Summerfield community.
- The SALT group accept the need for housing but reject the use of Green Belt land in favour of brownfield sites and in this regard, require the Council to show more ingenuity and resist developer preference for 'easy' sites.

5) Responses to Preferred Options Policies

The following tables and graphs show the level of support, objection or comments that the Council received for each of the policies within the Preferred Options consultation document. Summaries of responses to each section of the document can be found at Appendix 2.

Sections 1-4

These sections of the document did not contain any policies. These sections are:

1. Introduction and Context
2. Key Issues and Challenges
3. Vision for the Area in 2034
4. Core Policies Introduction

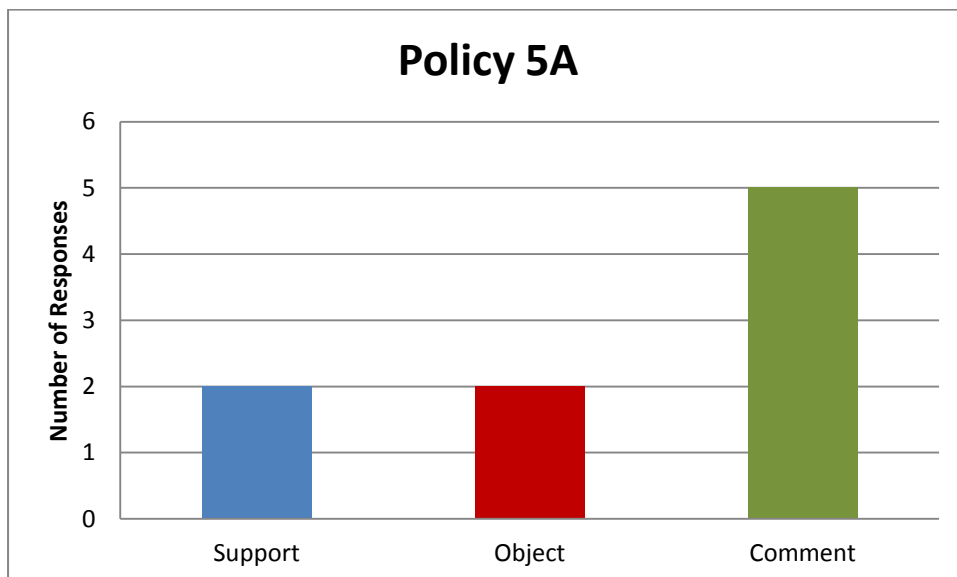
A summary of the responses received and Officer Comments for these sections can be found at Appendix 2 of this document.

Section 5 - Overarching Sustainable Development Principles

The policies contained within this section are:

- Policy 5A – Sustainable Development

The following graph indicates the level of support, objection or comments received for the policies within Section 5.



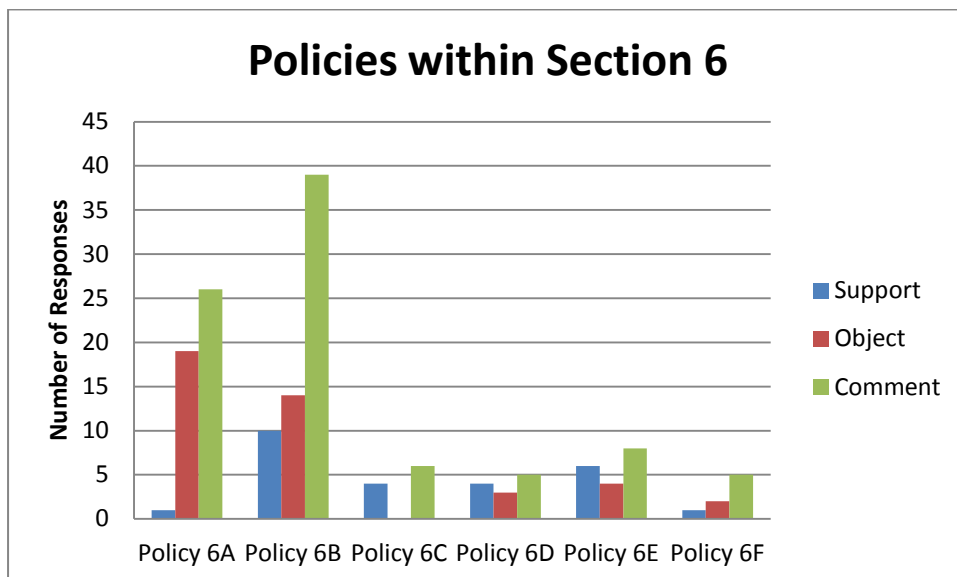
A summary of responses and Officer Comments for Section 5 can be found at Appendix 2 of this document.

Section 6 - A sustainable Future – Development Strategy

The policies contained within this section are:

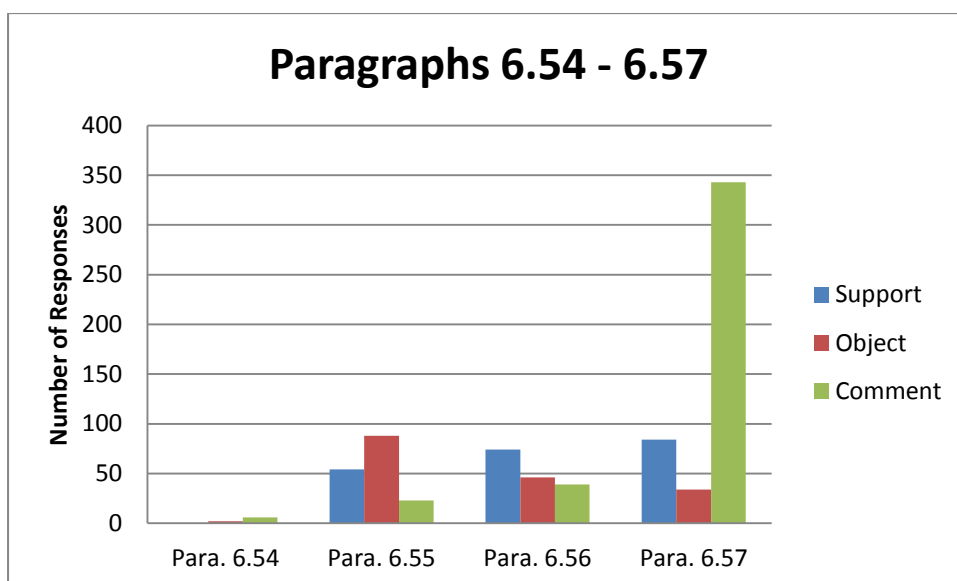
- Policy 6A - Development Needs 2016-2034
- Policy 6B – Locating New Development
- Policy 6C – Kidderminster town as the strategic centre of the District
- Policy 6D – Kidderminster Urban Extensions
- Policy 6E – Role of Stourport-on-Severn and Bewdley as Market Towns
- Policy 6F - Role of the villages and rural areas

The following graph indicates the level of support, objection or comments received for the policies within Section 6.



In addition to the policies above, many responses were received to the consultation questions asked in paragraphs 6.54 – 6.57:

- **6.54** Do you prefer Option A or Option B? On what planning grounds?
- **6.55** Option A has the associated benefits of enabling the delivery of critical infrastructure including the Kidderminster Eastern Relief Road which will also reduce Kidderminster Town Centre traffic congestion and improve traffic volumes in the adjacent estates. It will enable more effective school provision. Do the benefits of this outweigh the disadvantage caused by the large-scale of expansion to the east of Kidderminster that would be necessary?
- **6.56** Whilst Option B removes slightly less land from the Green Belt it disperses development more widely across the District. Consequently it will not support the implementation of a Kidderminster Eastern Relief Road and the provision of sufficient, appropriately located education facilities will be more problematic. The absence of this additional infrastructure to support new development will impact on future traffic congestion, air quality, and educational provision in Wyre Forest. Do you consider the benefits of a more dispersed strategy outweigh these disadvantages?
- **6.57** Are there any other alternative Options you would like to suggest?



Summaries of these responses and the key issues raised by respondents, together with Officer Comments, for paragraph 6.54 – 6.57 can be found in Appendix 2.

Paragraph 6.57 Alternative Options

The table below lists the alternative sites suggested:

Additional Sites Suggested	Officer Comments
Kidderminster	
Kidderminster Town Centre	Large numbers of residential flats have been provided on upper floors of town centre buildings in recent years, especially in the Worcester St/Oxford St area. Plans are underway to convert the vacant upper floors of Tower Buildings in Blackwell St into flats.
Crown House	Demolition of this building is expected during late 2018/19. A temporary car park will be provided whilst plans are drawn up for the site. Some residential uses may be possible on upper floors depending on what proposals are put forward.
Job Centre, Mill Street	These modern offices remain vacant following relocation of the job centre to the library building. If marketing fails to find a new office occupier, they could come forward for a residential conversion under Prior Notification rules.
Former Glades Leisure Centre	Plans are well-advanced to bring a leisure use onto this cleared site.
Ceramaspeed Factory	This building is being partially redeveloped to raise the roof height in order to attract a new employment use.
Old Law Courts Worcester Street	This building has recently been listed Grade II. Potential uses being considered include residential conversion.
Rear of Ferndale Estate	This Green Belt site has been promoted for housing development but ruled out as it would intrude into a very open rural landscape where it would be hard to define a robust defensible boundary. This part of town is also further away from key services and transport facilities.
New Road	Several sites along New Road have recently been converted or redeveloped for residential uses.
Woolworth Building	This empty building should be retained for retail uses and ground floor but would be suitable for residential uses at upper floors.
Littlewoods Building	There are plans to relocate Sports Direct and a gym to this site. This will help to regenerate this part of town.
Blackwell Street (empty shops)	Plans are in place to convert Tower Buildings to residential uses on the upper floors. It is anticipated that this will help to kick-start refurbishment in other buildings.
Harriers Ground, Hoo Road	This site would be suitable for residential redevelopment if a suitable and viable scheme was proposed for the stadium and associated facilities to relocate elsewhere within the town.
Industrial Estate at Aggborough	There are a small number of reasonably modern premises at Stadium Close which will be retained in employment use.
Park Lane	A number of sites on Park Lane are being considered for redevelopment to residential uses including the timber yard, the cleared site of The Parkers Arms and some of the land opposite.
Worcester Street – Redevelop	Worcester Street is planned to be reopened to traffic in one direction with additional on-street parking. It is hoped that this will further revive the street. Any proposals to redevelop

Additional Sites Suggested	Officer Comments
	/convert empty shop units will be assessed on their merits. Much of the eastern end of the street has been converted to residential uses on upper floors / to the rear.
Horsefair – Redevelop	There are approvals in place for more residential units on upper floors. Potential uses for the former Post Office site are also being explored.
Green Street	It is proposed to allocate the empty Boucher Building for residential use. Frank Stone building is better suited to an employment use. Elgar House has been refurbished for offices and the residential approval is no longer being implemented.
Meadow Mill Industrial Estate	This is a thriving industrial estate and will be retained for employment.
King Charles 1 School	Previous proposals to relocate the school to the Borrington Road site would have seen this site come forward for residential use. Building Schools for the Future Funding ceased and this was not taken forward. It is agreed that the Comberton Road site would be suitable for residential use if in the future the school decided to relocate.
Sion Hill School	A planning application has been received for residential redevelopment for housing.
Sladen School	This site is currently allocated for redevelopment with a mix of family dwellings and supported housing the most likely end use.
Churchfields	An application for redevelopment of this site for up to 270 dwellings has been received.
Rear of The Range, Crossley Park	This piece of land is not considered suitable for housing. Access is required through the site by the Environmental Agency for flood bund maintenance.
Former Brinton Golf Driving Range, Stourport Road	This site is part of the Outdoor Sports Allocation and is in the Green Belt. It is adjacent to the Finepoint Business Park and is not considered a suitable location for housing.
Low Habberley	This large expanse of open Green Belt land stretches up towards Trimpley and it would be hard to define a firm defensible new Green Belt boundary at this location. However, the smaller parcel adjacent to High Habberley could be brought forward for limited development and a robust boundary could be created using existing hedgerows.
Former Sealine Worcester Road	This complex of buildings is now reoccupied by employment uses. It is part of the Worcester Road Employment Corridor.
Debenhams, Weavers Wharf	This building is fully occupied by retail at lower floors with a hotel on upper levels.
Kidderminster Golf Club	This land is occupied by the golf club and has not been put forward for redevelopment by the Club.
Lionfields	This site is allocated for a mix of town centre uses including residential uses.
Silverwoods	Further residential uses are proposed on this site on the Stourport Road frontage (extra-care apartments) with more housing towards the rear of the site adjacent to existing dwellings. Other parcels will be retained for employment uses.
Severn Grove	This site is currently allocated for redevelopment. This allocation will be taken forward into the next Local Plan.
Rock Works, Park Lane	This site is proposed as an employment allocation to conversion to workshops. It is not considered suitable for residential use

Additional Sites Suggested	Officer Comments
	owing to its lack of natural daylight.
Victoria Carpets	The former sports ground has approval for residential development.
Weavers Wharf, canal side.	This location should be retained for commercial uses.
Timber Yard, Park Lane	The former timber yard will be allocated for a residential –led scheme.
Easter Park	This location is not considered suitable for residential development. It is zoned for employment.
Corner of Coventry Street / Blackwell Street	Tower Buildings has approval for residential use on the upper floors
Lad adjacent to Hoo Farm and Industrial Estate and Summerfield	This site is allocated for employment uses and may be released for development beyond the plan period.
Adjacent to Ceramaspeed	This site is proposed as a site for travelling showpeople.
Old Medical Hall, Bull Ring	The building is proposed for residential conversion.
Vicar Street, above shops	Approvals are in place for residential conversion .
The old Riverboat building Blackwell Street	Approvals are in place for flats to be provided in Tower Buildings.
Land South of Bernie Crossland Walk	A ransom strip is likely to prevent this Greenfield site coming forward for development .
Land North of Bernie Crossland Walk	A ransom strip may prevent this Greenfield site coming forward for development
Chester Road Service Station	Approval is in place for residential redevelopment of this site.
Land at 78 Cherry Orchard	Approval is in place for residential redevelopment of this site.
Comberton Place	Residential redevelopment of this site is underway.
Lea Street School	It is proposed to allocate this site for residential development.
Form Polish Club	Approval is in place to convert this site for residential use.
Rear of McDonalds Hoo Brook	This area is not considered suitable for residential use.
Swan Centre	This building should be retained for retail use.
Selba Drive - Objections	This site should be retained as open space.
Stourport-on-Severn	
Parsons Chain	This site is currently allocated for mixed uses. It is proposed to allocate the site for a mix of employment and C2 uses (care home).
Burlish Park Golf Course	This site is currently in the Green Belt. It is proposed to release part of the land to the south of Kingsway for housing and retain the rest for informal recreation.
Land at Astley Cross	Land at Astley Cross is mostly outside of the District boundary. It is not considered suitable due to adverse landscape impact.
Stourport High School surplus land	It is proposed to allocate part of this site for residential redevelopment.
Carpets of Worth	This site is currently being marketed for housing development and is expected to come forward in the next few years.
Bridge Street	A residential proposal is being drawn up for the former Lloyds Garage site.
Queens Road	This site is allocated for redevelopment and a scheme will be brought forward in the next few years.
Yew Tree Walk	This Green Belt site is expected to be brought forward for residential development through the Local Plan.
Former Leisure Centre	Much of this site is within the flood zone and is not considered suitable for residential development.

Additional Sites Suggested	Officer Comments
Land off B4195 Bewdley to Stourport opposite Cooks Nursery	This site has been ruled out for development due to capacity issues with Burlish Crossing junction.
Bewdley	
Grey Green Lane	Part of this Green Belt site could potentially be brought forward in the future if access could be secured via the former school site on Shaw Hedge Road.
South East of Highclere	Site not considered suitable for development due to biodiversity, landscape and hydrological issues.
Workhouse, High Street	This site is expected to come forward for a small residential scheme shortly .
Dog Lane	Any proposals for infill development will be assessed on its merits.
Fire Station, Load Street	This site will be allocated for residential development with no habitable rooms at ground floor level.
Bridge House and Rowing Club	Access to these sites is not ideal. Land also in flood zone.
Ribbesford House	This Grade II* building has recently been sold.
Retail units, Bewdley	Any unused upper floors would be suitable for conversion.
Adjacent All Saints Church, Wribbenhall	This land will be allocated as open space with a pedestrian /cycle link opened up alongside Riddings Brook. Residential development is not suitable – impact on setting of Church, flooding.
Land between New Road and The Heath Hotel	The area known as The Gardens is proposed for allocation for up to 35 dwellings.
Field between Blackstone car park and the Leisure Centre	Green Belt site not considered suitable as partially in flood zone. Development would impact on views into Conservation Area and open landscape.
HSBC Bank, Load Street	Residential conversion of upper floors would be acceptable
Bunkers Hill	This land is part of the Safari Park and has a permission for a water park, hotel and conference centre.
Rural and Villages	
Extended Lea Castle, Cookley	It is intended to develop the wider area around the former hospitable as a sustainable village complete with school, shop, community facilities, employment, sports facilities and up to 1400 dwellings.
Kimberlee Avenue, Cookley	This site will be brought forward via the Neighbourhood Plan.
Wolverley High School	This land should be retained as playing fields for the high school. Development would have adverse impact on Conservation Area. Not considered to be a sustainable location for large scale housing development.
Former Army Hospital, Brown Westhead, Wolverley	Development would have adverse impact on setting of Canal Conservation area and nearby heritage assets.
Quarry opposite Brown Westhead Park, Wolverley	This site is not considered suitable to residential development as landscape is one of scattered wayside dwellings.
Bliss Gate Inn	Proposals have been drawn up for redevelopment of this site.
Blakedown	Station parking is being proposed at Blakedown as part of Network Rail's plans which also include proposals to extend the platform length to cater for longer trains so that more services can call at the station. A site will be allocated through the Local Plan for a station car park. The housing needs survey undertaken as part of the neighbourhood plan also showed a housing need

Additional Sites Suggested	Officer Comments
	within the parish and it is expected that a suitable housing site will need to be brought forward during the plan period or through the neighbourhood plan process.
Chaddesley Corbett	A small site is proposed for allocation in the village.
Wolverley	Sites are proposed for allocation in Farifield to be brought forward via a neighbourhood plan.
Land at Callow Hill	The settlement boundary will be slightly amended to allow for small infill plots to come forward.
Mustow Green	This area is washed over Green Belt and not considered suitable for further residential development as there are few facilities
All Rural Villages	A number of small allocations to meet local need are proposed. Those in Fairfield and Cookley will be brought forward via a Neighbourhood Plan.
Land between Kidderminster and Wolverley (B4190)	It is important to retain a green gap between the settlements and keep their separate identity.

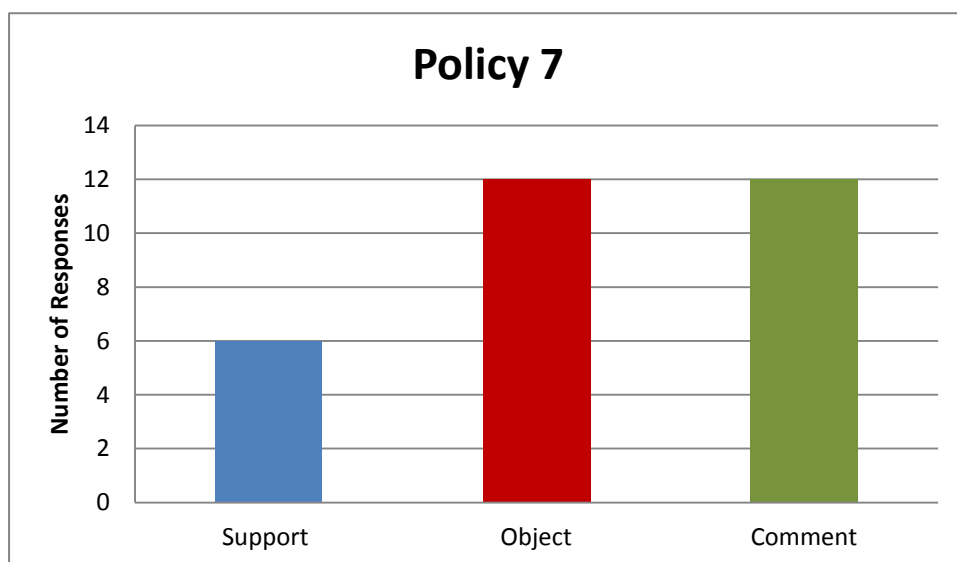
A summary of responses and Officer Comments for Section 6 of the Preferred Options document can be found at Appendix 2.

Section 7 – A Strategic Green Belt Review

The policies contained within this section are:

- Policy 7 - Strategic Green Belt Review

The following graph indicates the level of support, objection or comments received for the policies within Section 7.



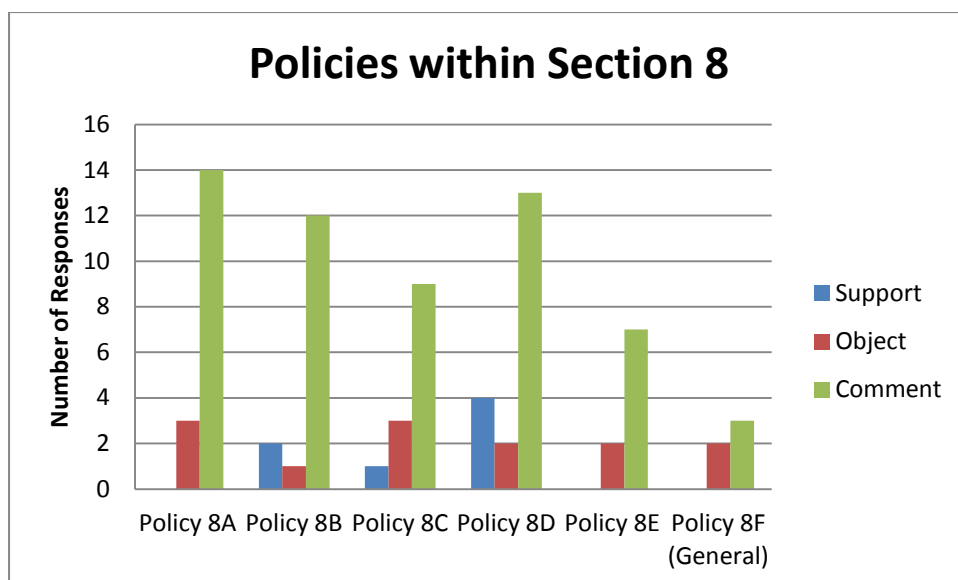
A summary of responses and Officer Comments for Section 7 can be found at Appendix 2 of this document.

Section 8 – A Desirable Place to Live

The policies contained within this section are:

- Policy 8A - Housing Density & Mix
- Policy 8B - Affordable Housing Provision
- Policy 8C - Addressing Rural Housing Needs
- Policy 8D - Specialist Housing Requirements
- Policy 8E - Gypsy and Traveller Site Provision
- Policy 8F - Site Provision for Travelling Showpeople

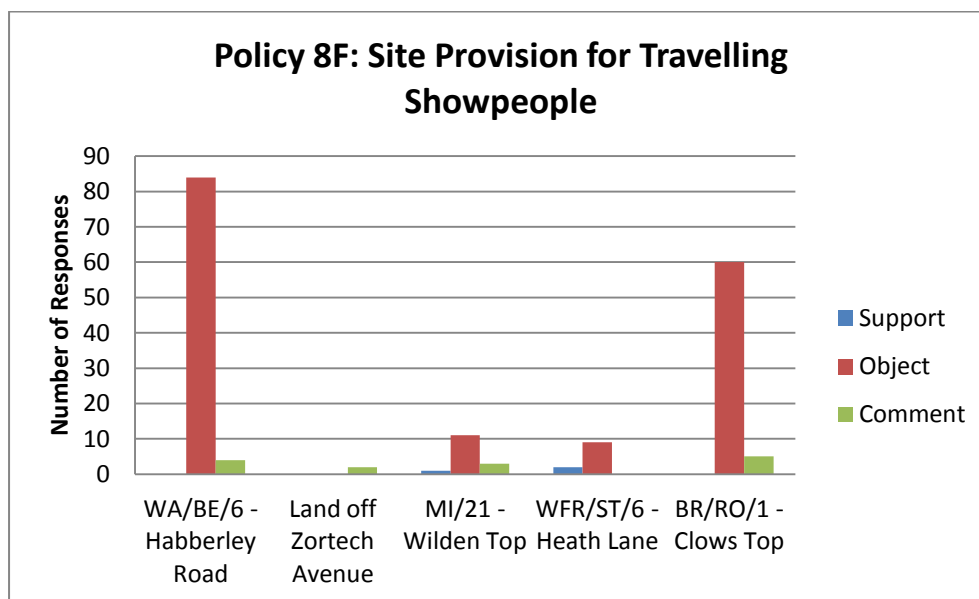
The following graph indicates the level of support, objection or comments received for the policies within Section 8.



Policy 8F sought provision of a site for Travelling Showpeople. The table below details the number of responses received to the sites suggested:

Site Ref	Site description	Support	Object	Comment
Policy 8F	-	0	2	3
Travelling Showpeople Sites				
WA/BE/6	Land off Habberley Road, Bewdley	0	85	4
	Land accessed from Zortech Avenue, Kidderminster	0	0	2
MI/21	Land within Wilden Top Area of Development Restraint, Wilden	1	11	3
WFR/ST/6	Land at Heath Lane, Stone	2	9	0
BR/RO/1	Land at former Clows Top Garage, Clows Top	0	60	5

The following graph indicates the level of support, objection or comments received for the proposed Travelling Showpeople site allocations.



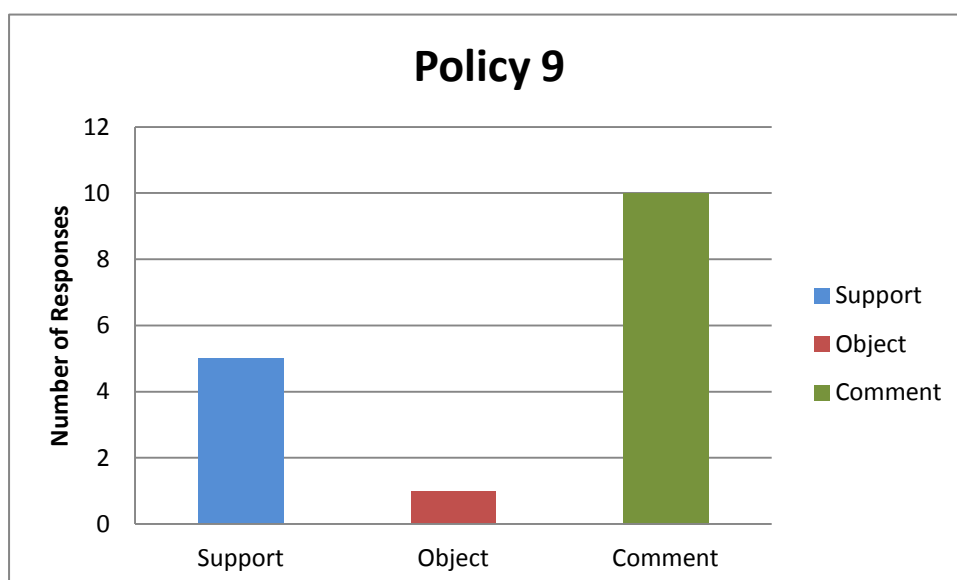
A summary of responses and Officer Comments for Section 8 can be found at Appendix 2 of this document.

Section 9 Health

The policies contained within this section are:

- Policy 9 -Health and Well Being

The following graph indicates the level of support, objection or comments received for the policies within Section 9.



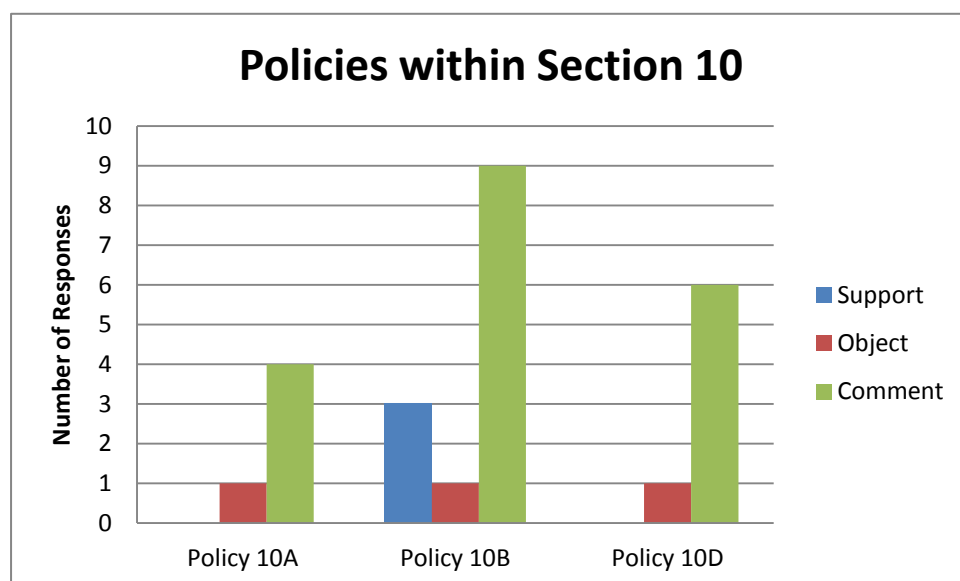
A summary of responses and Officer Comments for Section 9 can be found at Appendix 2 of this document.

Section 10 – A Good Place to do Business

The following policies are contained within this section:

- Policy 10A - A Diverse Local Economy
- Policy 10B - Town Centre Development
- Policy 10D - Sustainable Tourism

The following graph indicates the level of support, objection or comments received for the policies within Section 10.



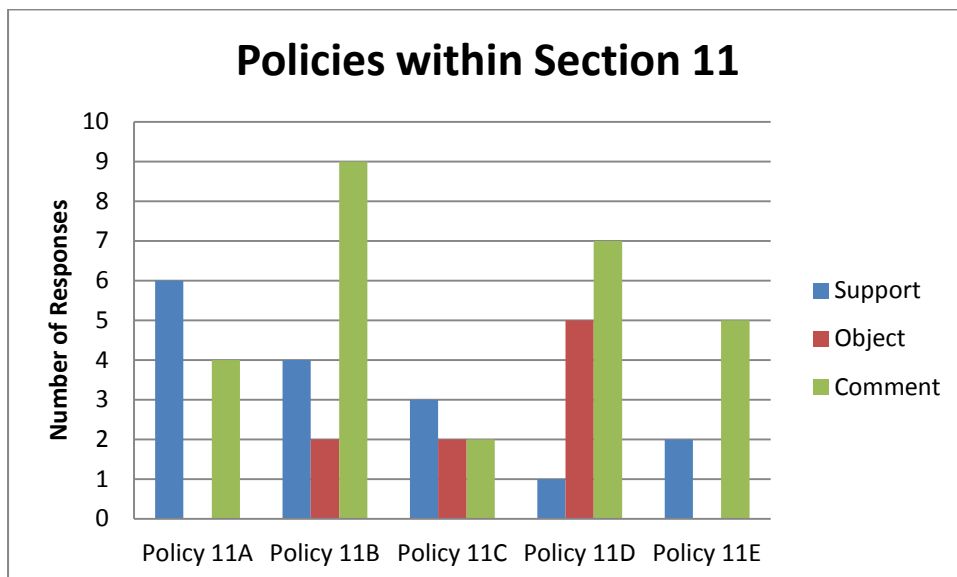
A summary of responses and Officer Comments for Section 10 can be found at Appendix 2 of this document.

Section 11 – A Unique Place

The policies contained within this section are:

- Policy 11A - Quality Design and Local Distinctiveness
- Policy 11B - Historic Environment
- Policy 11C - Landscape Character
- Policy 11D - Protecting and Enhancing Biodiversity and Geological Conservation
- Policy 11E - Regenerating the Waterways

The following graph indicates the level of support, objection or comments received for the policies within Section 11.



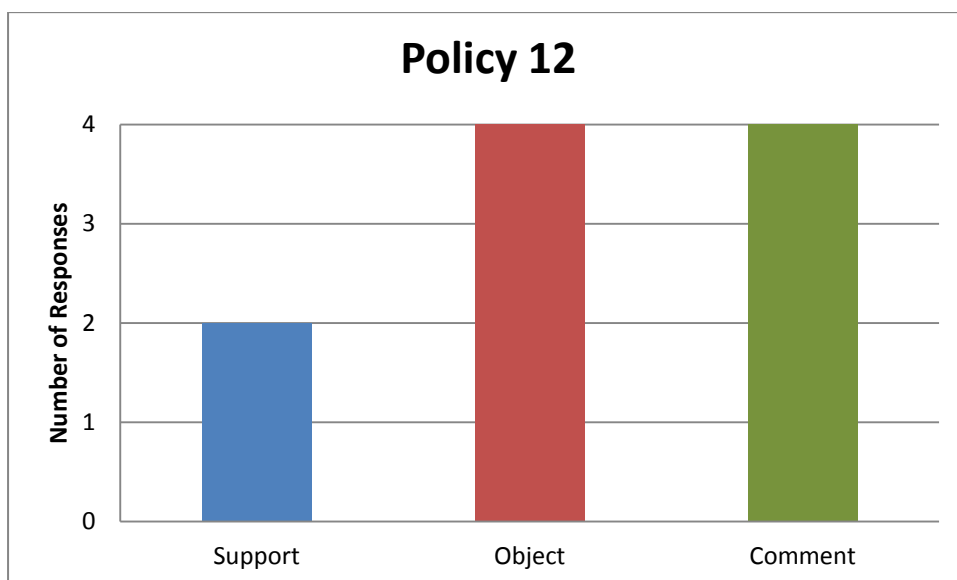
A summary of responses and Officer Comments for Section 11 can be found at Appendix 2 of this document.

Section 12 – Strategic Infrastructure

The policies contained within this section are:

- Policy 12 - Strategic Infrastructure

The following graph indicates the level of support, objection or comments received for the policies within Section 12.



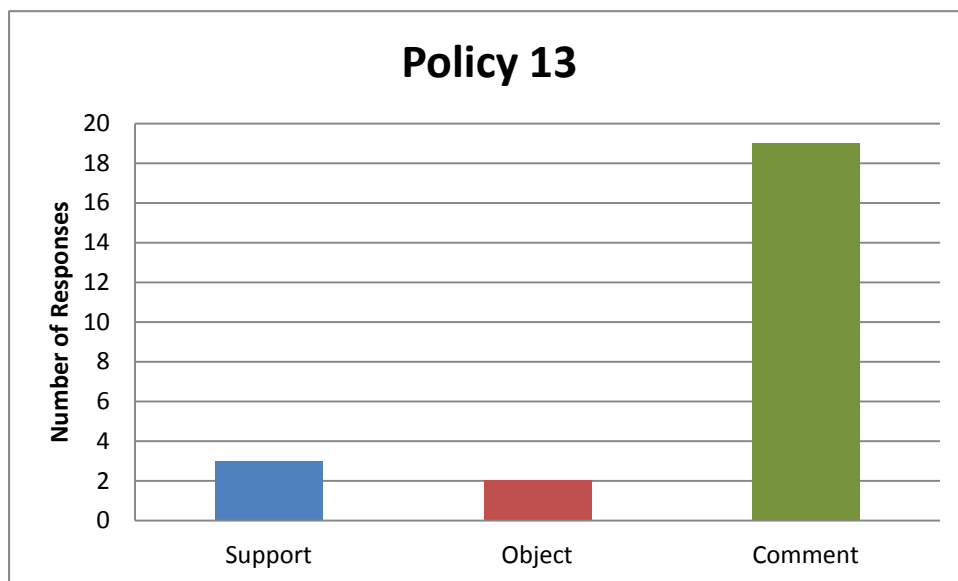
A summary of responses and Officer Comments for Section 12 can be found at Appendix 2 of this document.

Section 13 – Transport and Accessibility

The policies contained within this section are:

- Policy 13 - Transport and Accessibility in Wyre Forest

The following graph indicates the level of support, objection or comments received for the policies within Section 13.



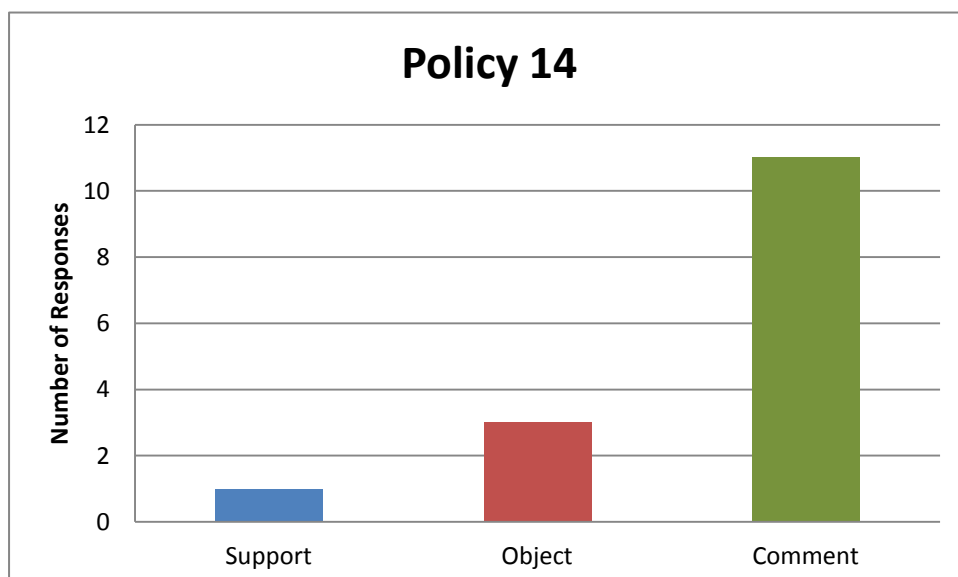
A summary of responses and Officer Comments for Section 13 can be found at Appendix 2 of this document.

Section 14 – Strategic Green Infrastructure

The policies contained within this section are:

- Policy 14 - Strategic Green Infrastructure

The following graph indicates the level of support, objection or comments received for the policies within Section 14.



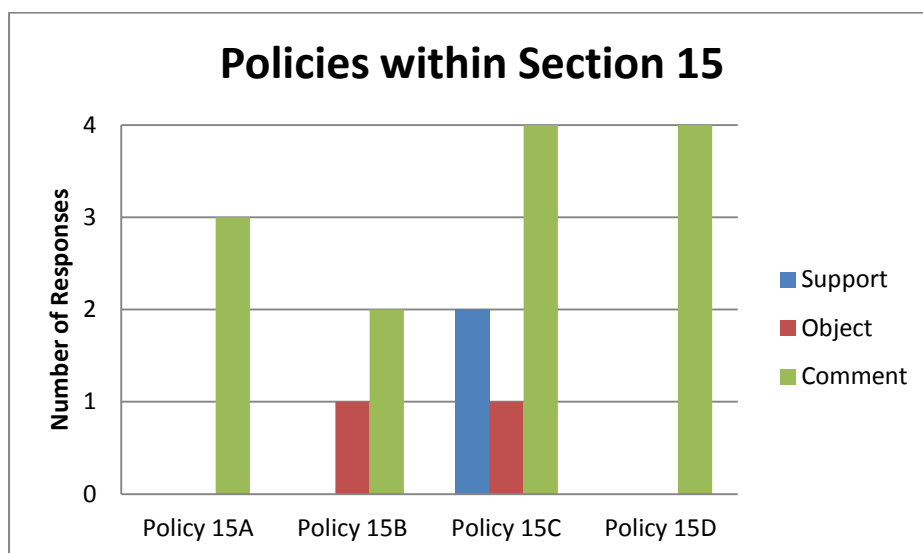
A summary of responses and Officer Comments for Section 14 can be found at Appendix 2 of this document.

Section 15 – Water Management

The policies contained within this section are:

- Policy 15A - Water Conservation and Efficiency
- Policy 15B - Sewerage Systems and Water Quality
- Policy 15C - Flood Risk Management
- Policy 15D - Sustainable Drainage Systems (SuDS)

The following graph indicates the level of support, objection or comments received for the policies within Section 15.



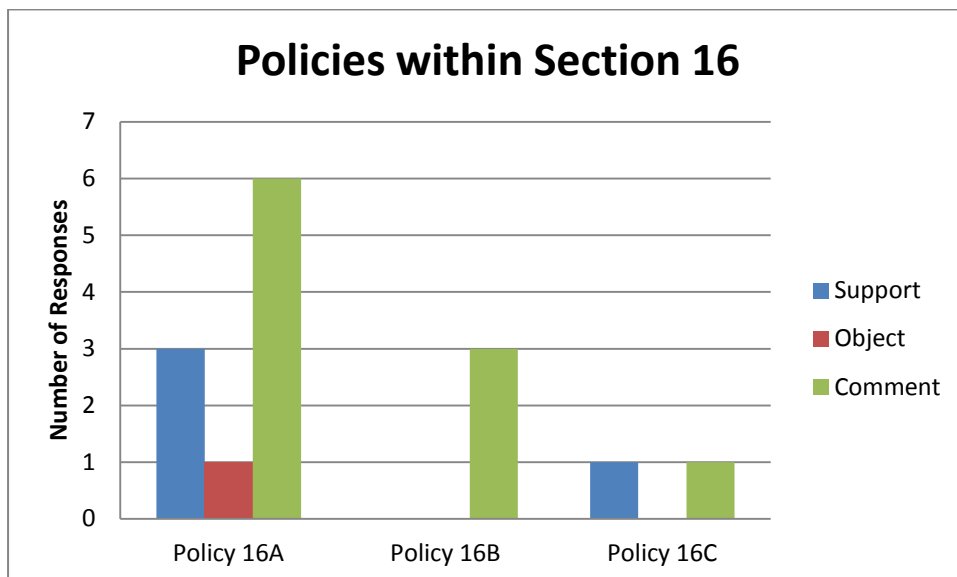
A summary of responses and Officer Comments for Section 15 can be found at Appendix 2 of this document.

Section 16 – Pollution, Minerals and Waste

The policies contained within this section are:

- Policy 16A - Pollution and Land Instability
- Policy 16B - Minerals
- Policy 16C – Waste

The following graph indicates the level of support, objection or comments received for the policies within Section 16.



A summary of responses and Officer Comments for Section 16 can be found at Appendix 2 of this document.

Section 17 – Development Management Introduction

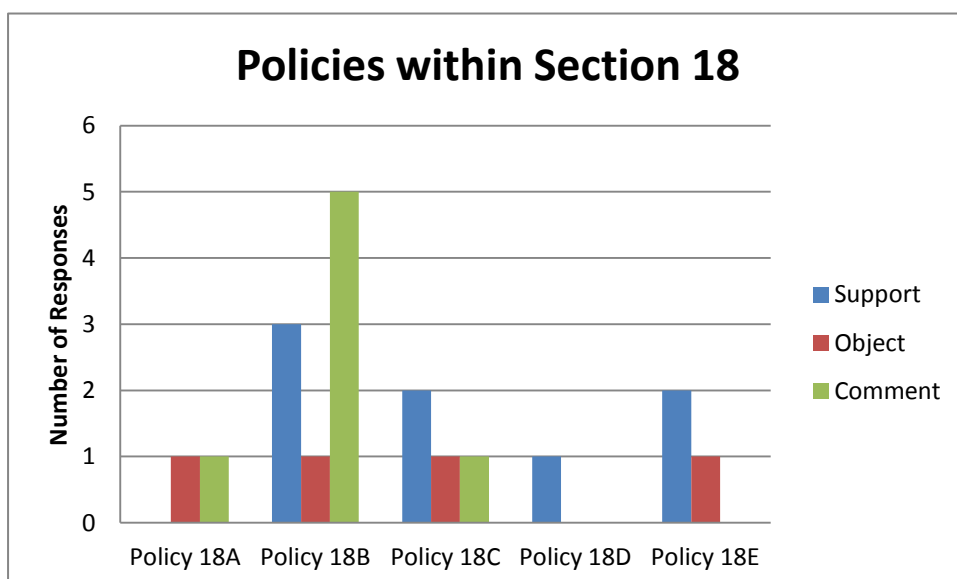
No responses were received to Section 17 of the document.

Section 18 – A Desirable Place to Live

The policies contained within this section are:

- Policy 18A - Financial Viability
- Policy 18B - Residential Infill Development
- Policy 18C - Space Standards for New Residential Developments
- Policy 18D - Flat Conversions
- Policy 18E - Residential Caravans and Mobile Homes

The following graph indicates the level of support, objection or comments received for the policies within Section 18.



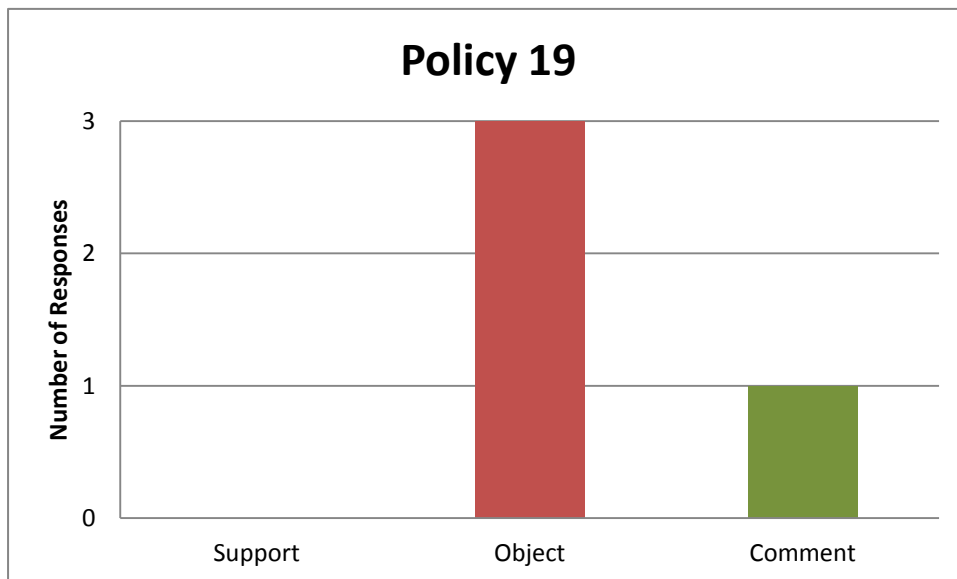
A summary of responses and Officer Comments for Section 18 can be found at Appendix 2 of this document.

Section 19 – Providing Accommodation for Gypsies, Travellers and Travelling Showpeople

The policies contained within this section are:

- Policy 19 - Site Standards for Gypsies, Travellers and Travelling Showpeople

The following graph indicates the level of support, objection or comments received for the policies within Section 19.



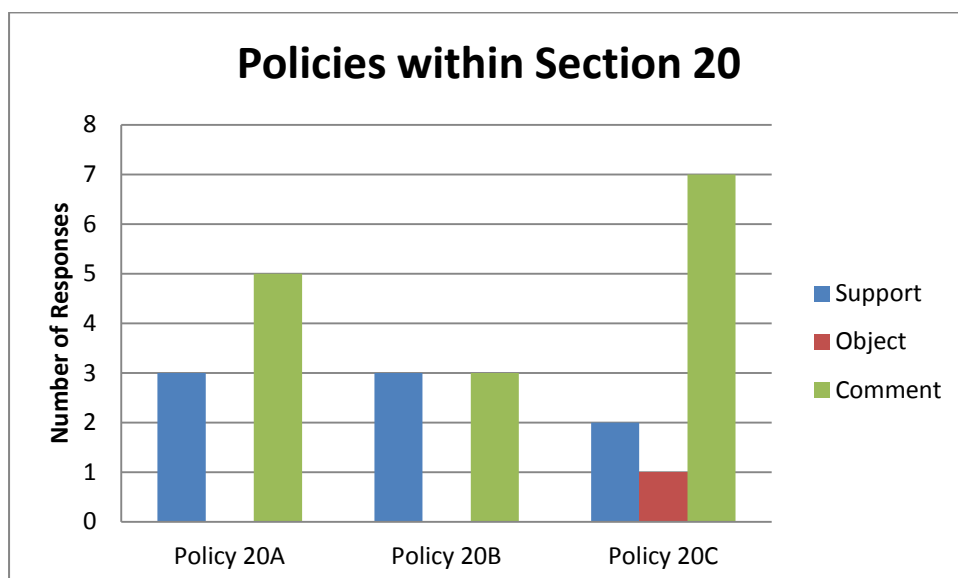
A summary of responses and Officer Comments for Section 19 can be found at Appendix 2 of this document.

Section 20 – Community Facilities

The policies contained within this section are:

- Policy 20A - Built Communities
- Policy 20B - Green Space
- Policy 20C - Provision for Green Space and Outdoor Community Uses in Development

The following graph indicates the level of support, objection or comments received for the policies within Section 20.



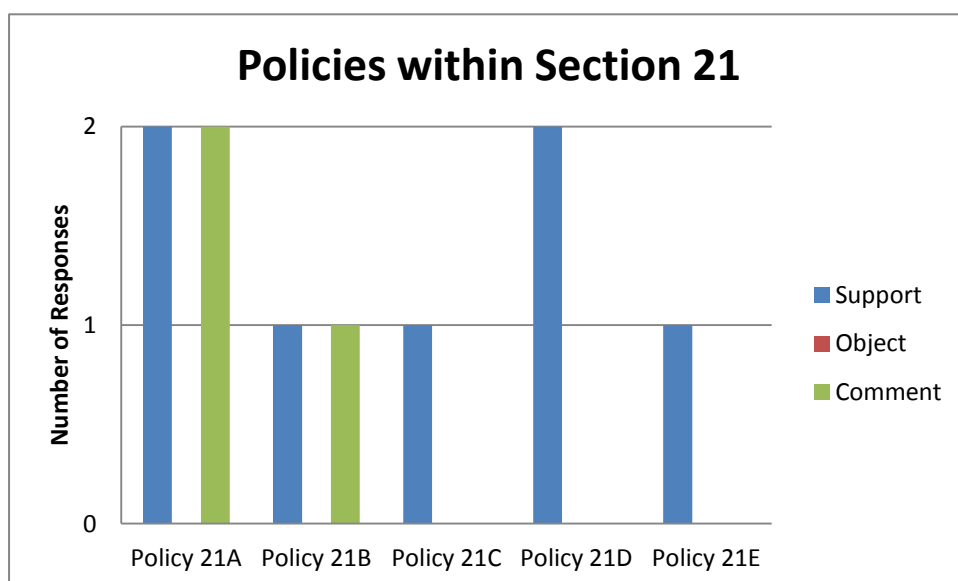
A summary of responses and Officer Comments for Section 20 can be found at Appendix 2 of this document.

Section 21 – Employment Land

The policies contained within this section are:

- Policy 21A - Urban Employment Land
- Policy 21B - Rural Employment
- Policy 21C - Small Firms/Start-ups
- Policy 21D - Live work units and Homeworking
- Policy 21E - High Quality Offices

The following graph indicates the level of support, objection or comments received for the policies within Section 21.



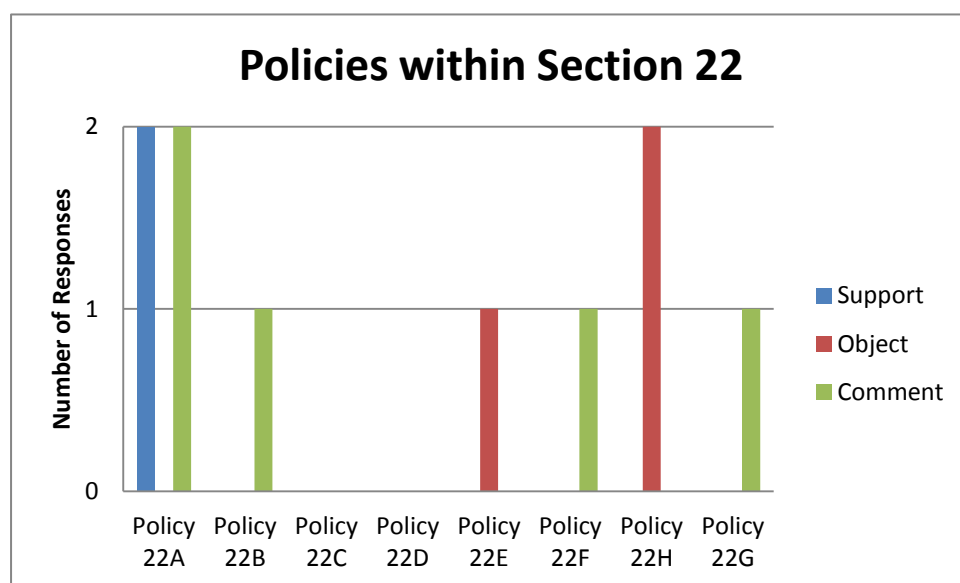
A summary of responses and Officer Comments for Section 21 can be found at Appendix 2 of this document.

Section 22 - Retail

The policies contained within this section are:

- Policy 22A - Town Centre development
- Policy 22B - Out of Town development
- Policy 22C - Change of use from retail to alternative uses
- Policy 22E - Local Shops
- Policy 22F - Specialist Retailing
- Policy 22G - Food and Drink Retailing
- Policy 22H Hot Food Takeaways

The following graph indicates the level of support, objection or comments received for the policies within Section 22.



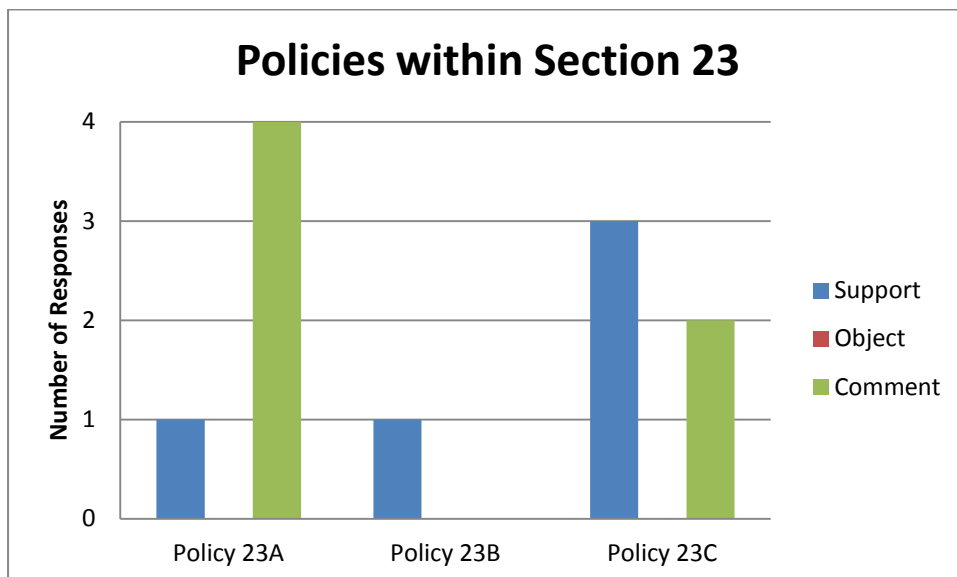
A summary of responses and Officer Comments for Section 22 can be found at Appendix 2 of this document.

Section 23 – Sustainable Tourism

The policies contained within this section are:

- Policy 23A - Supporting Major Tourist Attractions
- Policy 23B - Supporting Tourist Attractions
- Policy 23C - Tourist Accommodation

The following graph indicates the level of support, objection or comments received for the policies within Section 23.



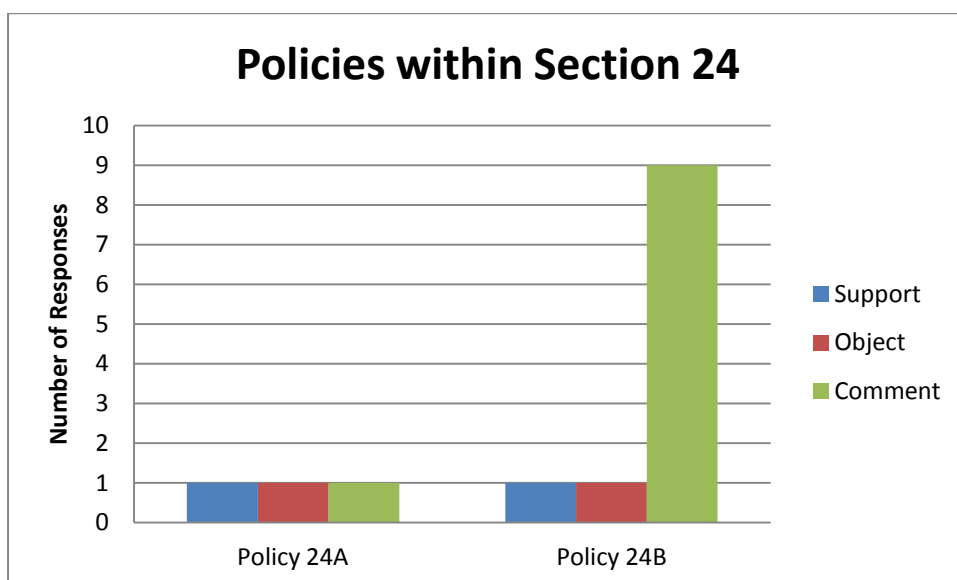
A summary of responses and Officer Comments for Section 23 can be found at Appendix 2 of this document.

Section 24 – Telecommunications and Renewable Energy

The policies contained within this section are:

- Policy 24A - Telecommunications and Broadband
- Policy 24B - Renewable and Low Carbon Energy

The following graph indicates the level of support, objection or comments received for the policies within Section 24.



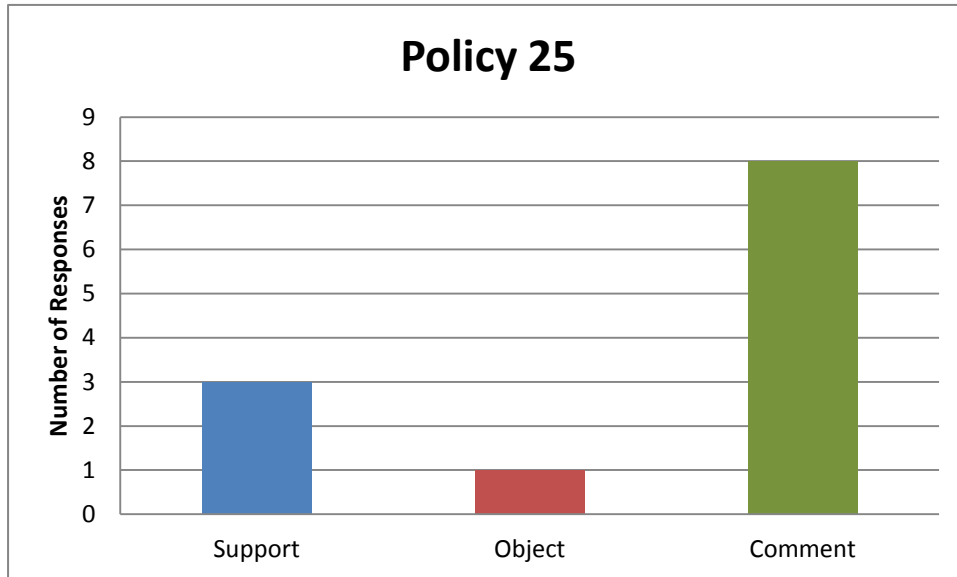
A summary of responses and Officer Comments for Section 24 can be found at Appendix 2 of this document.

Section 25 – Safeguarding the Green Belt

The policies contained within this section are:

- Policy 25 - Safeguarding the Green Belt

The following graph indicates the level of support, objection or comments received for the policies within Section 25.



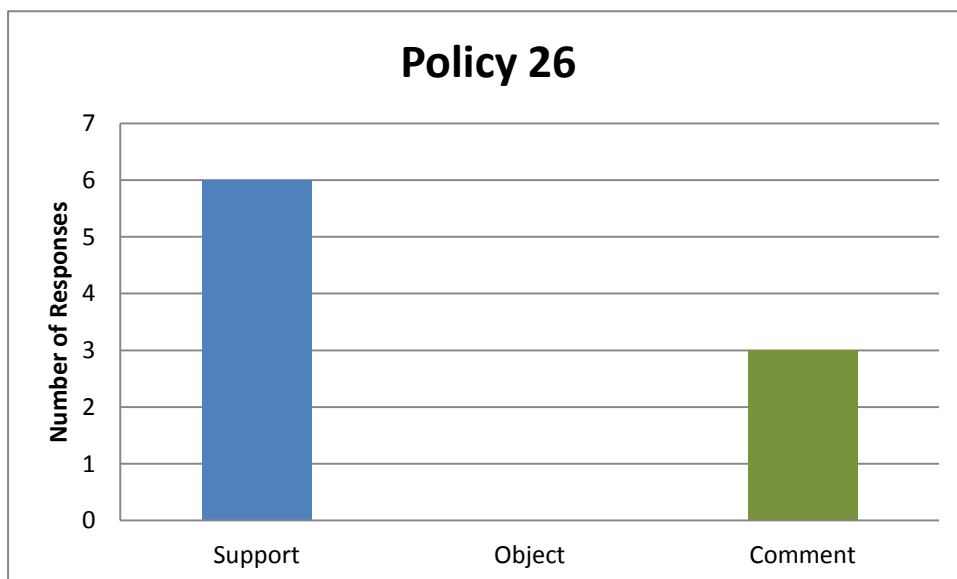
A summary of responses and Officer Comments for Section 25 can be found at Appendix 2 of this document.

Section 26 – Safeguarding the Historic Environment

The policies contained within this section are:

- Policy 26 - Safeguarding the Historic Environment

The following graph indicates the level of support, objection or comments received for the policies within Section 26.



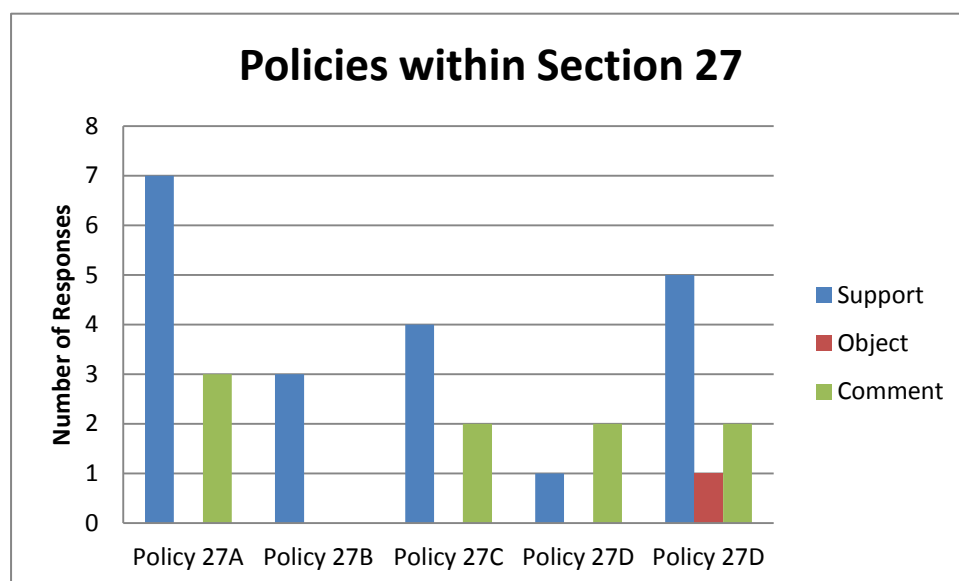
A summary of responses and Officer Comments for Section 26 can be found at Appendix 2 of this document.

Section 27 – Quality Design and Local Distinctiveness

The policies contained within this section are:

- Policy 27A - Quality Design and Local Distinctiveness
- Policy 27B - Design of Extensions and Alterations
- Policy 27C - Landscaping and Boundary Treatment
- Policy 27D - Advertisements
- Policy 27E - Wyre Forest Waterways

The following graph indicates the level of support, objection or comments received for the policies within Section 27.



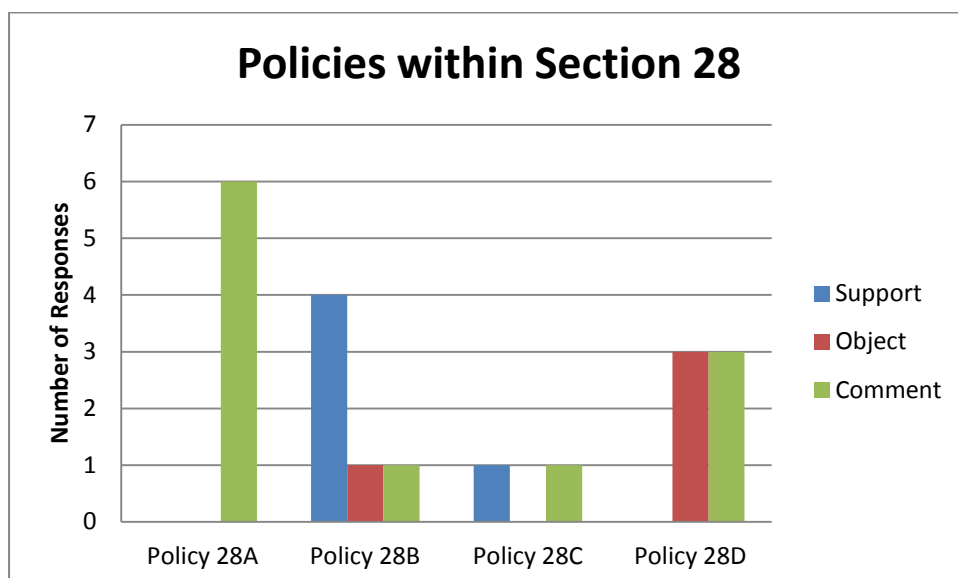
A summary of responses and Officer Comments for Section 27 can be found at Appendix 2 of this document.

Section 28 – Rural Development

The policies contained within this section are:

- Policy 28A - Re-use and adaptation of rural buildings
- Policy 28B - Chalets, Caravans, Mobile Homes
- Policy 28C - Equestrian Development
- Policy 28D - Agricultural Land Quality

The following graph indicates the level of support, objection or comments received for the policies within Section 28.



A summary of responses and Officer Comments for Section 28 can be found at Appendix 2 of this document.

Section 29 – Site Allocations Introduction

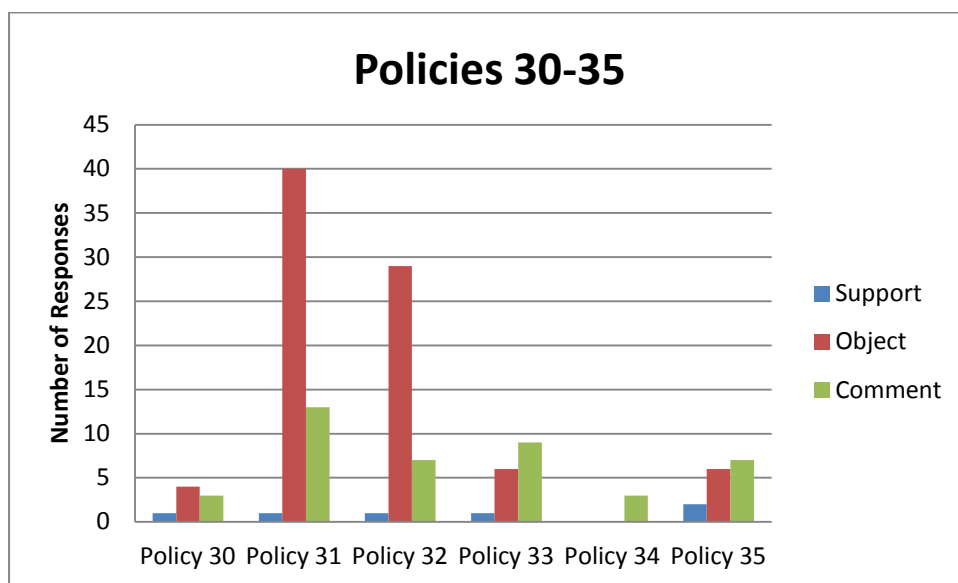
There are no policies within this section. A summary of these responses with Officer Comments can be found in Appendix 3a of this document.

Sections 30 – 35 – Proposed Allocations

Most of the responses in these sections were made directly against the proposed allocated sites. Analysis of these comments are detailed within Section 6 of this document. The Policies within Sections 30-35 are:

- Policy 30 – Kidderminster Town Allocations
- Policy 31 – Kidderminster Urban Extensions
- Policy 32 – Stourport-on-Severn Site Allocations
- Policy 33 – Bewdley Site Allocations
- Policy 34 – Previously Developed Sites in the Green Belt proposed for allocation
- Policy 35 – Villages and Rural Area Site Allocations

The following graph indicates the level of support, objection or comments received for the policies within Sections 30-35.



Summaries of responses and the key issues arising can be found within Appendix 3 of this document.

Section 36 – Monitoring and Implementation

There are no policies within this section. A summary of these responses with Officer Comments can be found in Appendix 3a of this document.

6) Responses to Preferred Options Document Part C - Proposed Allocated Sites

The following tables and graphs show the level of support, objection or comments that the Council received for each of the proposed allocated sites in the Preferred Options document. The key issues raised by respondents and summaries of the responses can be found within Appendix 3 of this document. The Sections of the document are:-

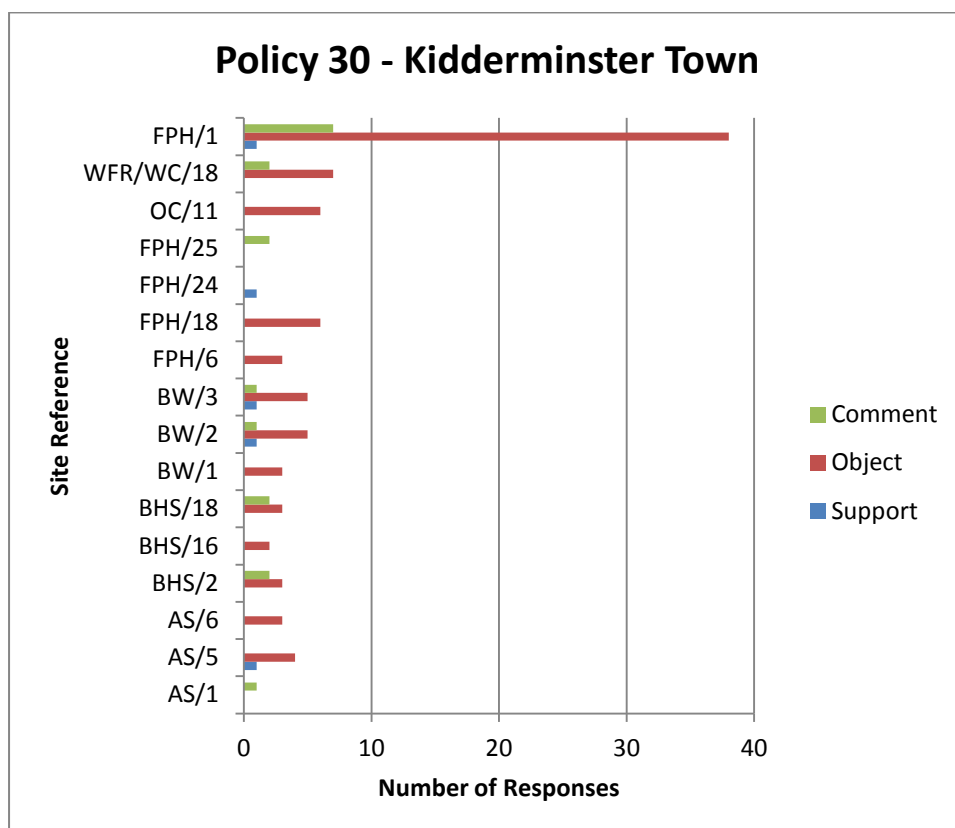
- Policy 30 – Kidderminster Town
- Policy 31 – Kidderminster Urban Extensions
- Policy 32 – Stourport on Severn
- Policy 33 – Bewdley
- Policy 34 – Previously Developed Sites in the Green Belt
- Policy 35 – Rural Wyre Forest

Policy 30 - Kidderminster Town Allocations

Site Ref	Site description	Support	Object	Comment
Policy 30		2	4	3
Core Sites				
AS/1	Comberton Place	0	0	1
AS/5	Victoria Carpets Sports Ground	1	4	0
AS/6	Lea Street School	0	3	0
BHS/2	Bromsgrove Street	0	3	2

Site Ref	Site description	Support	Object	Comment
BHS/11	Green Street Depot	0	0	0
BHS/16	Timber Yard, Park Lane	0	2	0
BHS/18	Blakebrook School	0	3	2
BW/1	Churchfields	0	3	0
BW/2	Limekiln Bridge	1	5	1
BW/3	Sladen School	1	5	1
FPH/6	Oasis, Goldthorn Road	0	3	0
FPH/8	SDF and adjacent land	0	0	0
FPH/10	Silverwoods phase 2	0	0	0
FPH/18	Naylor's Field	0	6	0
FPH/23	Silverwoods phase 1	0	0	0
FPH/24	Romwire	1	0	0
FPH/25	Rear of Vale Industrial Estate	0	0	2
FPH/28	Land at Hoobrook	0	0	0
FPH/29	VOSA site	0	0	0
OC/11	Stourminster School site	0	6	0
LI/1	Ceramaspeed	0	0	0
MI/26	Ratio Park, Finepoint	0	0	0
MI/34	Oakleaf, Finepoint	0	0	0
WFR/WC/18	Sion Hill School site	0	7	2
Option A sites				
FPH/1	Settling Ponds	1	38	7
Option B sites				
FPH/1	Settling Ponds	1	38	7

The following graph indicates the level of support, objection or comments received for the sites within Policy 30.



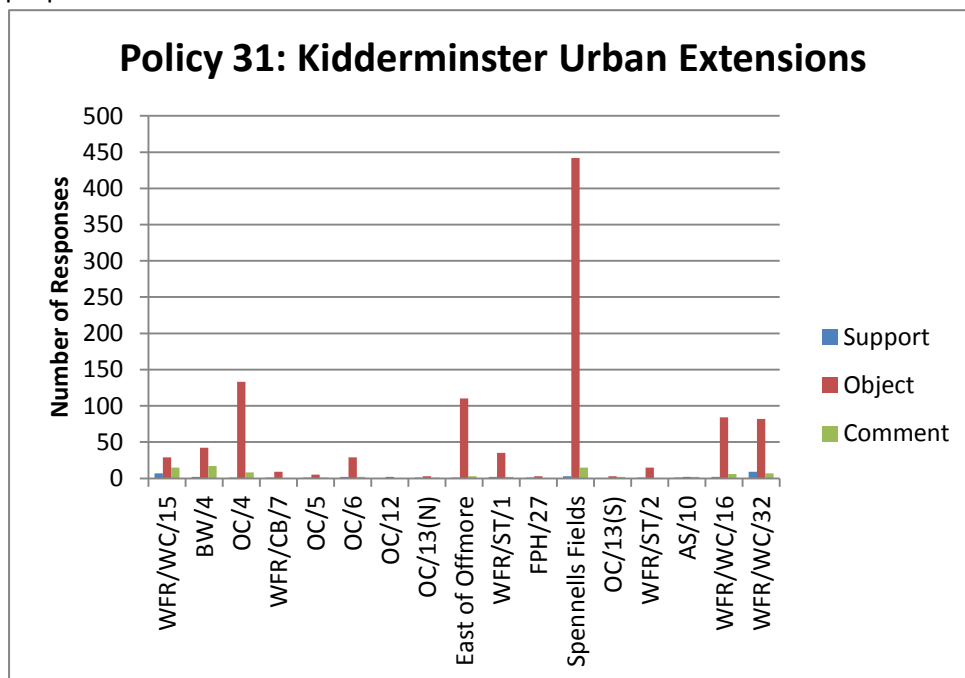
No responses were received for the sites referenced BHS/11, FPH/8, FPH/10, FPH/23, FPH/28, FPH/29, LI/1, MI/26 and MI/34

Policy 31 - Kidderminster Urban Extension Sites

Site Ref	Site description	Support	Object	Comment
Policy 31	-	1	40	13
Core Sites				
WFR/WC/15	Lea Castle Hospital	7	29	15
	Lea Castle general	2	3	2
BW/4	Hurcott ADR	2	42	17
OC/4	Rear of Baldwin Road	1	133	8
WFR/CB/7	Land off Birmingham Road	1	9	0
OC/5	Husum Way	1	5	1
OC/6	East of Offmore Farm	2	29	2
OC/12	Comberton Lodge Nursery	0	2	0
OC/13(N)	Stone Hill North	1	3	1
WFR/CB/7, OC/5/6/12/13N	East of Offmore	1	110	3
WFR/ST/1	Captains & the Lodge	2	35	2
FPH/27	Adjacent Easter Park (Employment)	1	3	0

Site Ref	Site description	Support	Object	Comment
Option A Sites				
OC/13(S), WFR/ST/2, AS/10	Spennells fields	3	442	15
OC/13(S)	Stone Hill South	0	3	2
WFR/ST/2	Land off Stanklyn Lane	1	15	0
AS/10	Rear of Spennells & Easter Park	1	2	2
WFR/WC/16	Lea Castle Hospital extension (S)	2	84	6
Option B Sites				
WFR/WC/32	Lea Castle Hospital extension (E)	9	82	7

The following graphs indicate the level of support, objection or comments received for each of the proposed Kidderminster Urban Extension site allocations.

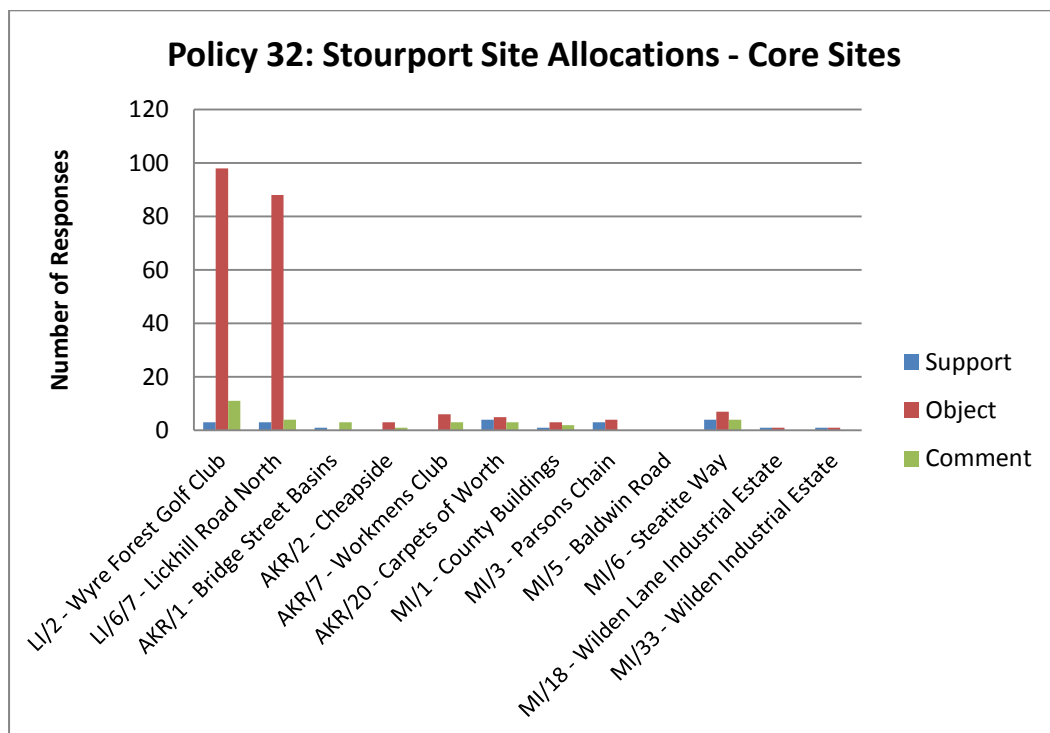


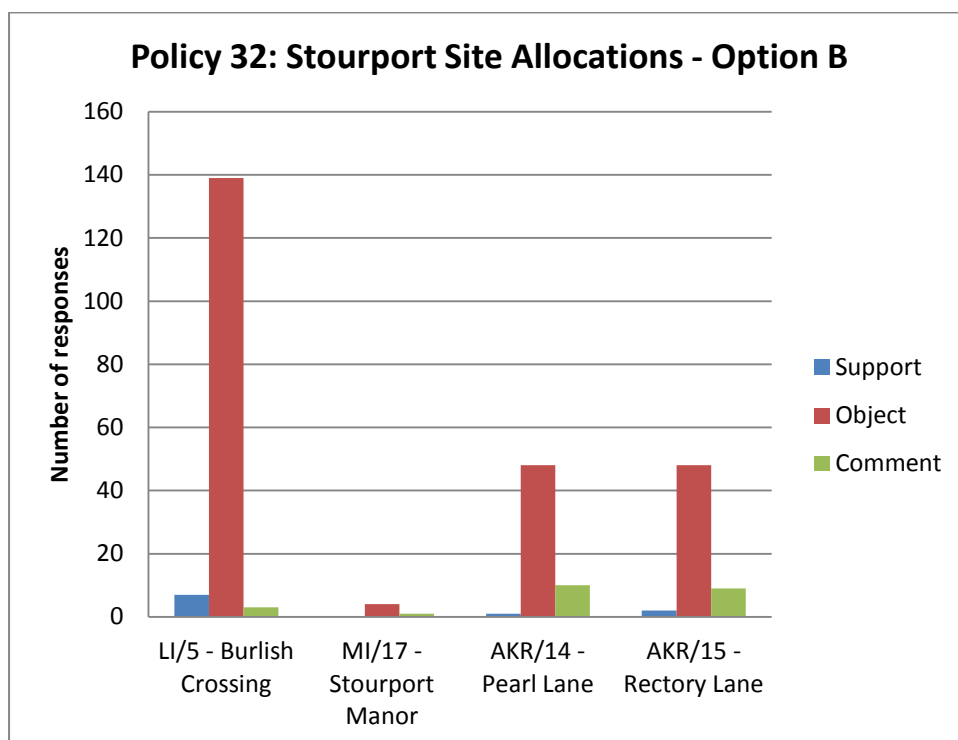
Policy 32 - Stourport-on-Severn Site Allocations

Site Ref	Site description	Support	Object	Comment
Policy 32	-	1	2930	7
Core Sites				
LI/2	Wyre Forest Golf Club, corner of Kingsway	3	98	11
LI/6/7	Lickhill Road North	3	88	4
AKR/1	Bridge Street Basins	1	0	3
AKR/2	Cheapside	0	3	1
AKR/7	Swan Hotel /	0	6	3

Site Ref	Site description	Support	Object	Comment
	Working Men's Club			
AKR/20	Carpets of Worth	4	5	3
MI/1	County Buildings	1	3	2
MI/3	Parsons Chain	3	4	0
MI/5	Baldwin Road	0	0	0
MI/6	Steatite Way	4	7	4
MI/18	North of Wilden Lane Industrial Estate	1	1	0
MI/33	Wilden Industrial Estate	1	1	0
Option B Sites				
Option B sites	-	0	2	2
LI/5	Burlish Crossing	6	140	3
MI/17	Stourport Manor	0	4	1
AKR/14	Pearl Lane	1	48	10
AKR/15	Rectory Lane	2	48	9

The following graphs indicate the level of support, objection or comments received for each of the proposed Stourport-on-Severn site allocations.

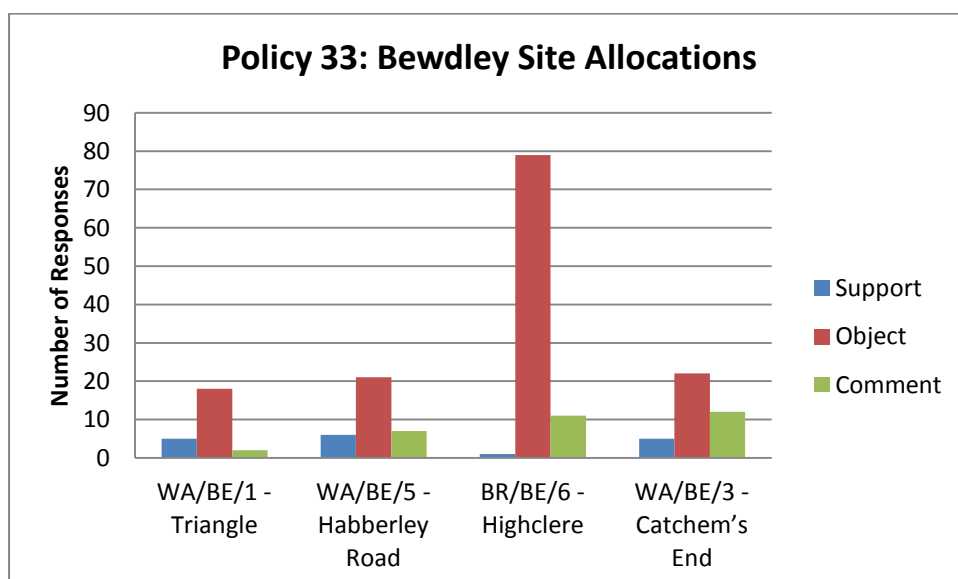




Policy 33 - Bewdley Site Allocations

Site Ref	Site description	Support	Object	Comment
Policy 33	-	1	6	9
Core Sites				
WA/BE/1	Stourport Road Triangle	5	18	2
WA/BE/5	Land south of Habberley Road	6	21	7
BR/BE/6	Land off Highclere	1	78	11
Option B Sites				
WA/BE/3	Catchem's End	5	22	12

The following graph indicates the level of support, objection or comments received for each of the proposed Bewdley site allocations.



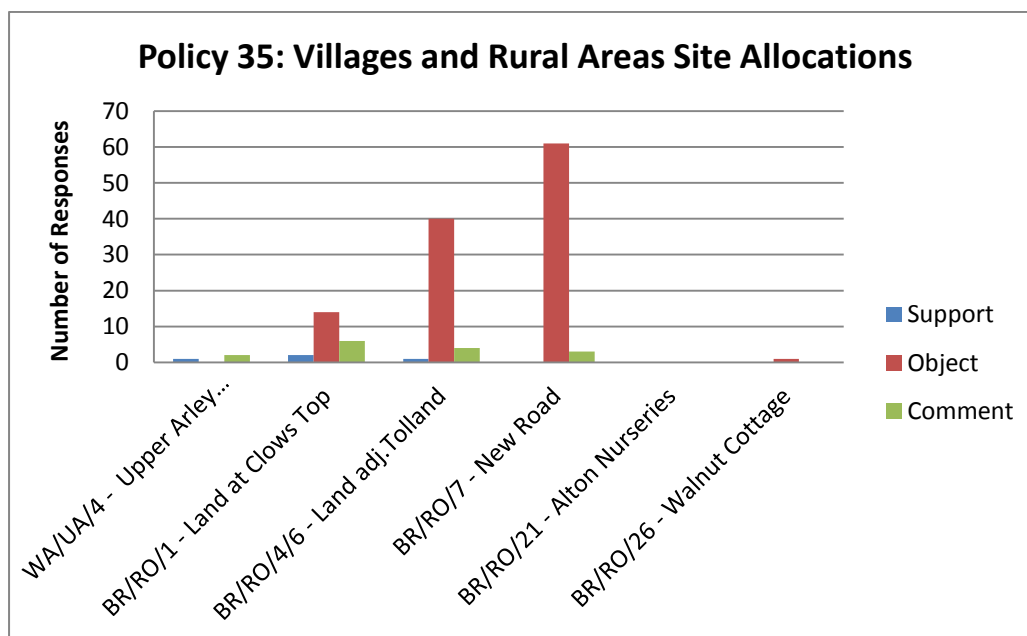
Policy 34 – Previously Developed Sites in the Green Belt

A total of four comments were received to this section. A summary of responses and Officer Comments for Section 34 can be found at Appendix 3a of this document.

Policy 35 – Villages and Rural Areas Site Allocations

Site Ref	Site description	Support	Object	Comment
Policy 35	-	2	6	7
Core Sites				
WA/UA/4	Allotments, Upper Arley	1	0	2
BR/RO/1	Land at Clows Top	2	14	6
BR/RO/4/6	Land adjacent Tolland, Far Forest	1	40	4
BR/RO/7	New Road, Far Forest (S)	0	61	3
BR/RO/21	Alton Nurseries, Long Bank	0	0	0
BR/RO/26	Walnut Cottage, Bliss Gate	0	1	0
Option B Sites				
BR/RO/7	New Road, Far Forest (N)	0	61	3

The following graph indicates the level of support, objection or comments received for the proposed Villages and Rural Areas site allocations.



LOCAL PLAN REVIEW – PREFERRED OPTION CONSULTATION - CALL FOR SITES

There were 51 sites formally submitted during the Preferred Options consultation.

Location	Current Land Designation	HELAA Ref.	Officer Comments
KIDDERMINSTER			
East Field, Bewdley Hill	Green Belt	Part BHS/21	Any development would encroach into strategic Green Belt gap between towns. Access possible from The Lea but would severely limits numbers. Lies on potential wildlife corridor linking areas of acidic grassland. Mitigation difficult.
Railway Corner, Stanklyn Lane	Green Belt	AS/9	Surface water flooding against embankment after heavy rain. Potential to bring forward if adjacent site (AS/10) is allocated.
Land off Ferndale Crescent	Green Belt	WA/KF/2	Would have unacceptable impact on open landscape and Green Belt and would not give easily defensible boundary to Green Belt.
164 & 165 Sutton Park Road	Greenfield	FPH/19	Could potentially bring forward very limited development if highways objections on visibility grounds can be overcome.
Football Ground and Stadium Close car park	Brownfield	AS/2 & AS/22	This is a sustainable and suitable location for residential development but is reliant on an alternative location being agreed for the Harriers with a viable business.
Harriers Training Ground	Green Belt	MI/37	If the built development is located immediately to the rear of Finepoint on the former golf driving range and Gilt Edge Social Club site and a viable business case is put forward and justification made for releasing relocation site from Green Belt, then these proposals could be supported.
Land at Low Habberley (Phase 1)	Green Belt	WA/KF/3	If a strong defensible boundary can be made, then this site could potentially be released from the Green Belt.
Land at Low Habberley (Phase 2)	Green Belt	WA/KF/3	Detrimental impact on openness of Green Belt. Would extend built development north of Habberley Road into open countryside. No strong defensible boundary at this location.
Land at Habberley Road, Kidderminster	Green Belt	WA/BE/13	Would extend built development into gap between Kidderminster and Bewdley; access near entrance to Habberley Valley. Detrimental visual impact and highways difficulties. Site lies between 2 known areas of acidic grassland. Site likely to function as wildlife corridor.
Severn Grove Shops, Rifle Range, Kidderminster	Brownfield	FPH/15	Currently allocated for redevelopment. If a viable scheme can be found, this site could still come forward.
Land off Selba Drive, Kidderminster	Greenfield	BHS/22	Sensitive site setting with rural views from existing Selba Drive properties and mature trees contained within a remnant historic field

LOCAL PLAN REVIEW – PREFERRED OPTION CONSULTATION - CALL FOR SITES

Location	Current Land Designation	HELAA Ref.	Officer Comments
			boundary. Well-used open space. Should not be developed.
Wolverley Camp, Brown Westhead Park	Green Belt	WFR/WC/20	Highly sensitive site – development would have detrimental impact on mature woodland and be contrary to dispersed settlement patterns seen to north of Wolverley Road.
North of Marlpool Estate, Wolverley Road	Green Belt	FHN/7	Borders a sensitive rural landscape and greenbelt corridor between Kidderminster and Fairfield. The northern woodland should be retained and enhanced as screening and the B4190 buffered. Allocate as Reserved Housing Site to be brought forward in a future Local Plan if required.
Land off Mill Lane (Fairfield)	Green Belt	WFR/WC/21	Any development would be limited by access from Mill Lane (private road). Could allocate for around 6 dwellings on eastern paddock as a Reserved Housing Site.
Lea Castle (Strong Farms)	Green Belt	WFR/WC/39	Site would be highly sensitive to development due to its intact rural character, topography, impact on the setting of mature woodland character. Built development will impose substantial harm to landscape character.
Stour Corridor (Strong Farms)	Green Belt	WFR/WC/40	Very sensitive landscape with setting of canal and local wildlife sites. Potential for ecological harm from large-scale dredging.
Hayes Road, Wolverley ADR	Greenfield	WFR/WC/23	Existing Area of Development Restraint owned by Wyre Forest Community Housing. Potential to bring forward for housing in 2 distinct blocks working with gradient.
Land off Lowe Lane, Fairfield ADR	Greenfield	WFR/WC/22	Potential to bring forward part of this existing Area of Development Restraint for housing – treat as extension to affordable housing development at Attwood Close.
Land south of Fairfield Lane (off Franche Rd)	Green Belt	WFR/WC/38	This site will encroach into a sensitive landscape within the Honey Brook corridor. The scale of the proposed development would harm landscape and also reduce strategic gap between Kidderminster and Fairfield. Development would be very prominent.
Land south of Cookley	Green Belt	WFR/WC/13	Very sensitive to development due to open views to the south, impact on the setting of mature woodland character and high risk of coalescence between Kidderminster and Cookley.
Land adjacent to Hurcott Kennels, Kidderminster	Green Belt	WFR/WC/35	A sensitive site that will impact on the setting of Wood House and Woodhouse Farm. Land to the south of A451 should be kept open to protect setting of Hurcott village, wood and pools.

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Location	Current Land Designation	HELAA Ref.	Officer Comments
Rock Tavern Car Park, Caunsall	Green Belt / Brownfield	WFR/WC/36	Potential for small infill development at this junction. Surface water flooding issues will need to be addressed.
Land at Gaymore Farm, Cookley	Green Belt	WFR/WC/5	Significant impact to the setting of Gaymore Farm and the historic character of dispersed settlement.
Land at Caunsall Road	Green Belt	WFR/WC/37	Wayside frontage development would be possible at this location to fit in with settlement pattern.
Land at Wolverhampton Road (2 parcels)	Green Belt	WFR/WC/16	This is a very open, rural landscape currently distinct from the northern suburban fringe of Kidderminster. Development of any part of this site will result in a substantial impact to the landscape character.
Land north of Stone Hill	Green Belt	WFR/ST/3 (majority)	Highly sensitive rural landscape that should not be developed in order to protect and to maintain the visual rural character of the western approach towards Kidderminster and the setting of Glebe House / Farm and the western edge of Stone, which is a very low density dispersed settlement character.
Land west of Stanklyn Lane	Green Belt	WFR/ST/4	The woodland corridor and setting of Stanklyn Lane are vulnerable to the impact of development here.
Land north of Birmingham Road	Green Belt	WFR/CB/6	Development will affect the character and setting of Hurcott Lane and Hurcott Hall Farm. The character of the western approach to Kidderminster will be affected.
Extension to land at Stone Hill North	Green Belt	WFR/ST/10	Development of this site would represent major encroachment into open rural landscape.
STOURPORT-ON-SEVERN			
Yew Tree Walk, Stourport	Green Belt / Brownfield	AKR/18	Any development should be kept to the plateau of made land only with woodland retained to help screen development from across River Severn. Additional landscaping will be required.
Queens Road shops, Stourport	Brownfield	AKR/10	This is an existing allocation and should be retained. Unused land will be brought back into beneficial use.
School site Coniston Crescent	Green Belt / Brownfield	MI/38	Opportunities to buffer and enhance the boundaries to provide screening of the development. Existing trees should be enhanced to develop a buffer between the development and Coniston Crescent that will also enhance urban GI.
Firs Yard Wilden Lane	Green Belt	MI/36	Much of site is affected by flooding so all pitches will need to be positioned adjacent Wilden Lane entrance.

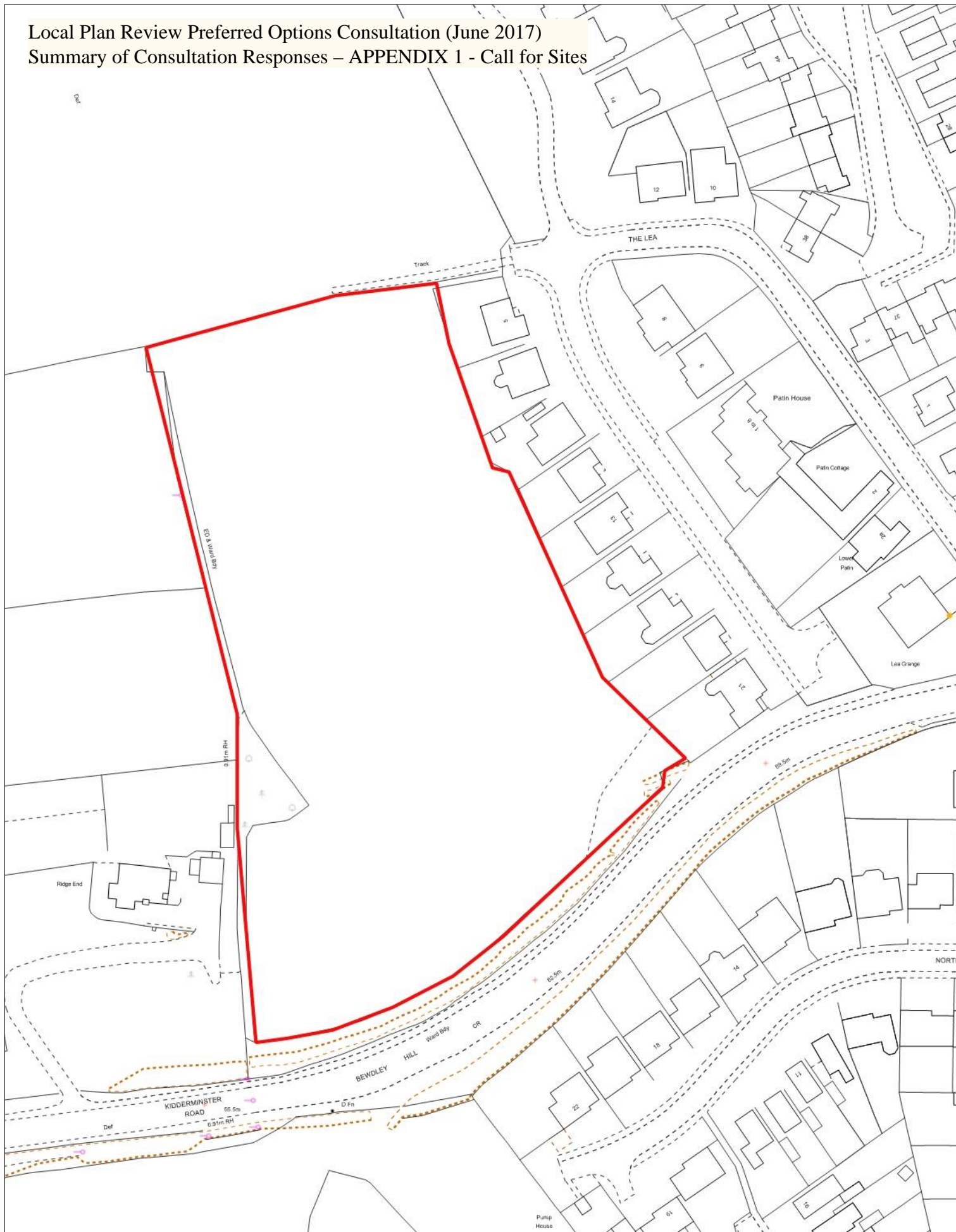
LOCAL PLAN REVIEW – PREFERRED OPTION CONSULTATION - CALL FOR SITES

Location	Current Land Designation	HELAA Ref.	Officer Comments
Land at Wilden Top	Green Belt	MI/20	Not considered suitable for development as would have detrimental effect on open rural landscape and setting of 19 th century houses along historic former roadway. Not a sustainable location.
Land at Areley Common, Stourport (mostly in Malvern Hills DC)	Greenfield	AKR/13	Application refused. Main reasons – unallocated site in open countryside; adverse impact on landscape. Surface water discharge problem. Majority of site falls within Malvern Hills DC. Transport issues also likely this side of River Severn.
BEWDLEY			
Land off Snuff Mill Walk, Bewdley	Greenfield	BR/BE/15	Site drains into Snuff Mill Brook system which is at capacity. Complex topography, hydrology and biodiversity issues. Listed Building adjacent site. Steeply sloping site. Not suitable
Crundalls/Hoarstone Lane	Green Belt	WA/BE/14	Landscape impact; potential biodiversity issues. Impact on setting of nearby heritage assets. Impact on openness of Green Belt as no housing development on this side of lane. Site at higher level than housing opposite.
Grey Green Lane, Bewdley	Green Belt	WA/KF/1	Flood storage area on northern section of site. Potential to develop small part of site to rear of former school site with access from Arlington Court. Propose as Reserved Housing Site for future development beyond plan period.
The Lakes, Dry Mill Lane	Greenfield	Part of BR/BE/10	Development of this site will impose substantial harm to the historic setting of Bewdley and Wyre Forest. Appeal dismissed.
Northwood Lane, Bewdley	Greenfield	WA/BE/4	Poor access, amenity issues for future residents as immediately below SVR and possible overlooking issues for existing bungalows opposite.
VILLAGES AND RURAL			
Oxleys, Clows Top	Greenfield	BR/RO/27	Open pasture land – outside of village. Drainage issues- would require connection to Rock pumping station. Poor access and not considered a sustainable location.
Land at Pound Bank	Greenfield	BR/RO/14	Remote from settlement. Other more sustainable sites available in Parish.
Adjacent Wain House, Lye Head	Greenfield	BR/RO/29	Too small and remote. Adjacent Gladderbrook. Not sustainable location.
Fingerpost Cottage, Callow Hill	Greenfield	BR/RO/30	Adjacent to SSSI and poor access. Highways safety issues near junction. Severe biodiversity constraints.
Rectory Lane, Rock	Greenfield	BR/RO/22	Potential issues with surface water discharge need to be overcome. Look to amend settlement boundary to allow for limited

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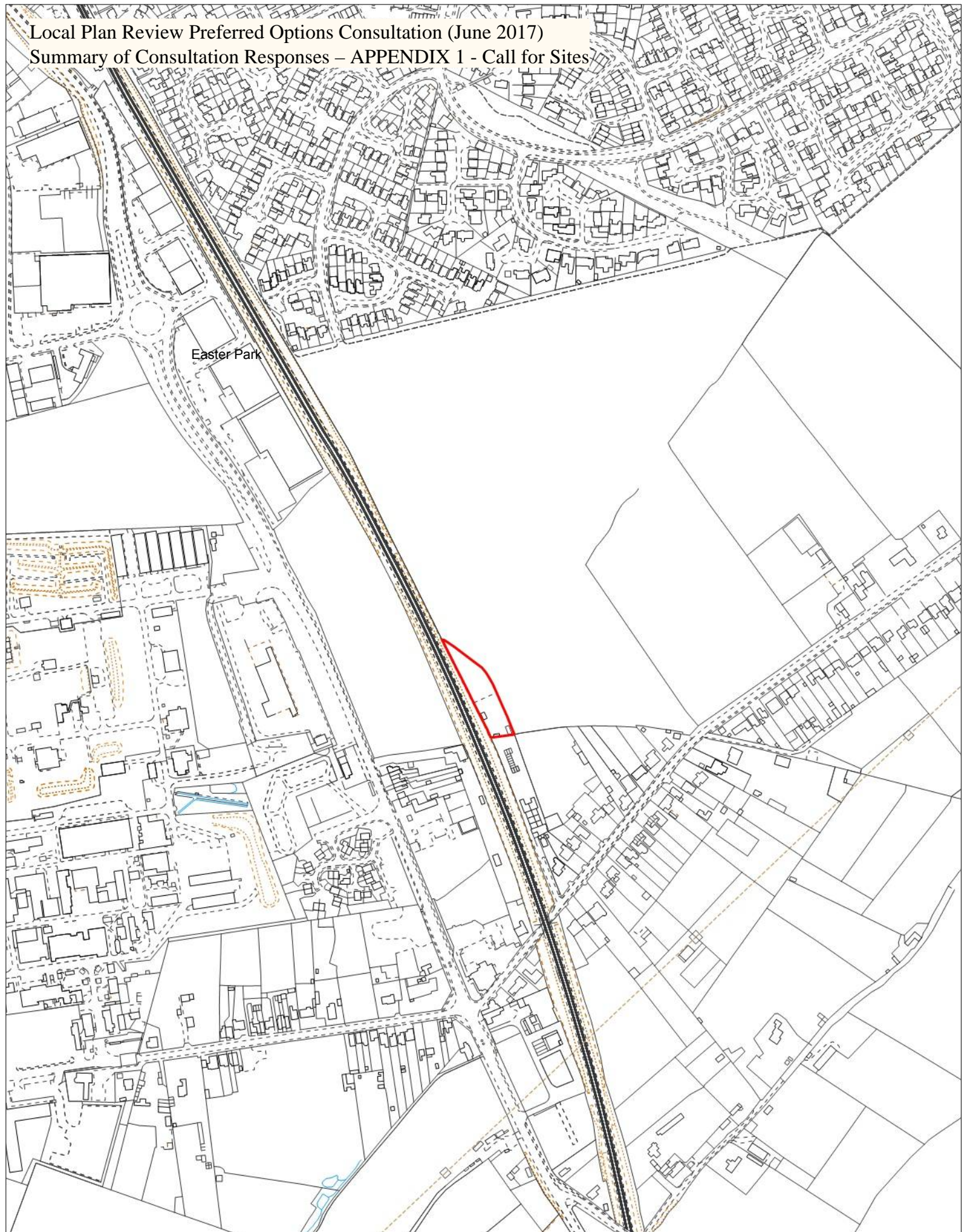
Location	Current Land Designation	HELAA Ref.	Officer Comments
			development at this site.
Hill House Farm, Arley Lane, Shatterford	Green Belt	WA/UA/5	Site slopes down towards stream running along boundary. Not considered to be sustainable location. Open landscape. Site at much lower level than ex-council houses opposite. Adverse impact on openness of Green Belt as limited development on this side of lane.
Station Yard, Blakedown	Brownfield	WFR/CB/2	Not considered suitable for housing on amenity grounds. Potential site for station parking.
Cursley Distribution Park	Green Belt / Brownfield	WFR/ST/9	Not considered a sustainable location for residential development. Allocate as a Previously Developed Site in the Green Belt for employment.
Adj. Bentley Grove Mustow Green	Green Belt	WFR/CC/11	Would extend development away from Mustow Green into open countryside characterised by scattered farmsteads and large dwellings. Adverse impact on openness of Green Belt and setting of adjacent Listed Building.
Adj. Chaddesley Corbett School	Green Belt	WFR/CC/10	Substantial surface water flow through site after heavy rains. Remote from other residential development and would not be in keeping with settlement pattern.
Adj. Red Lion Court, Bridgnorth Road, Arley	Green Belt / Brownfield	WA/UA/6	Small former car park to pub which has been redeveloped for housing (in Shropshire). Allocate for 2 dwellings.
Land at Fold Farm, Chaddesley	Green Belt	WFR/CC/8	Small paddock on edge of Conservation Area. Potential to release for small elderly person bungalow scheme.

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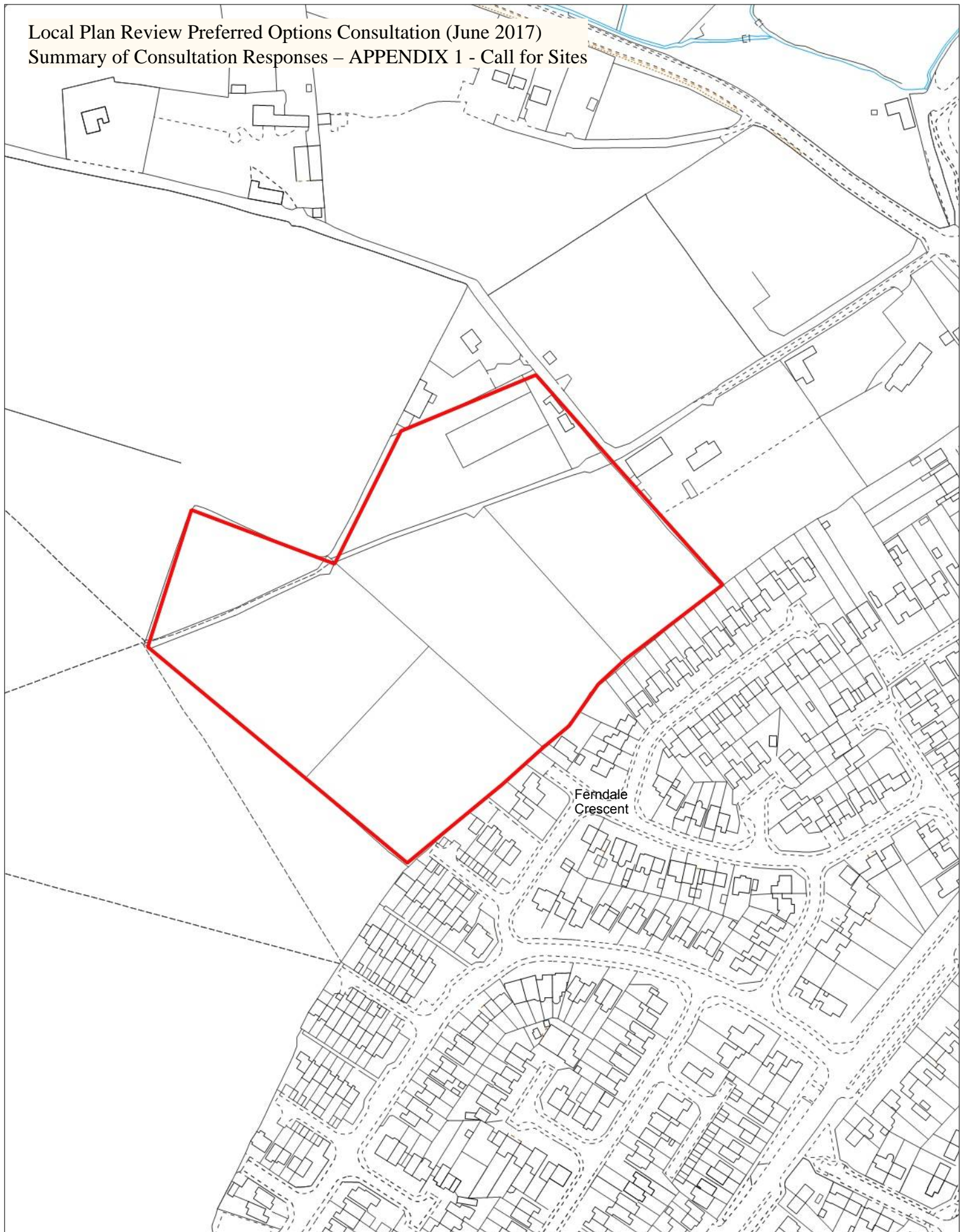


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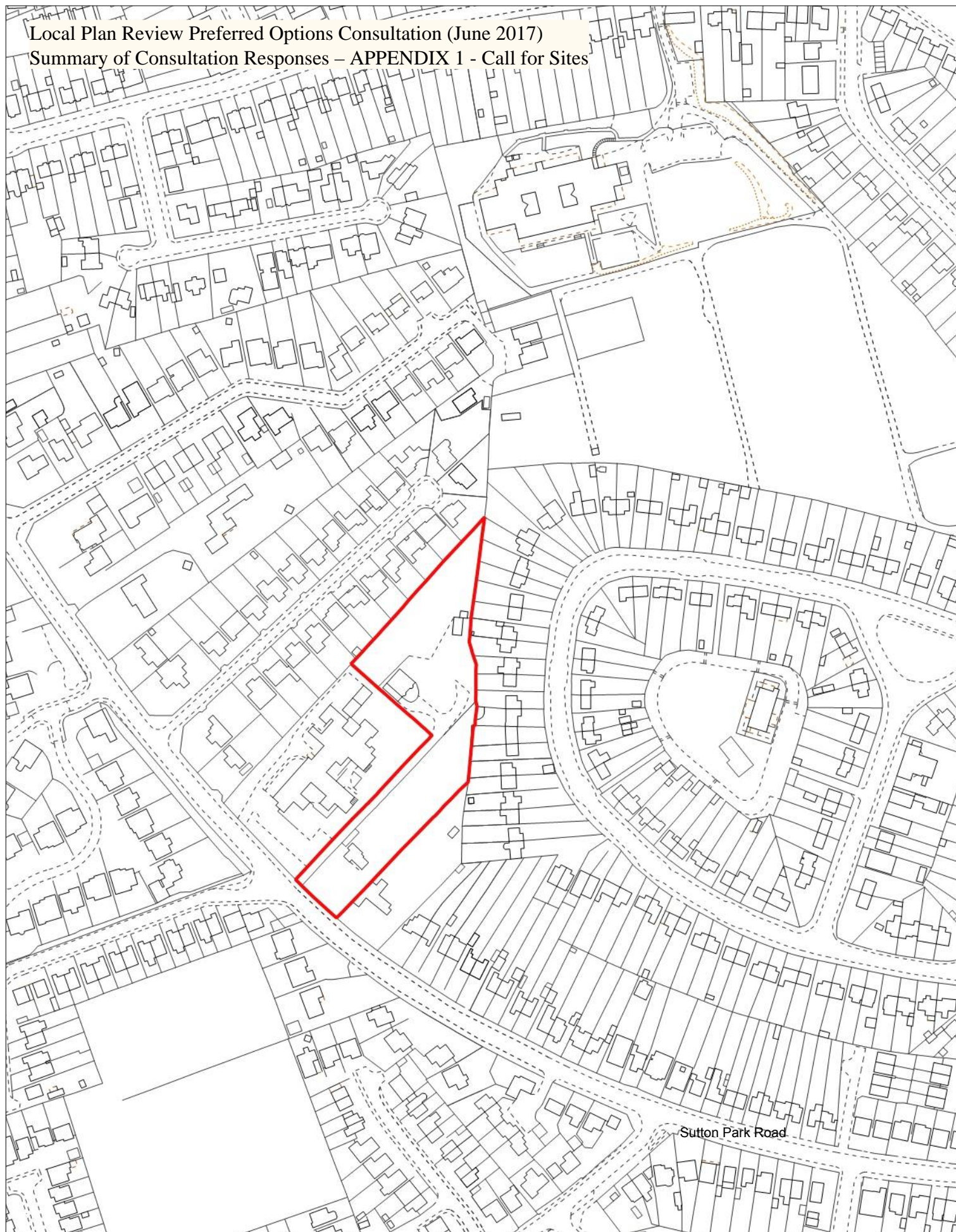


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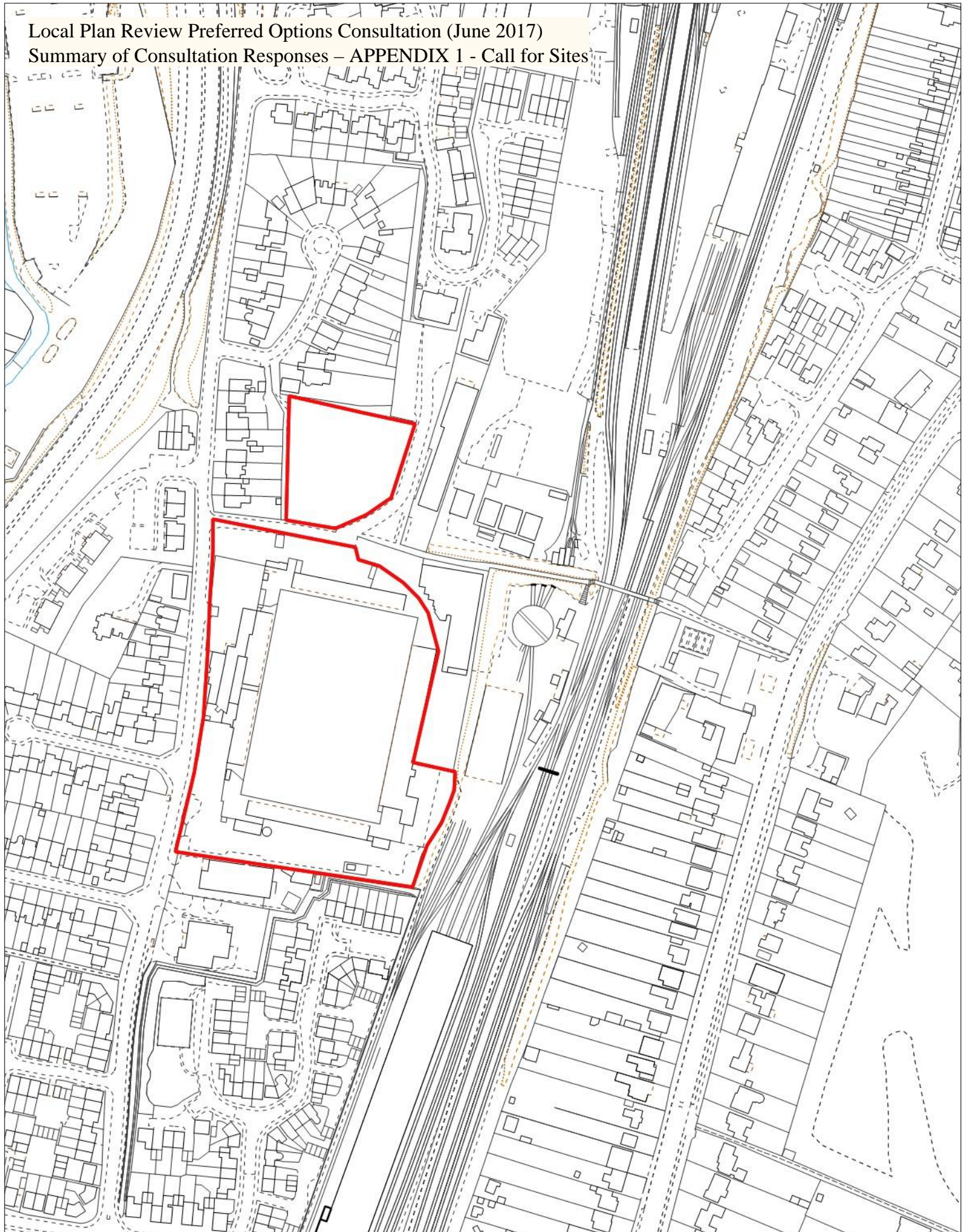


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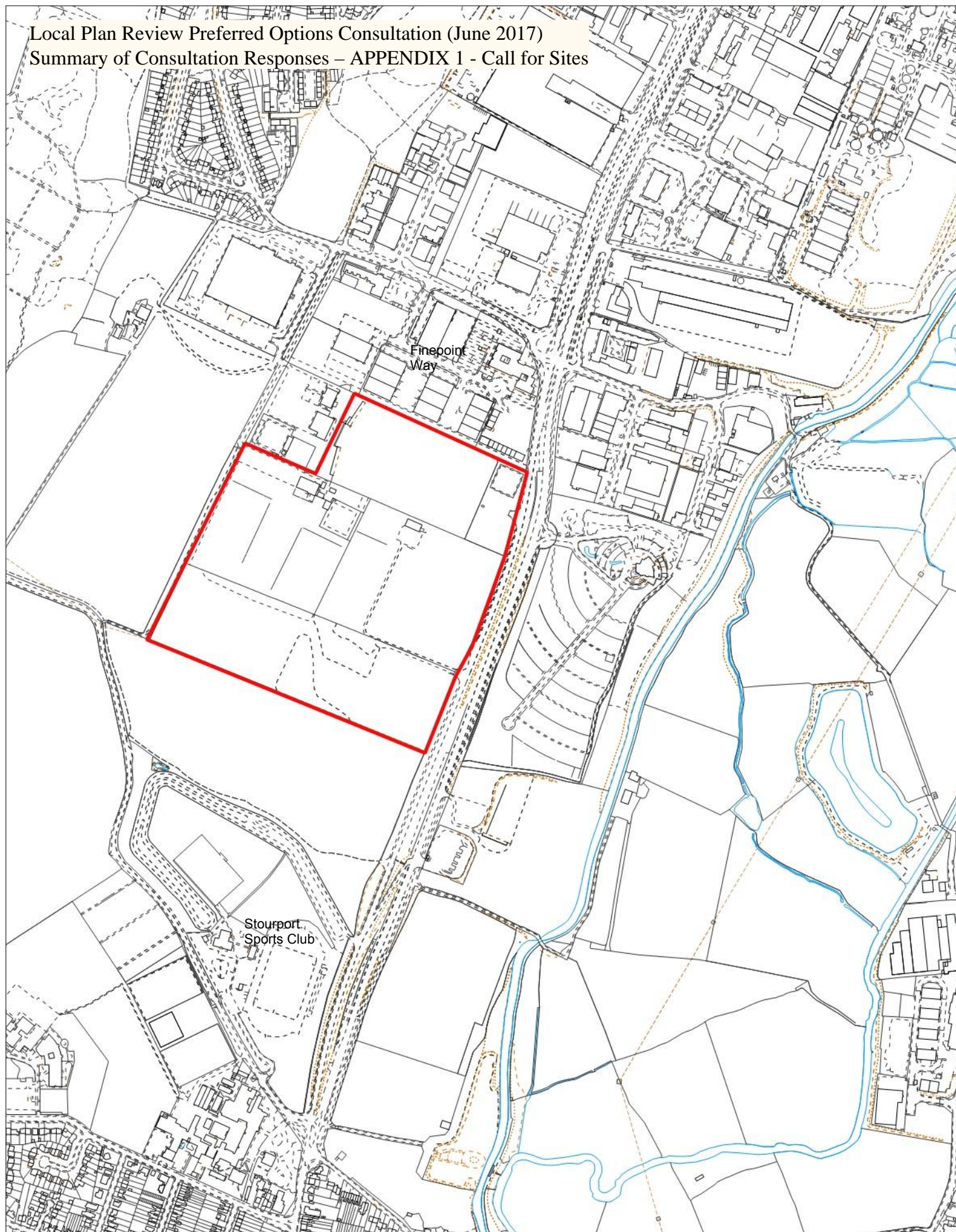


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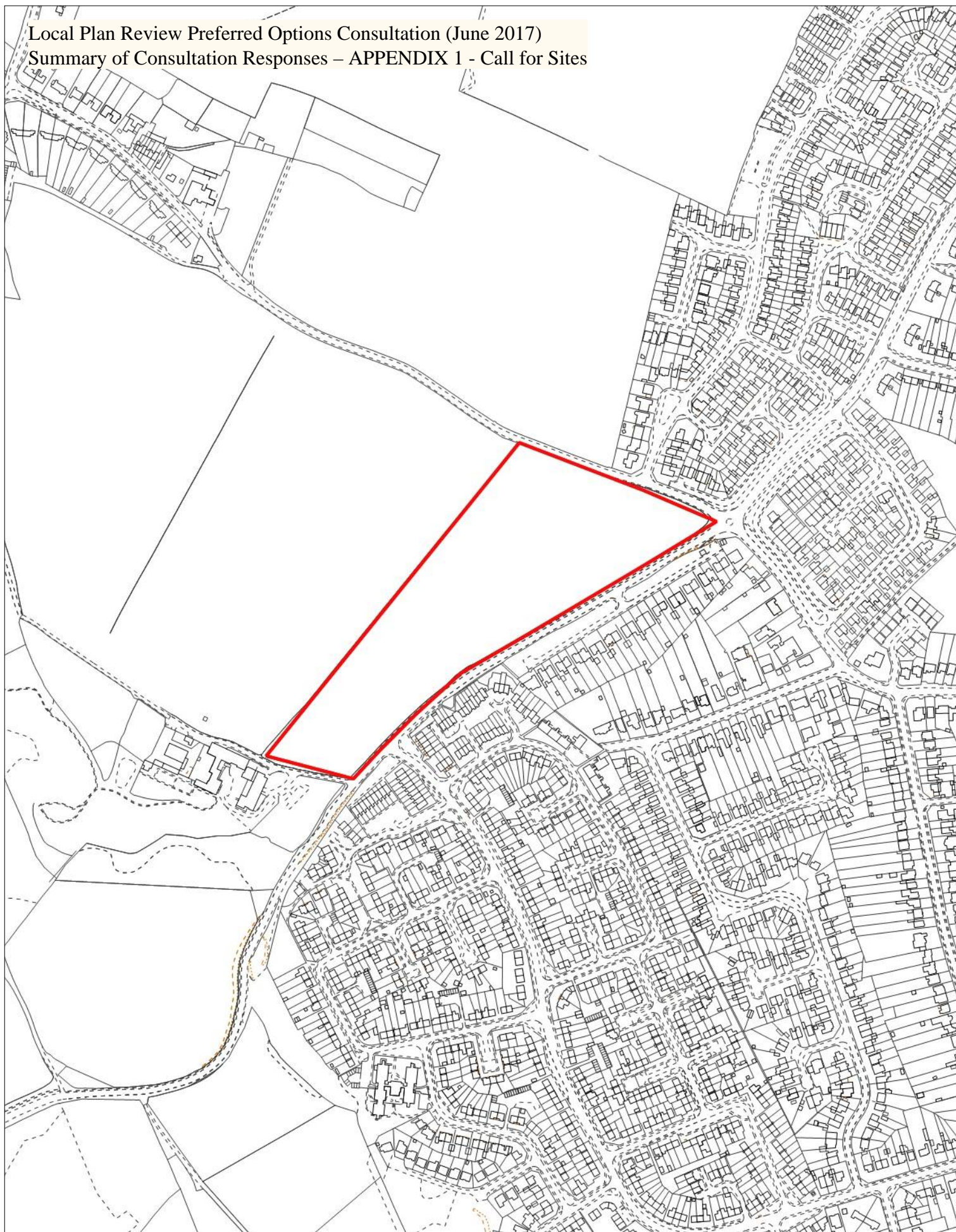


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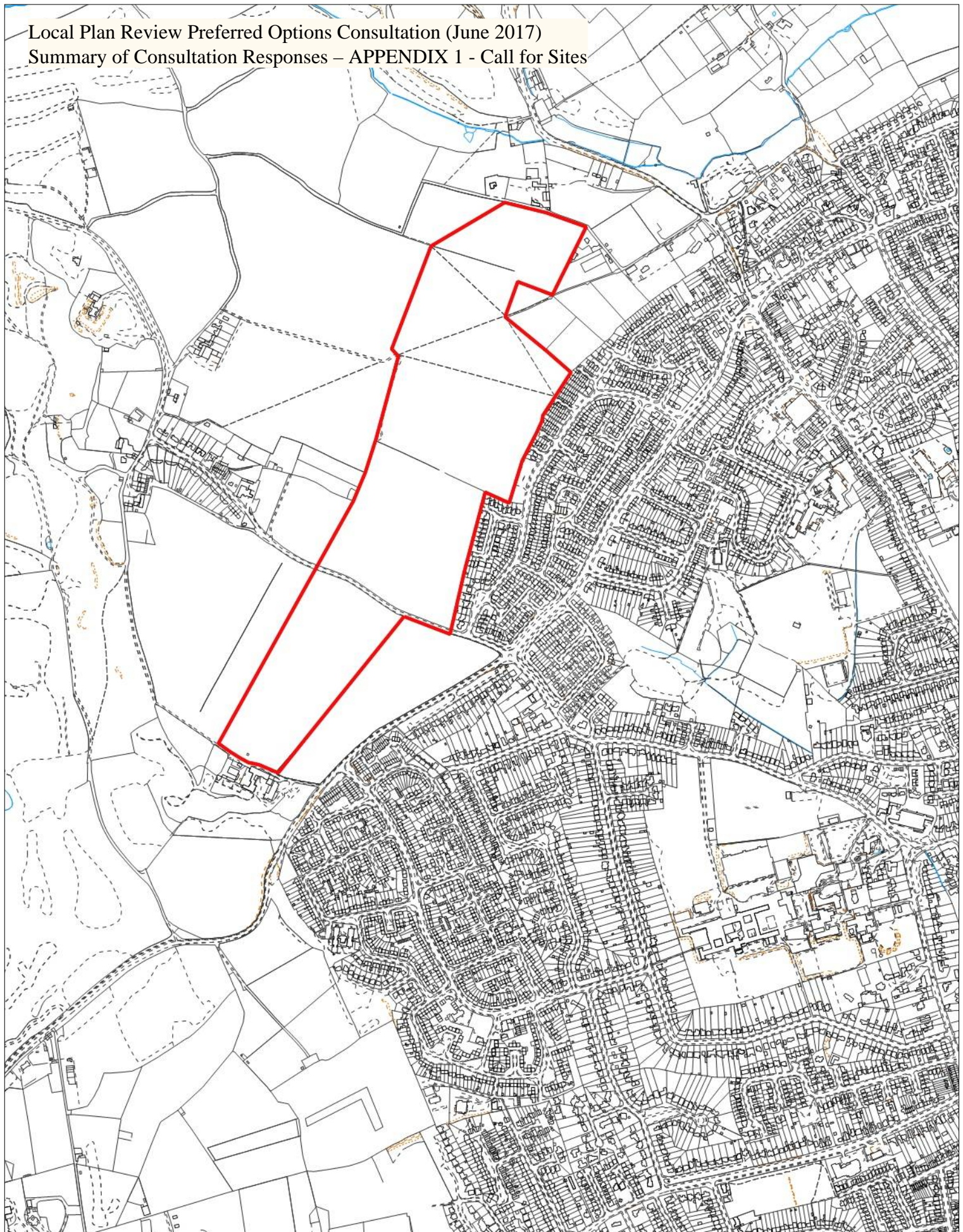


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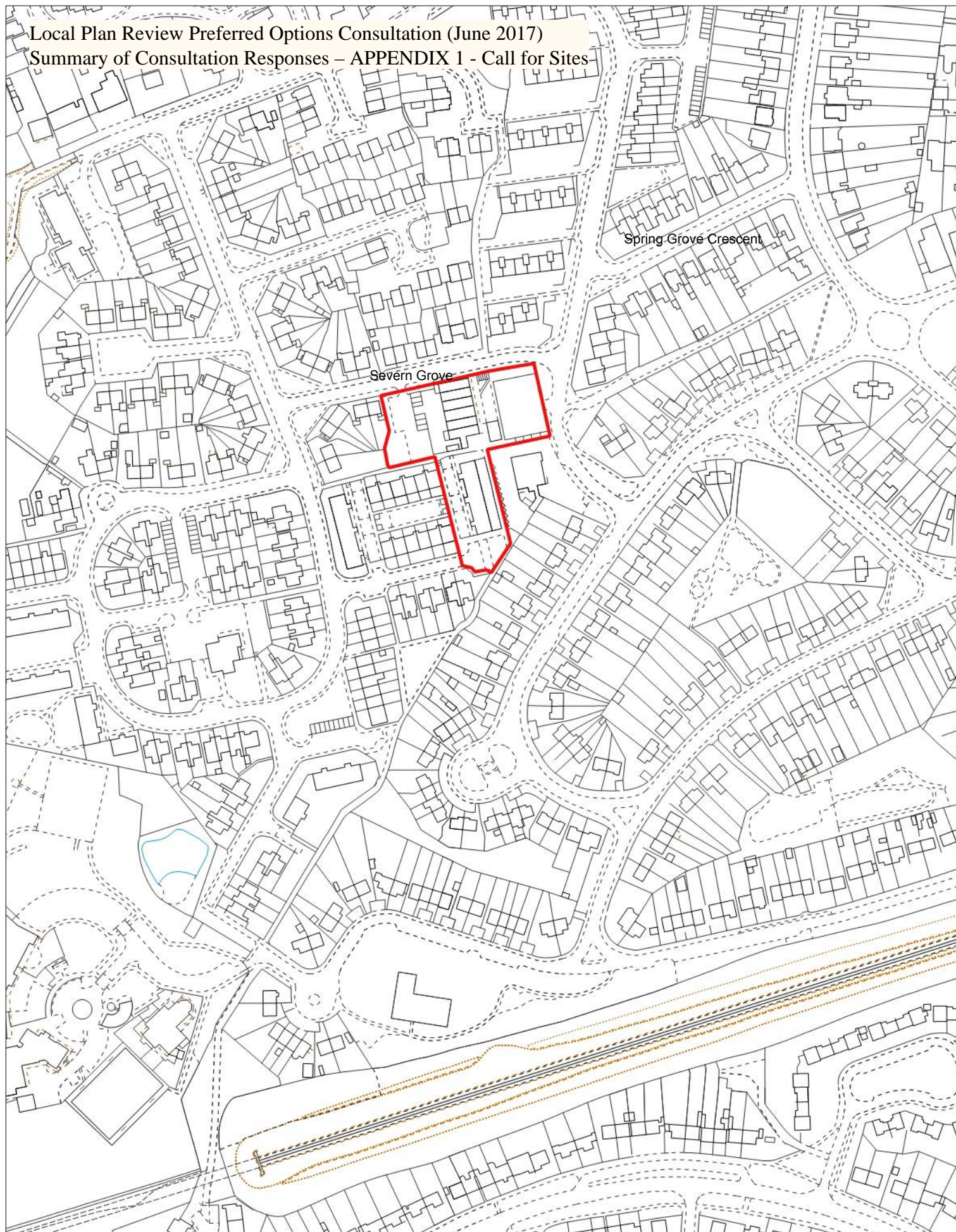
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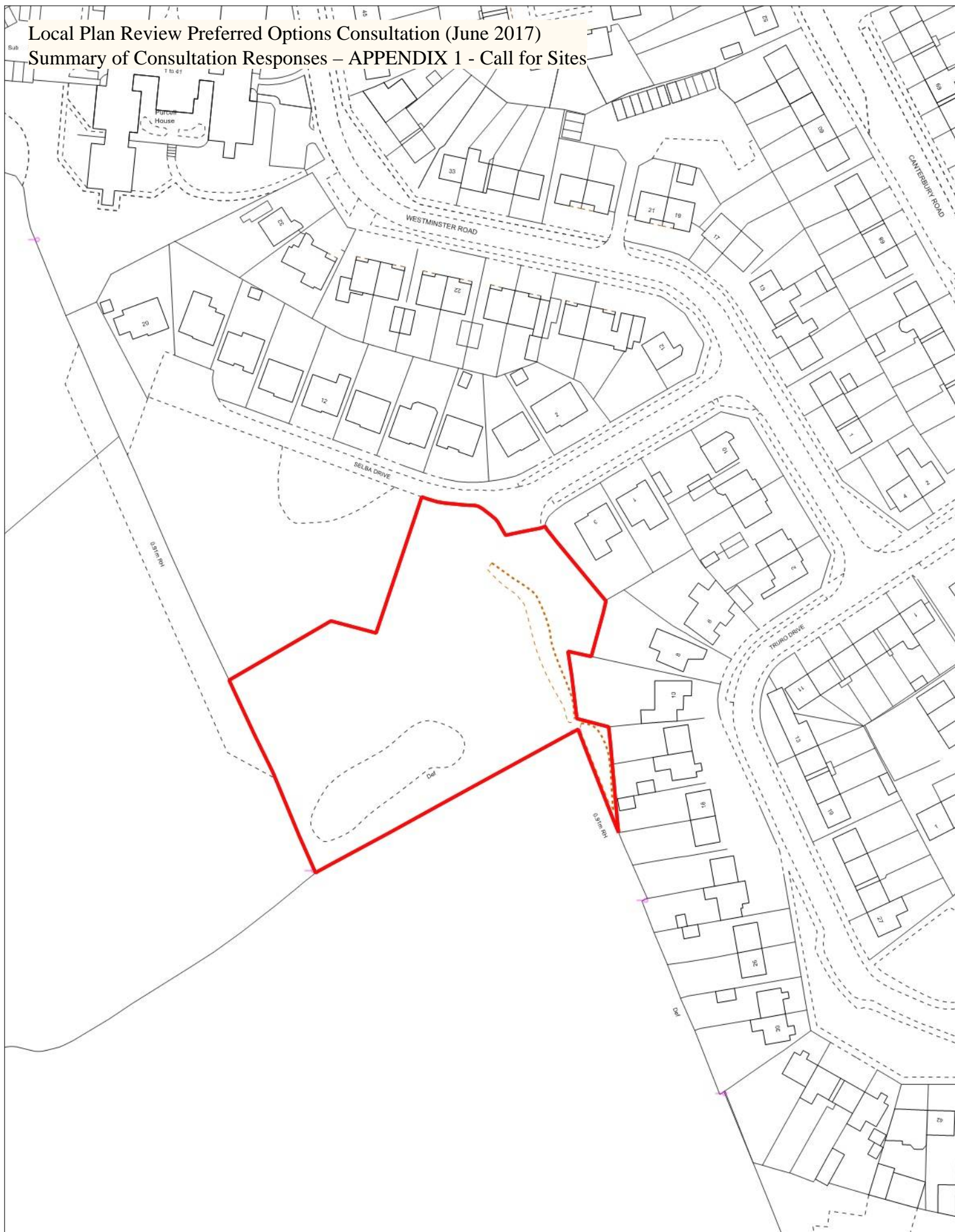


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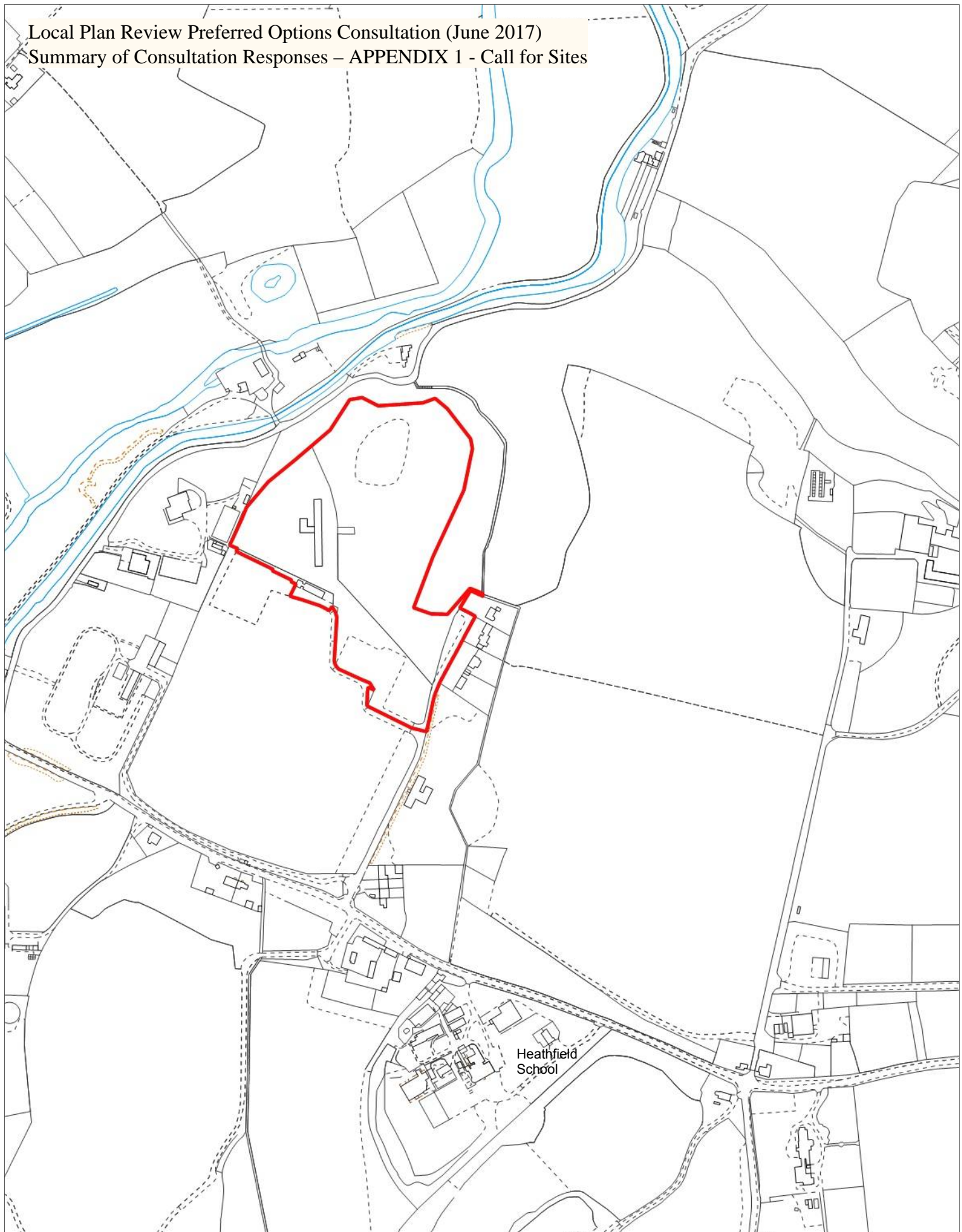


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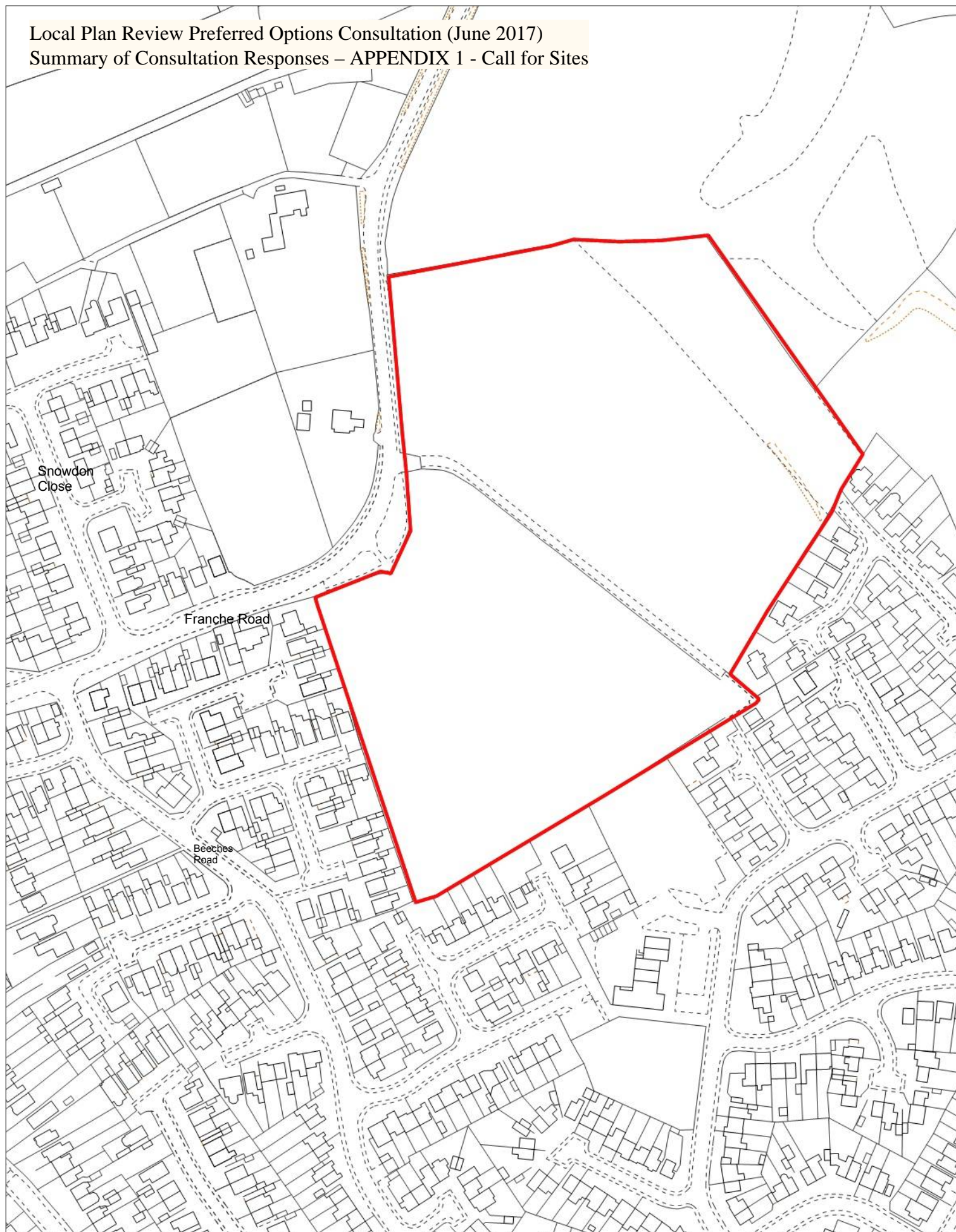


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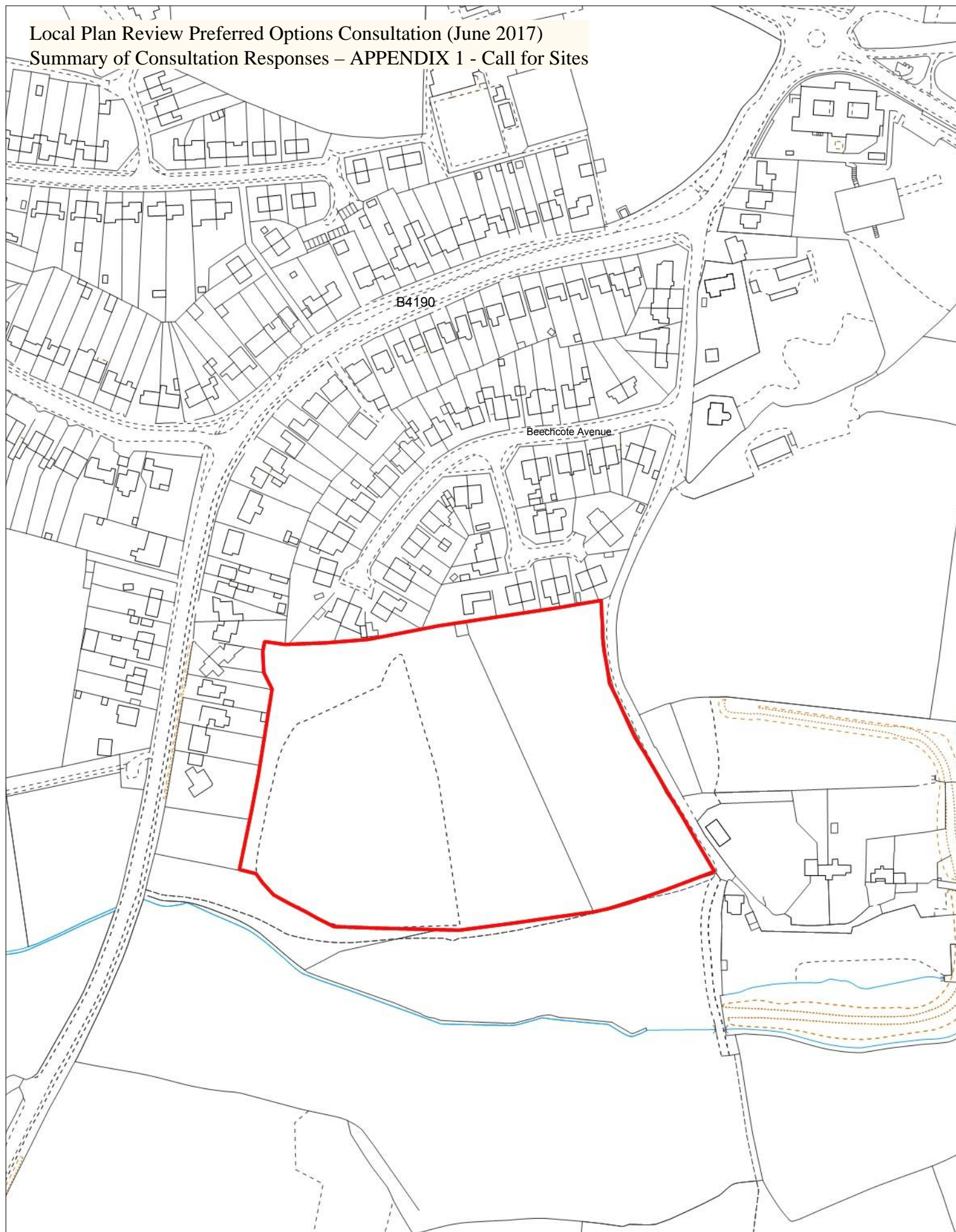


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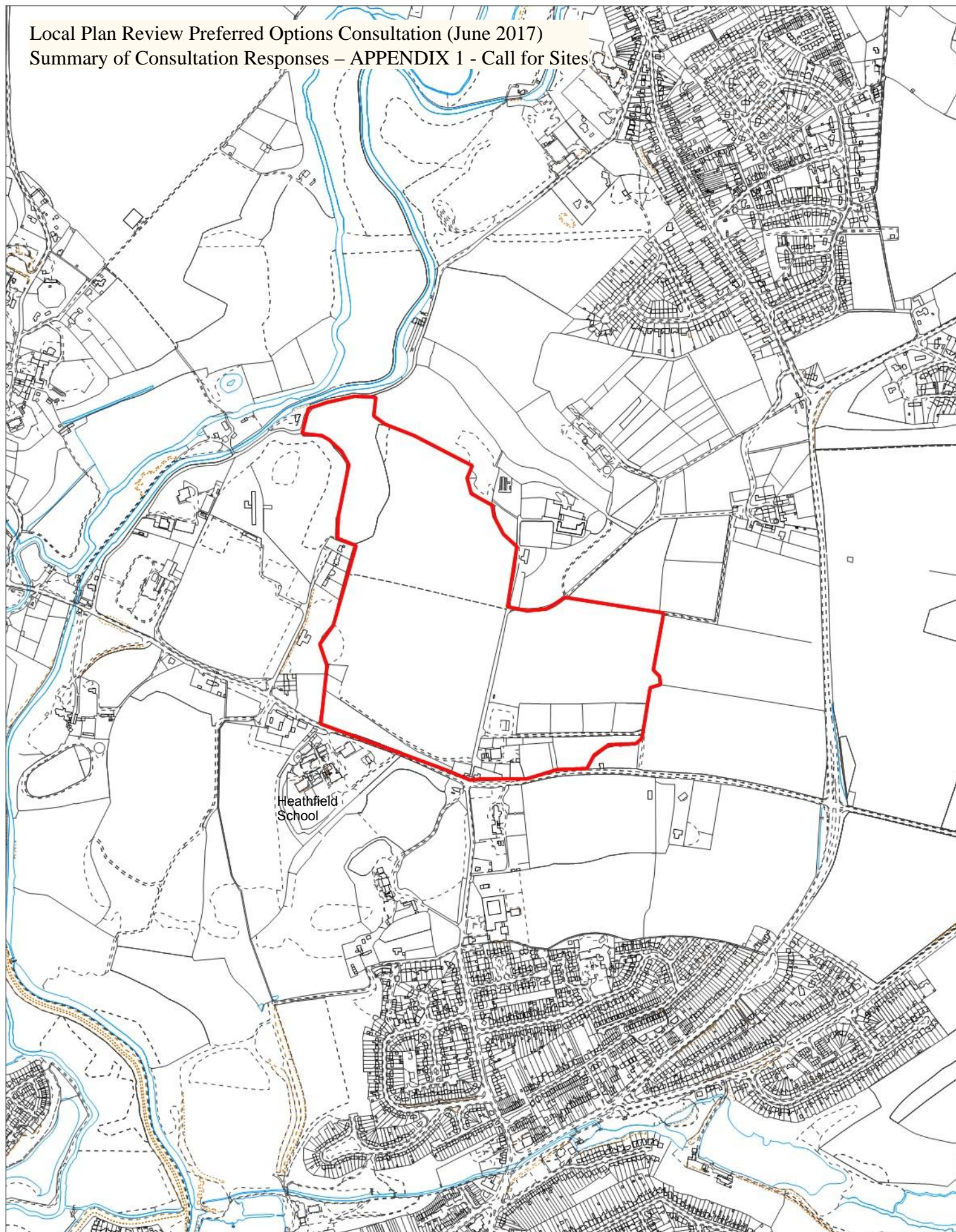


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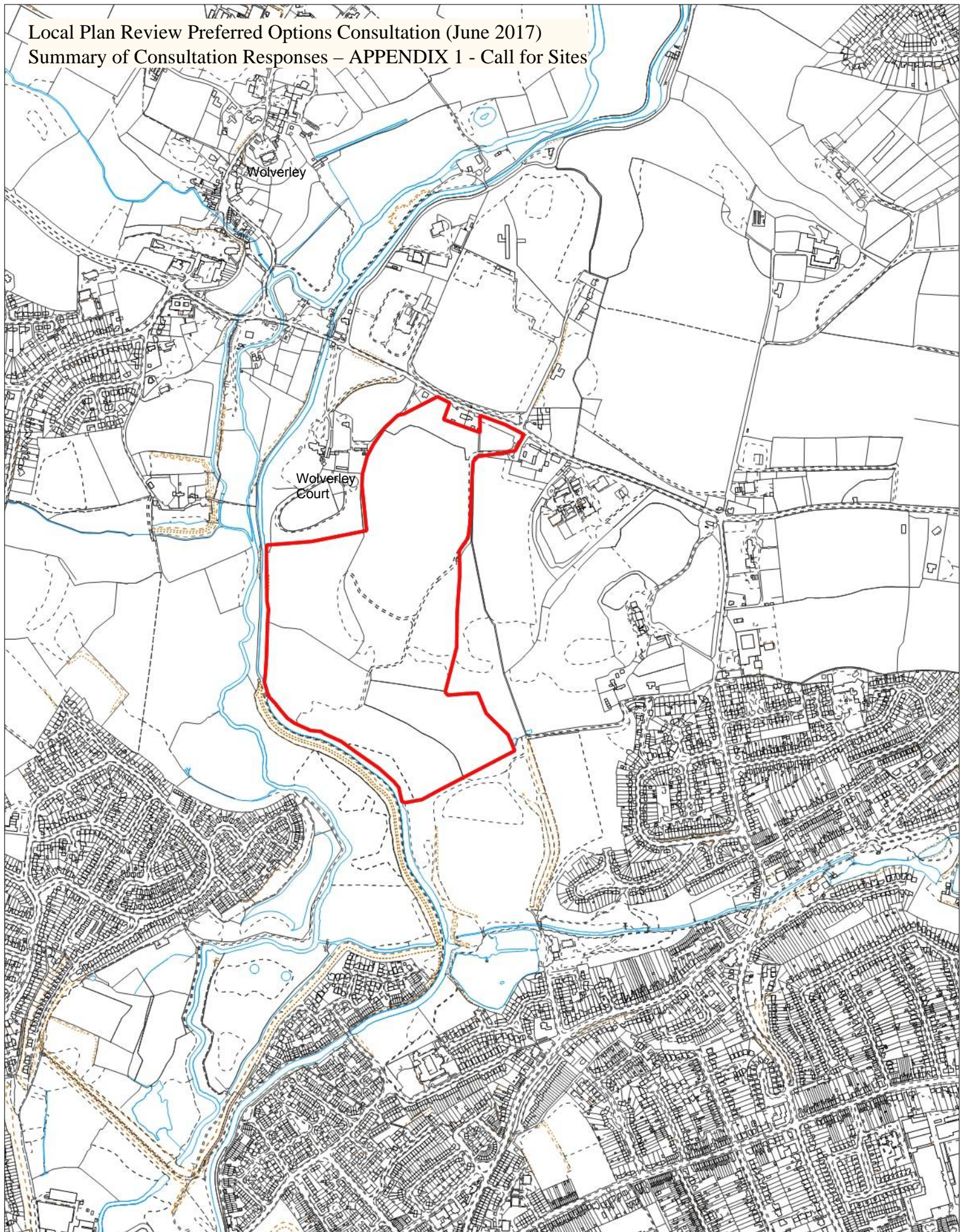


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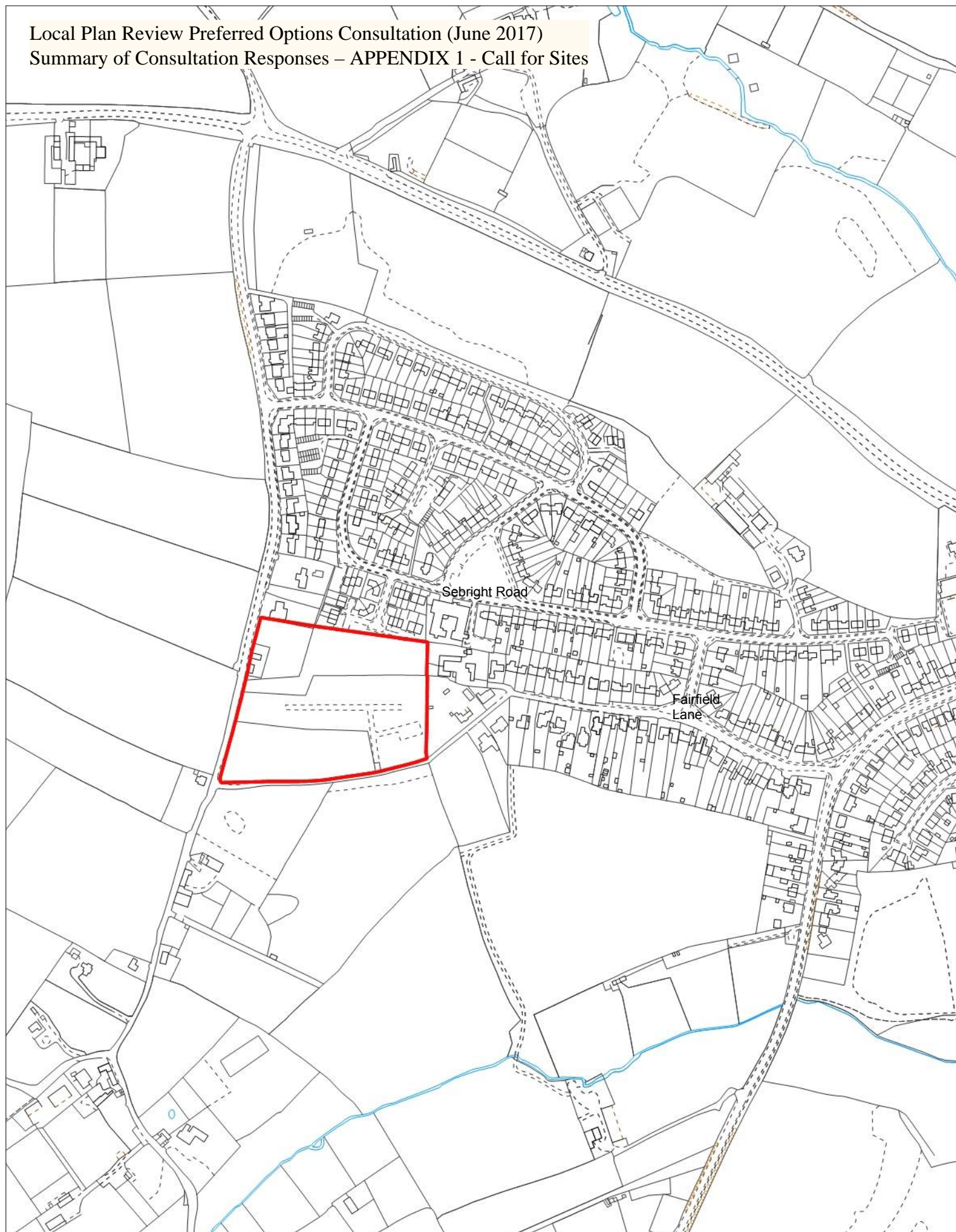


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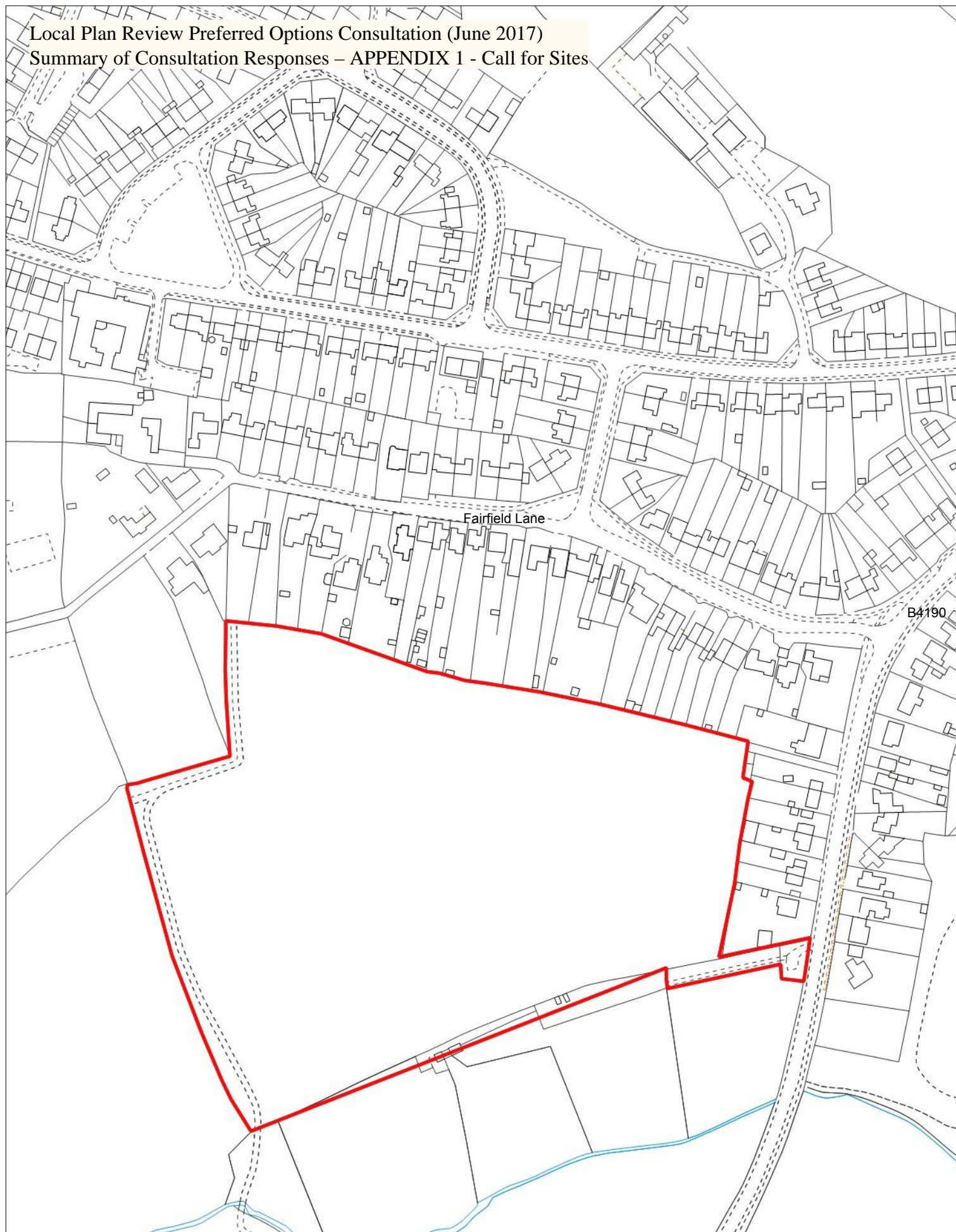


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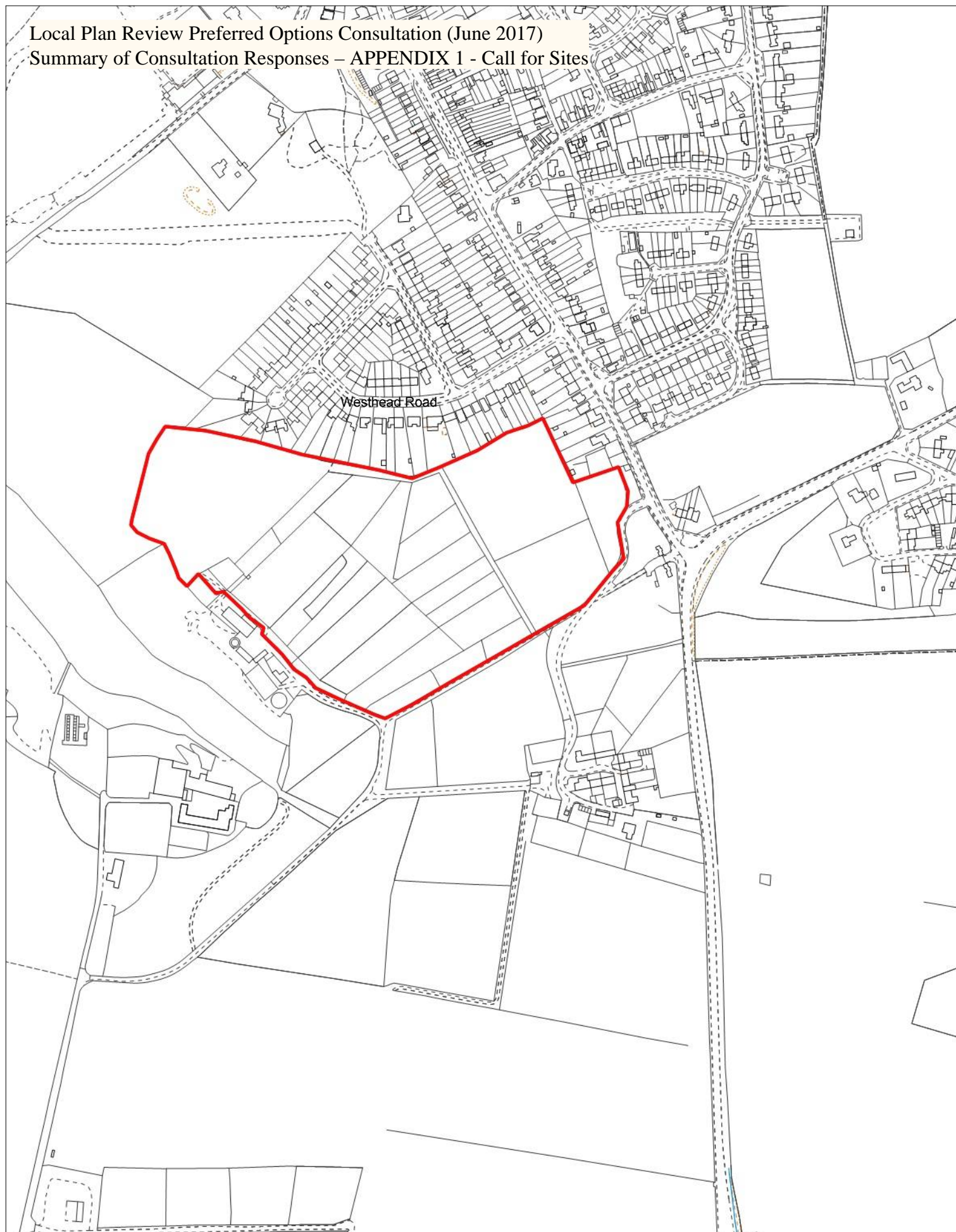


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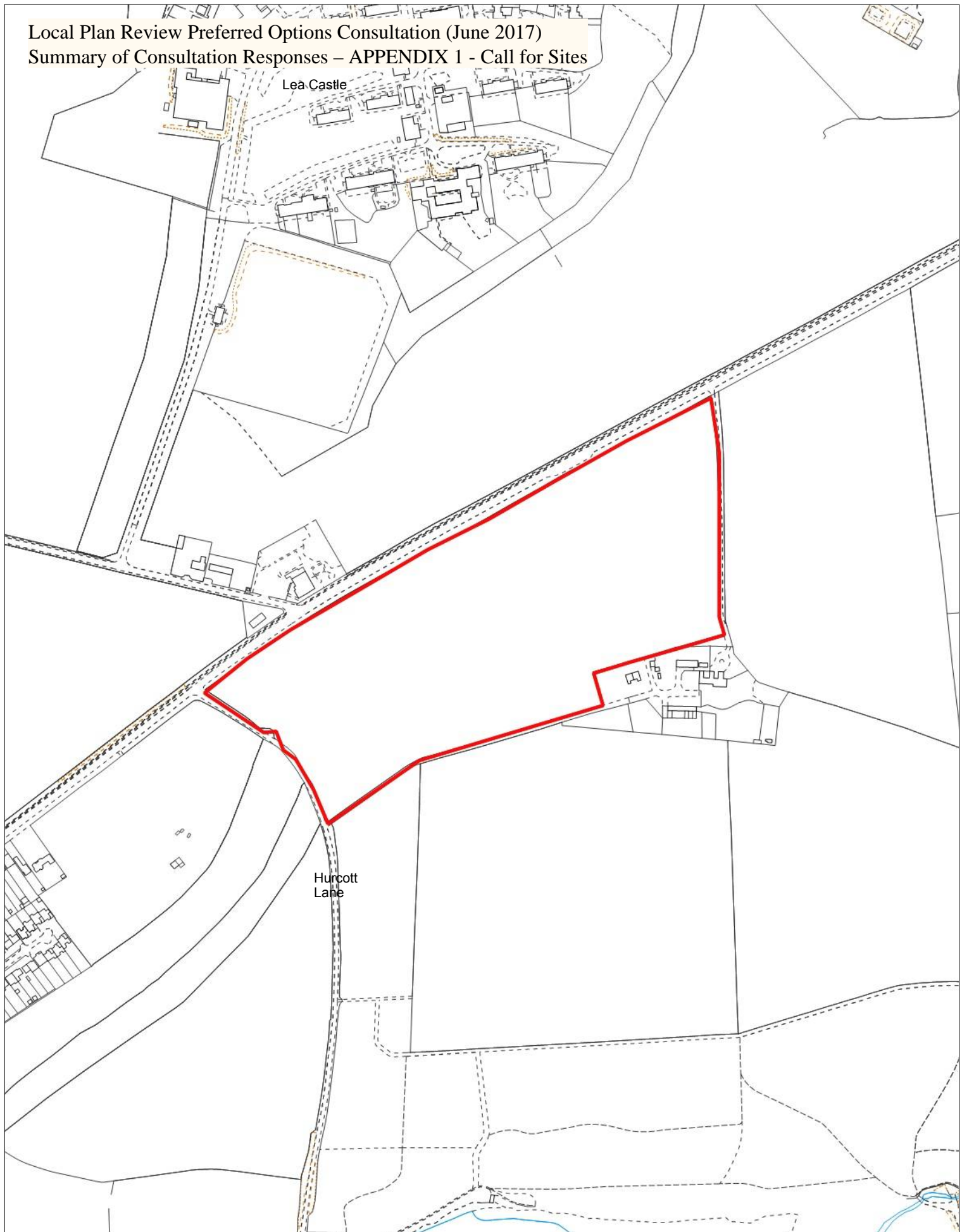


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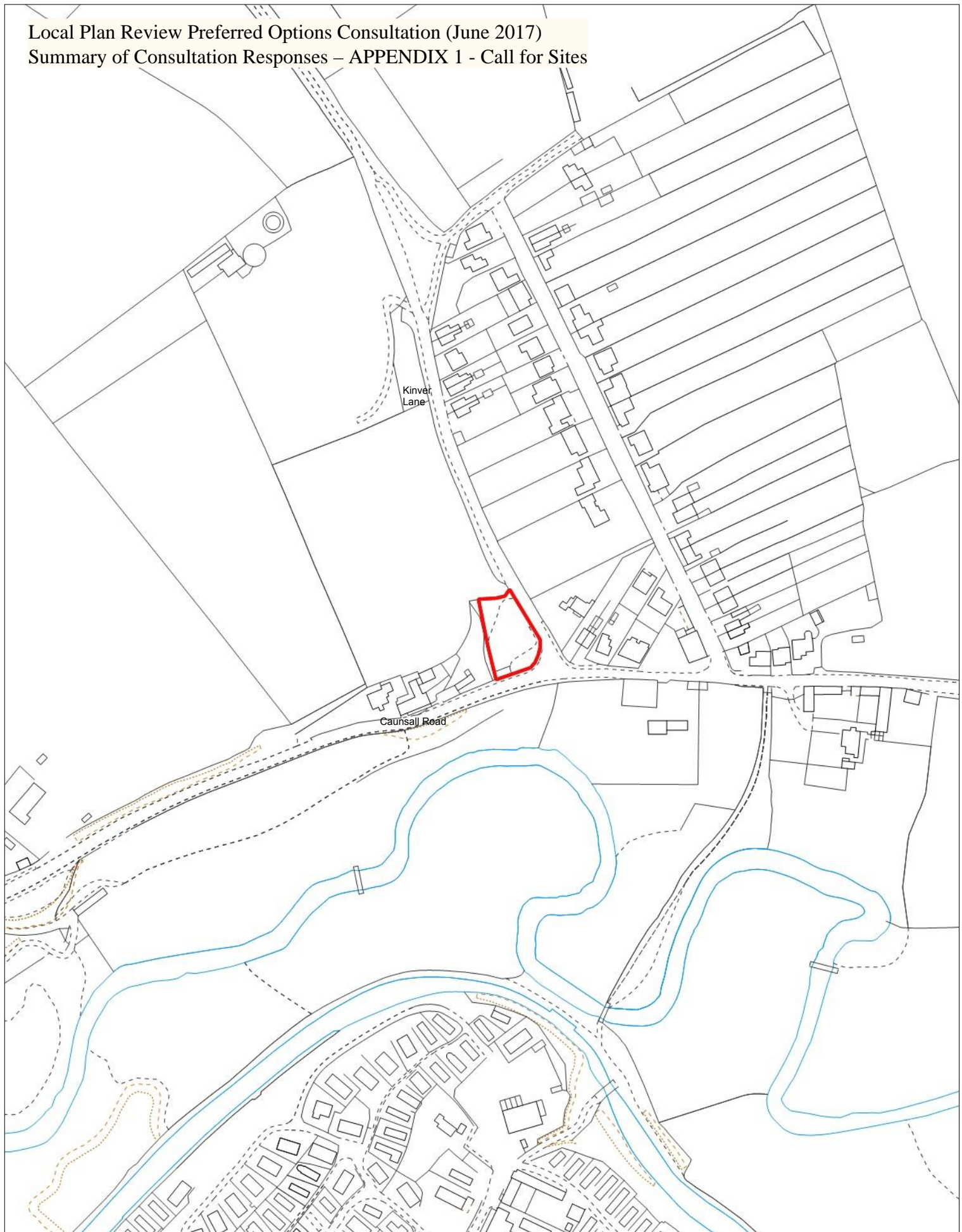


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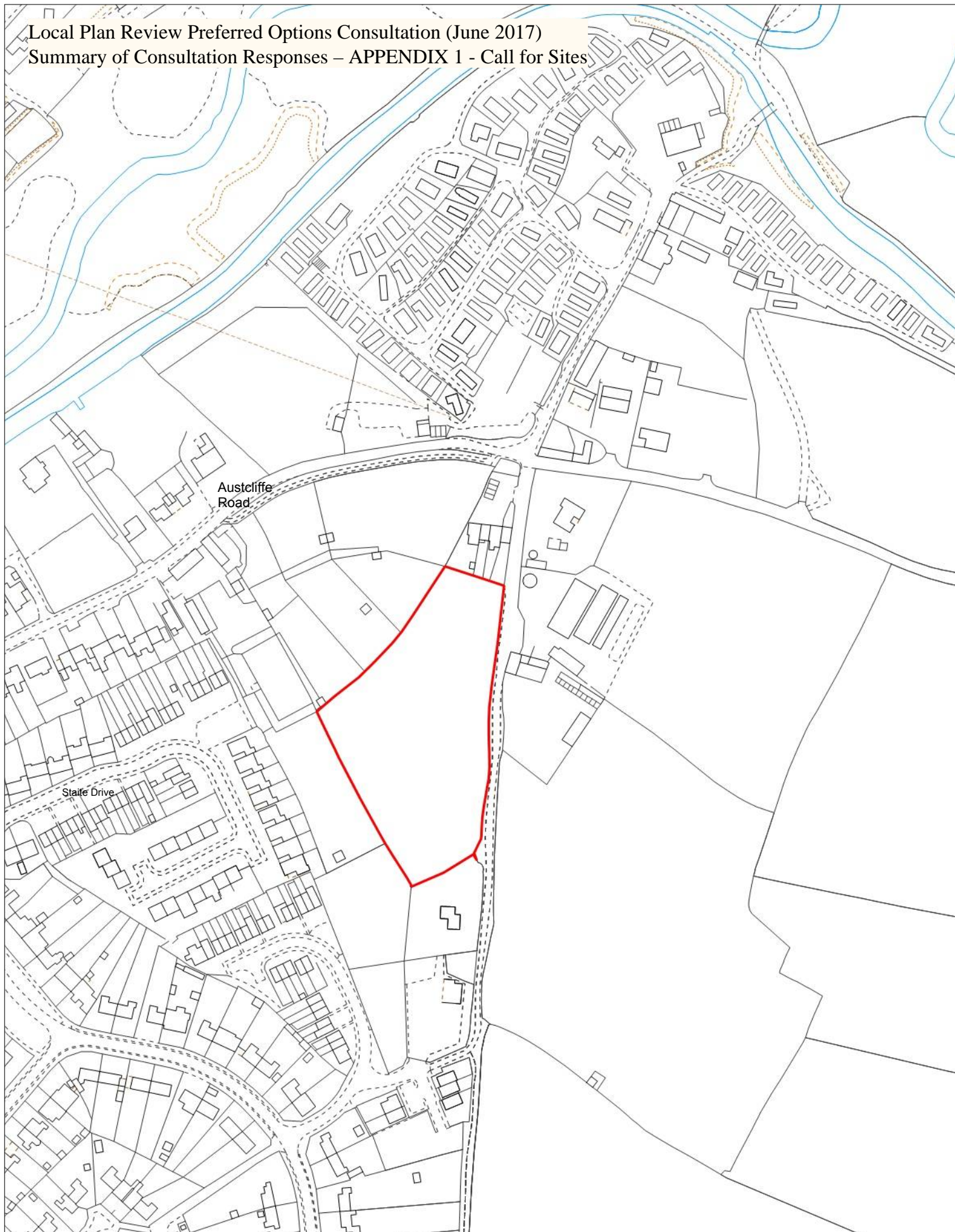


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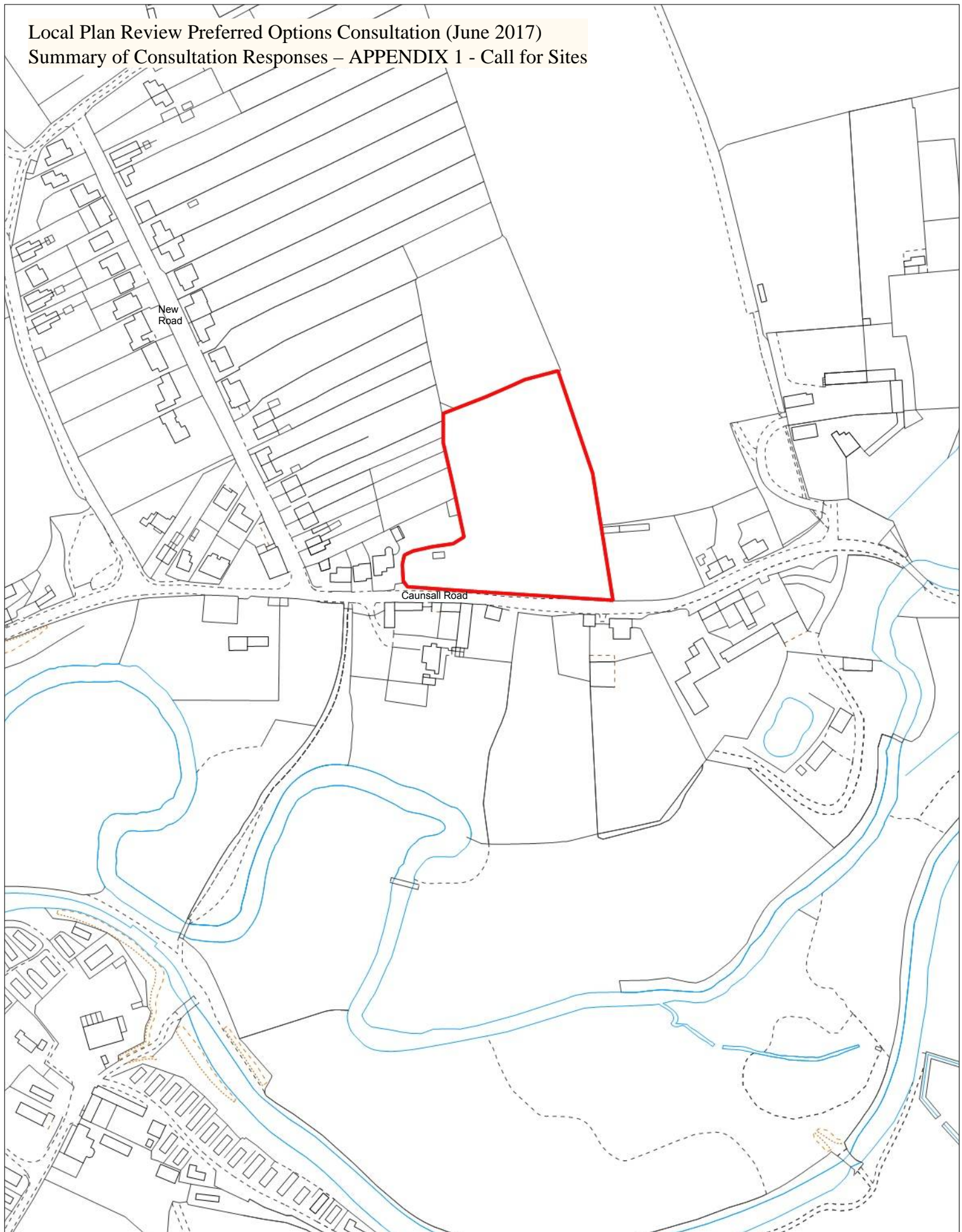


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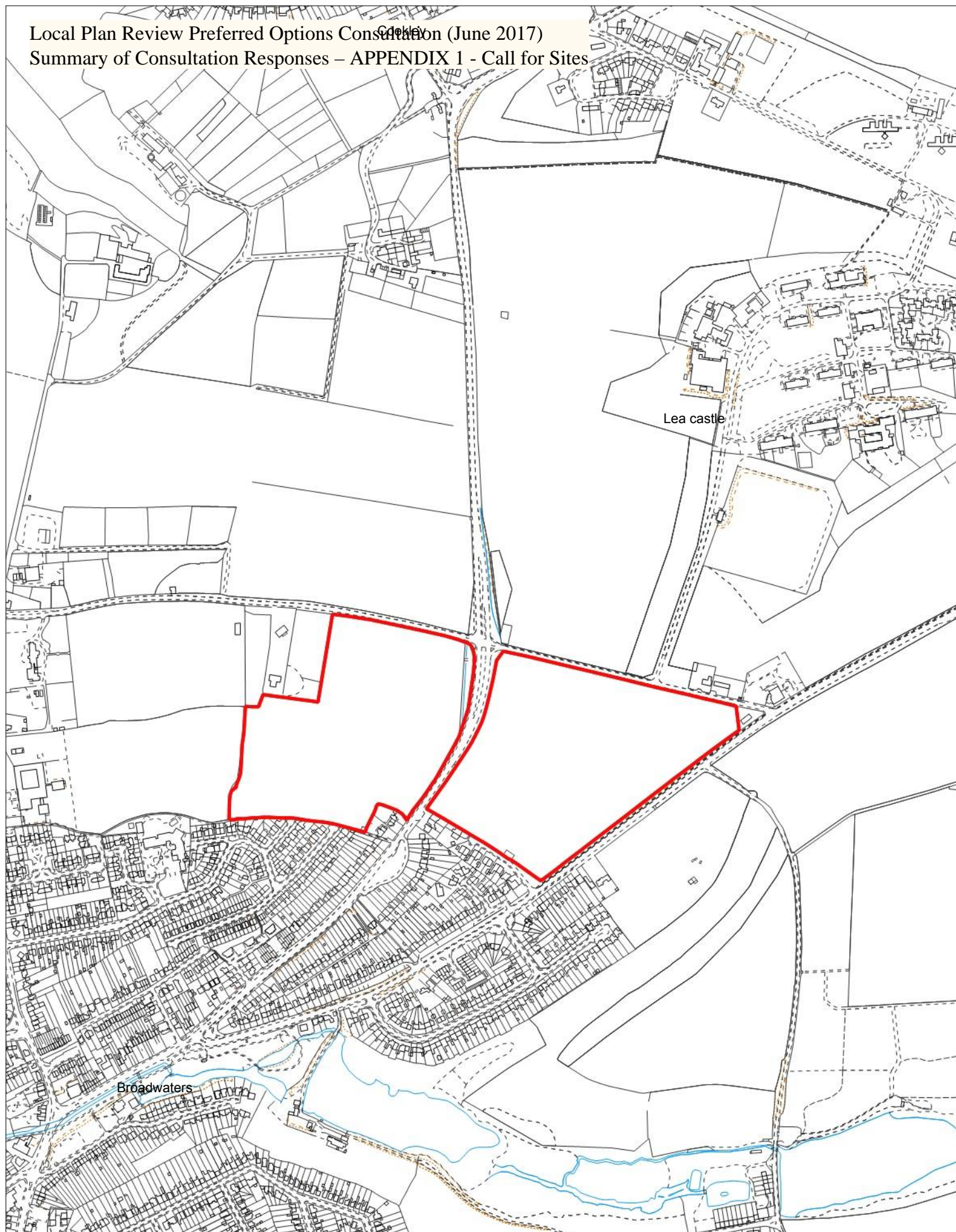


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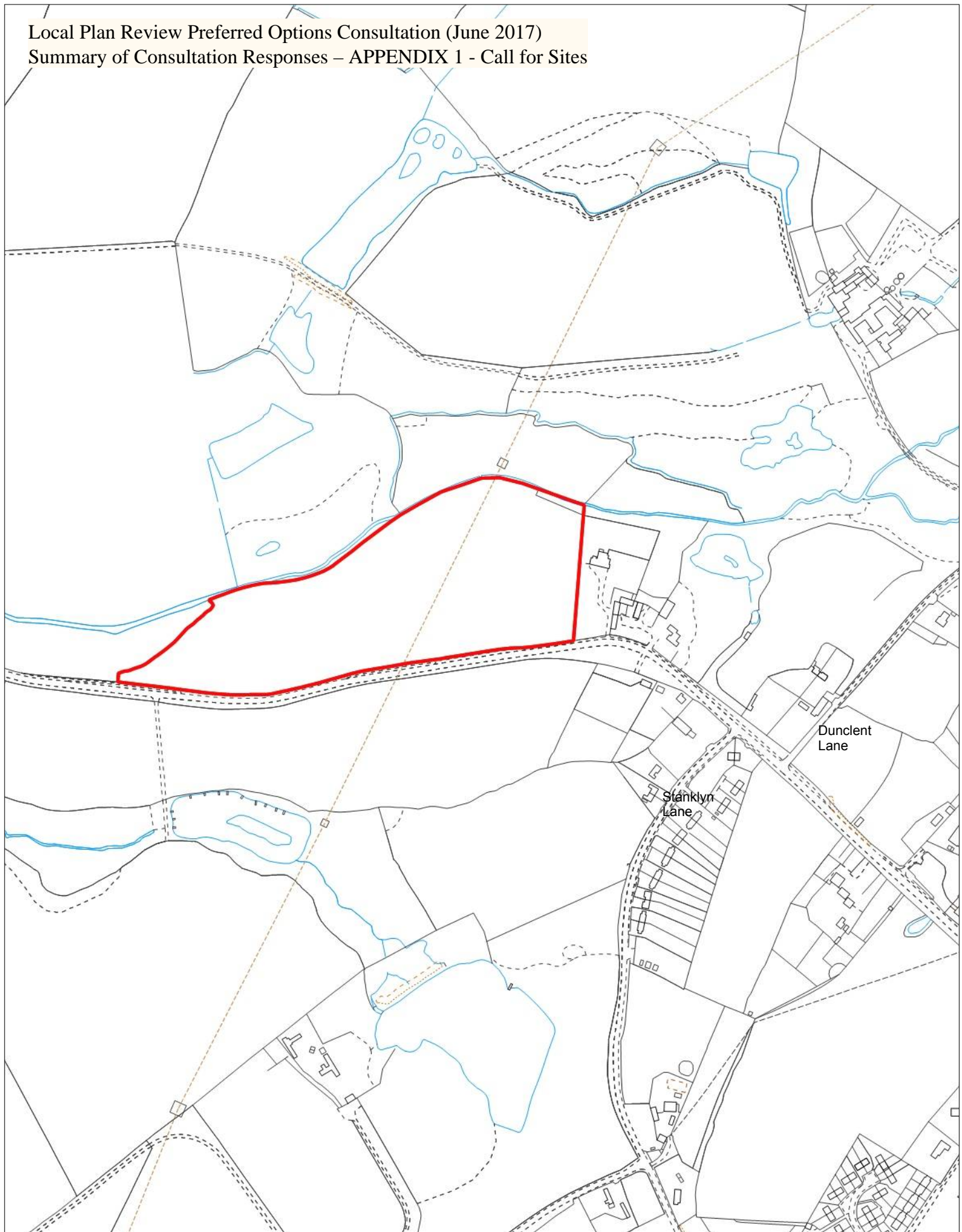


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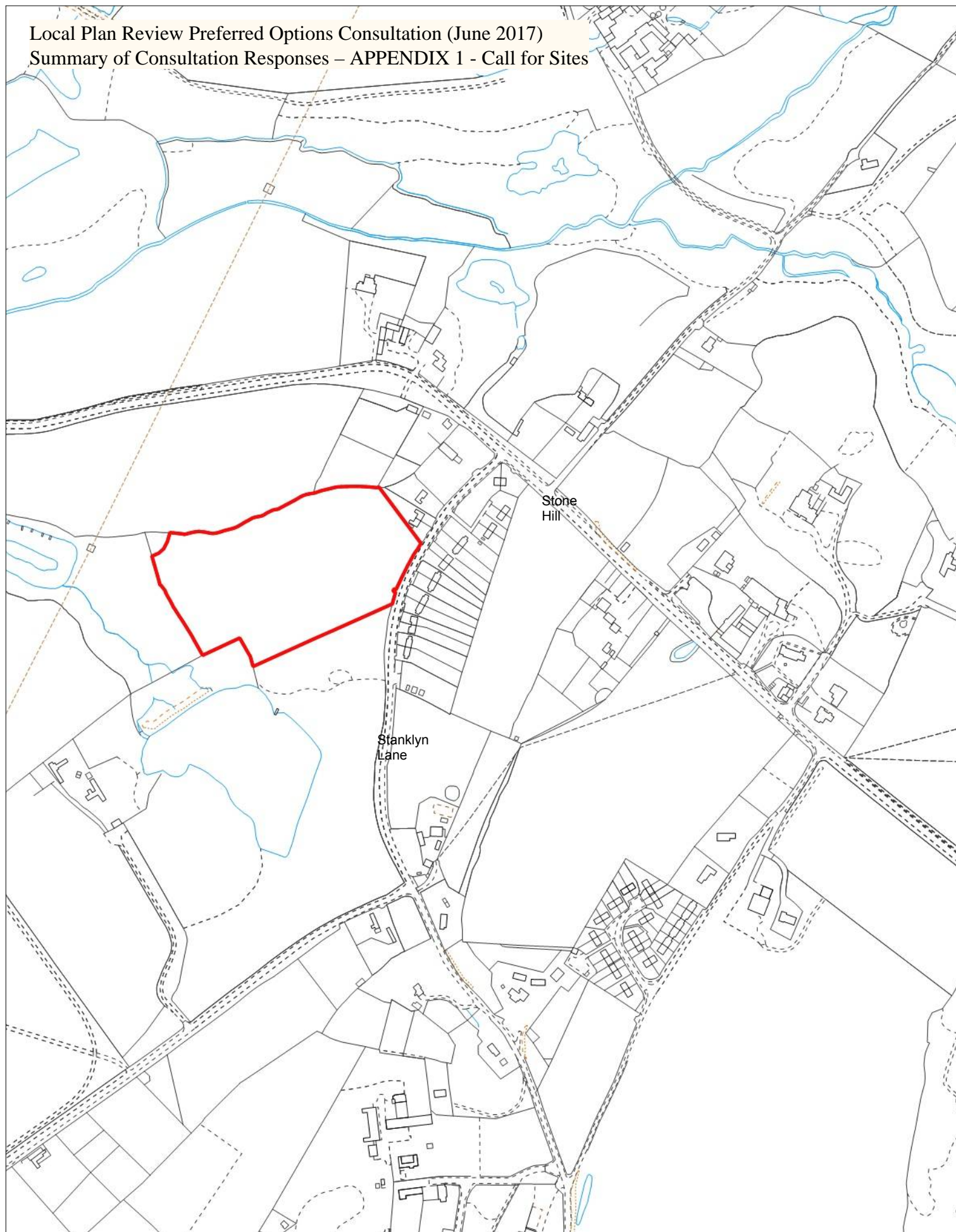


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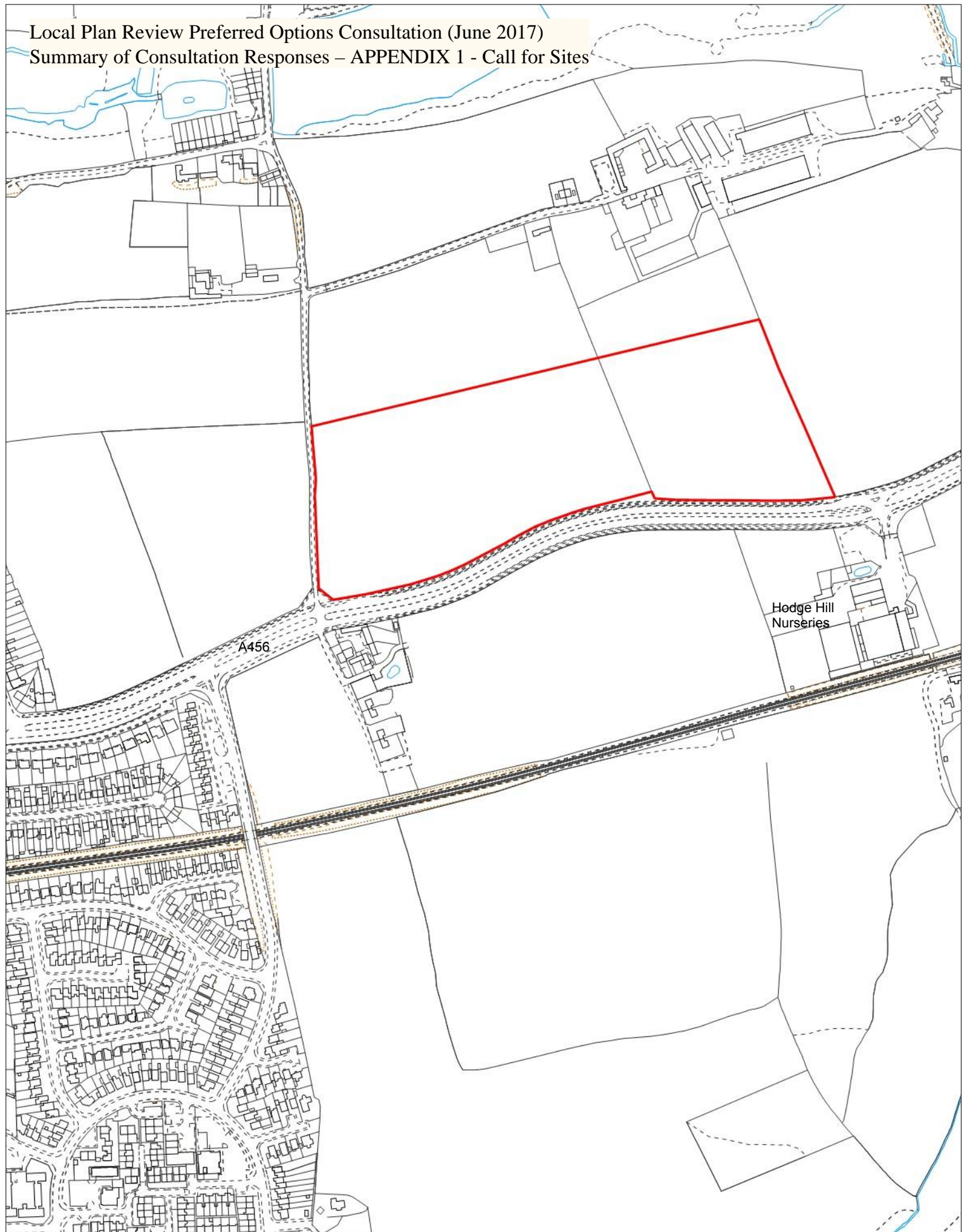


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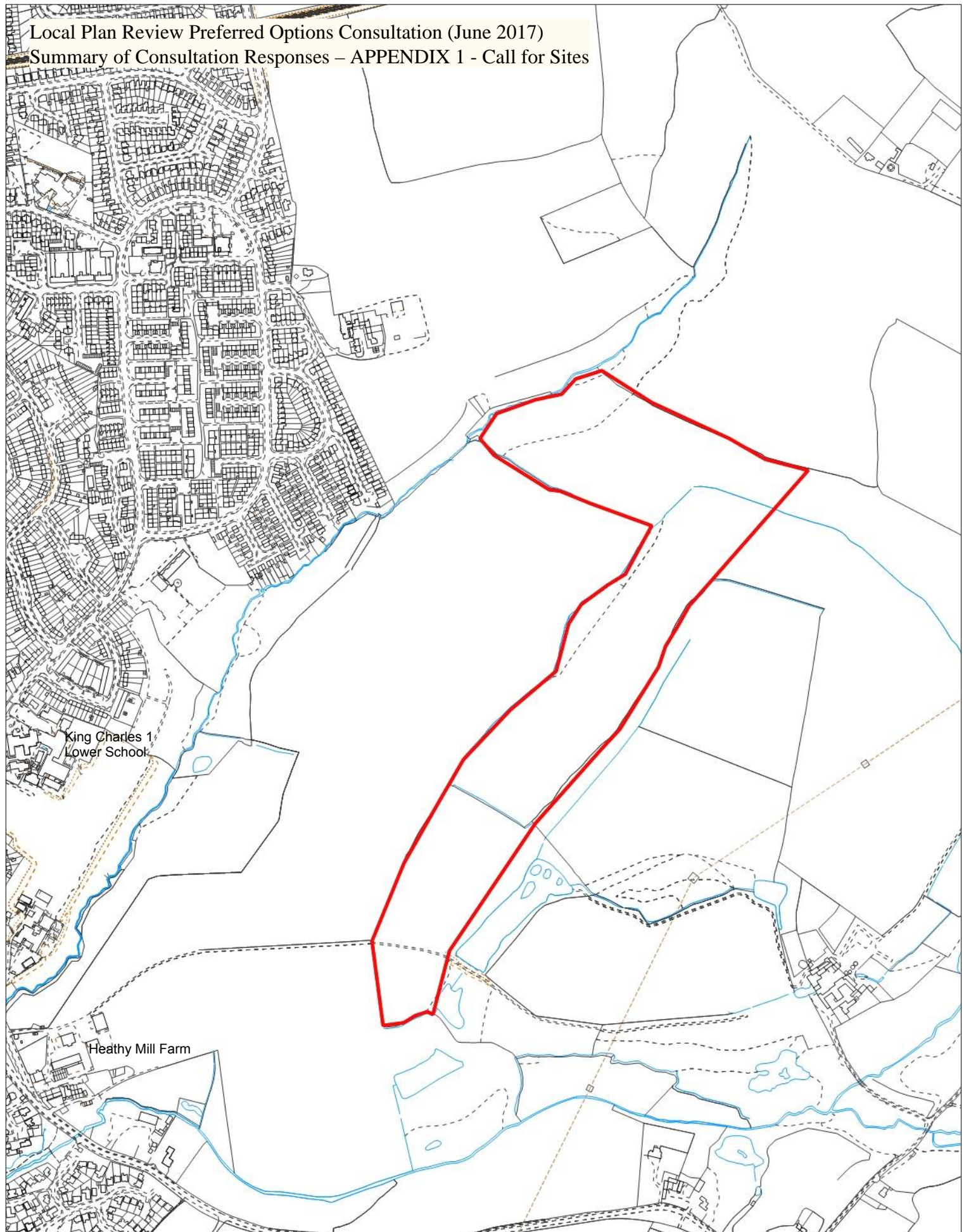
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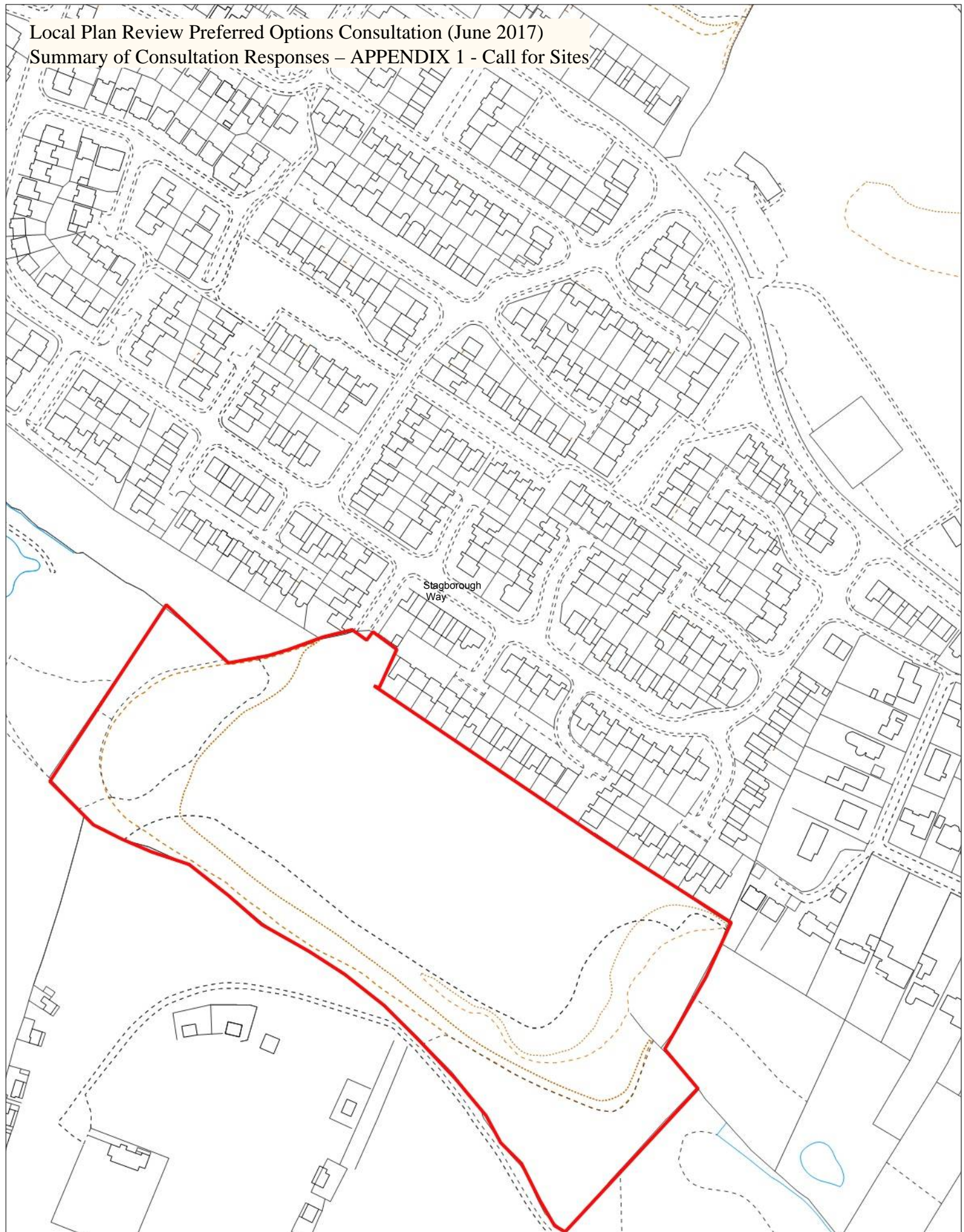
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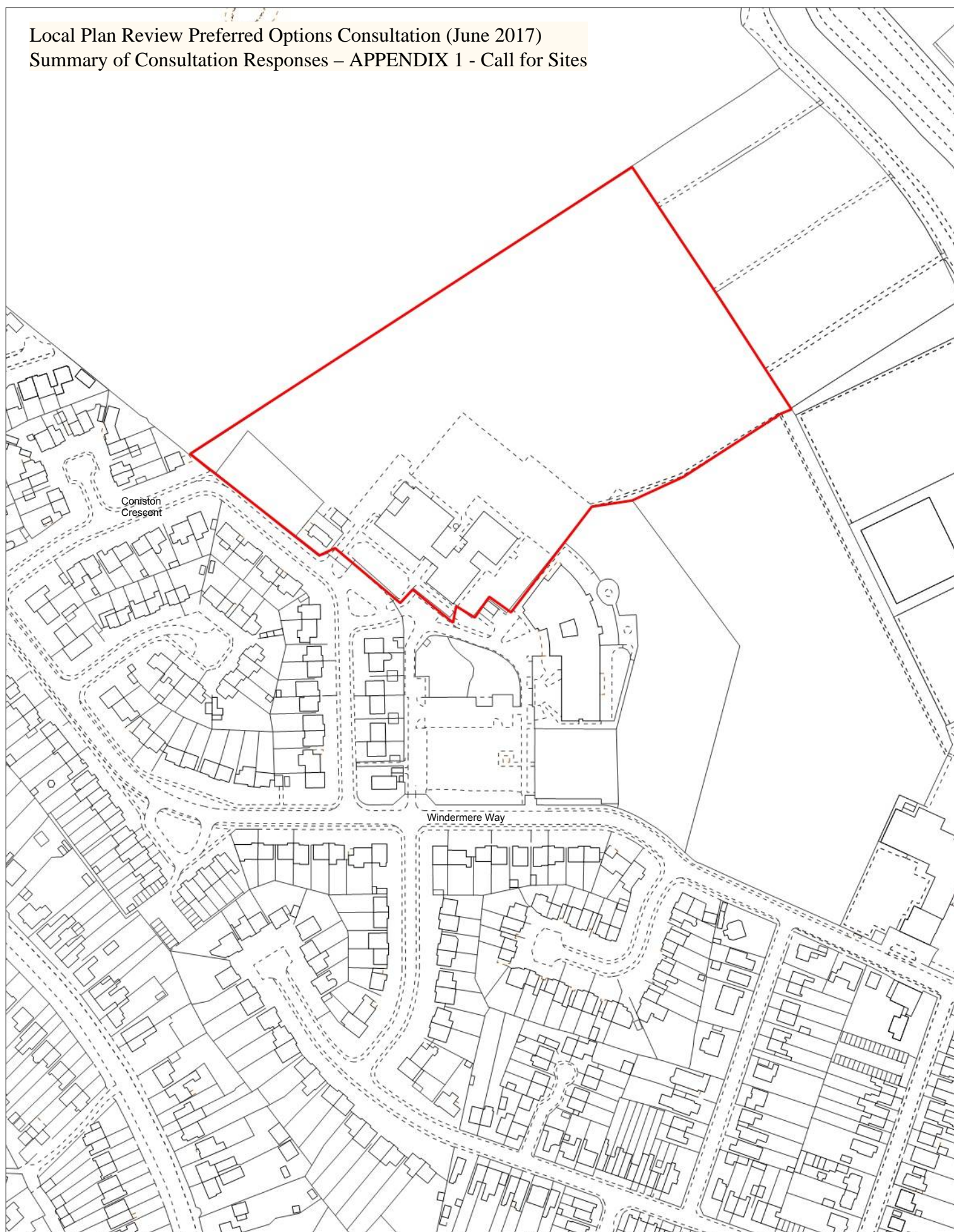


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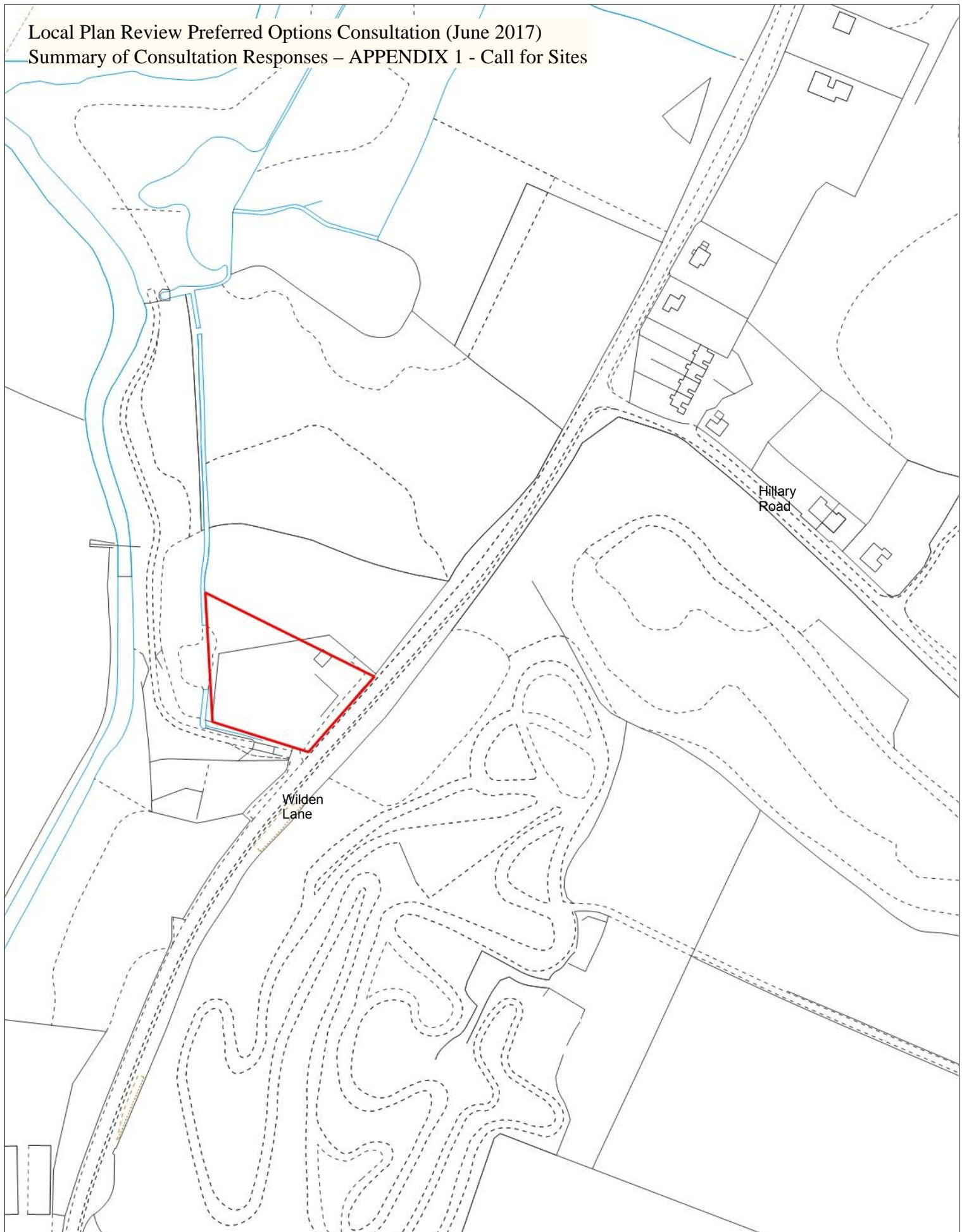


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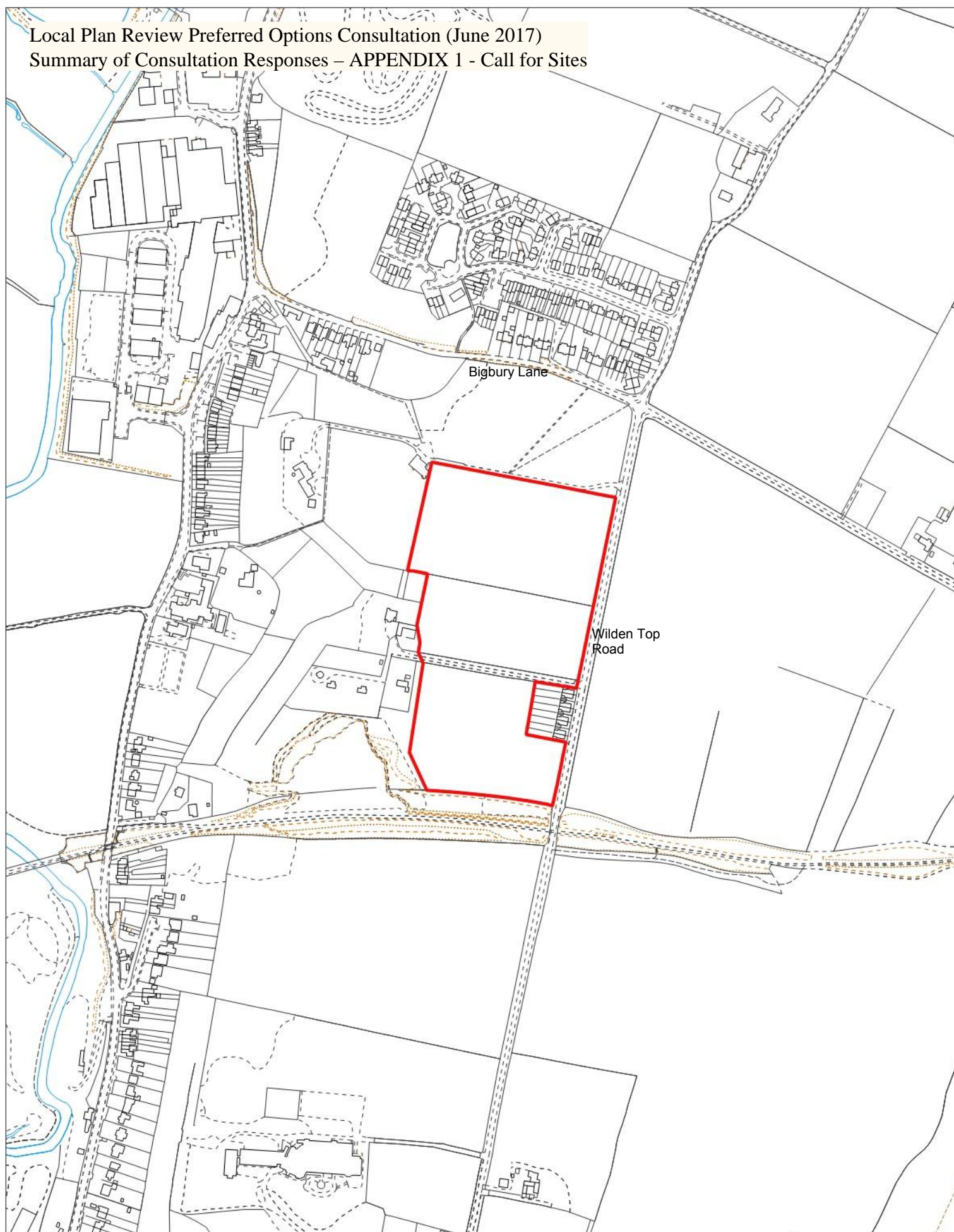


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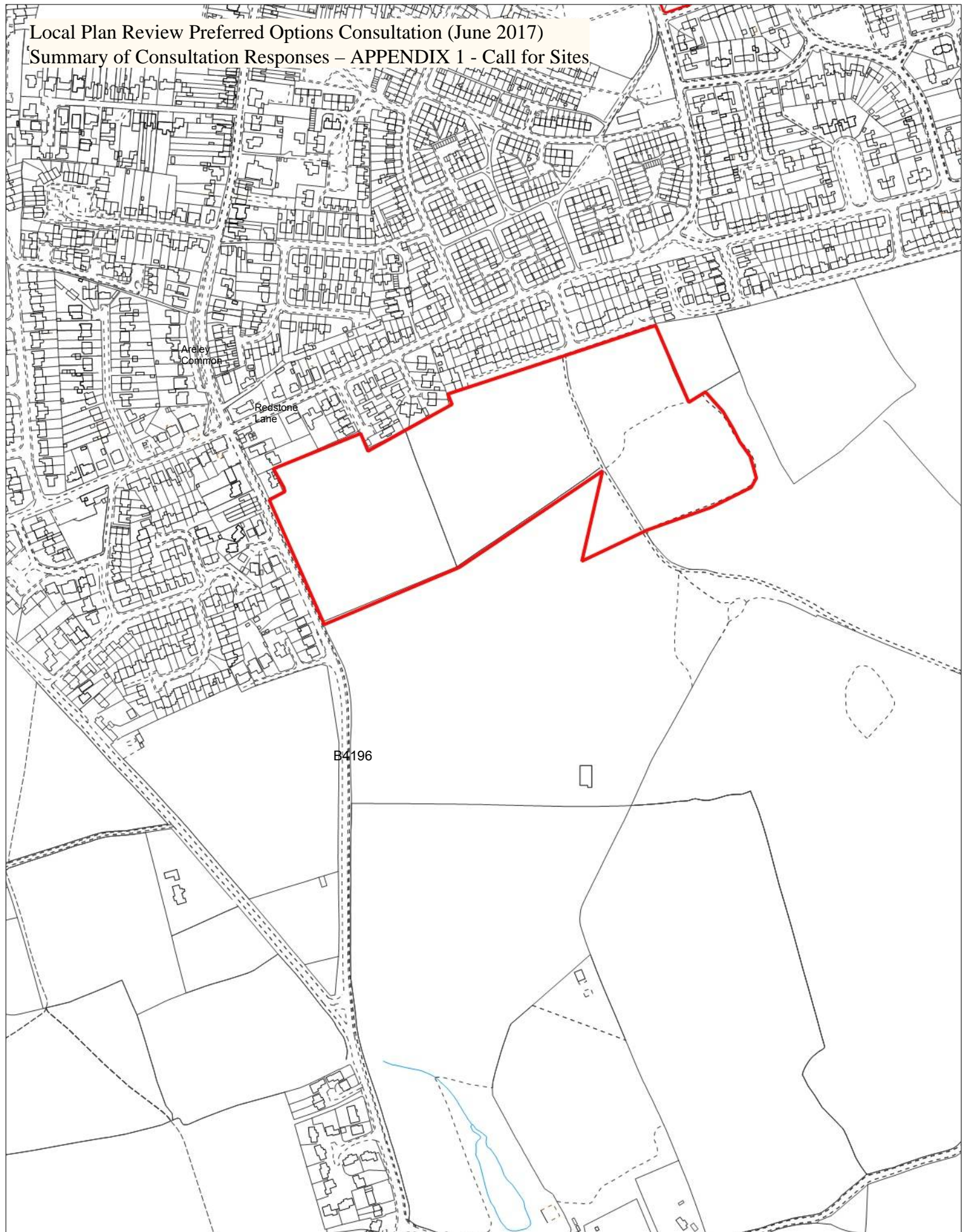
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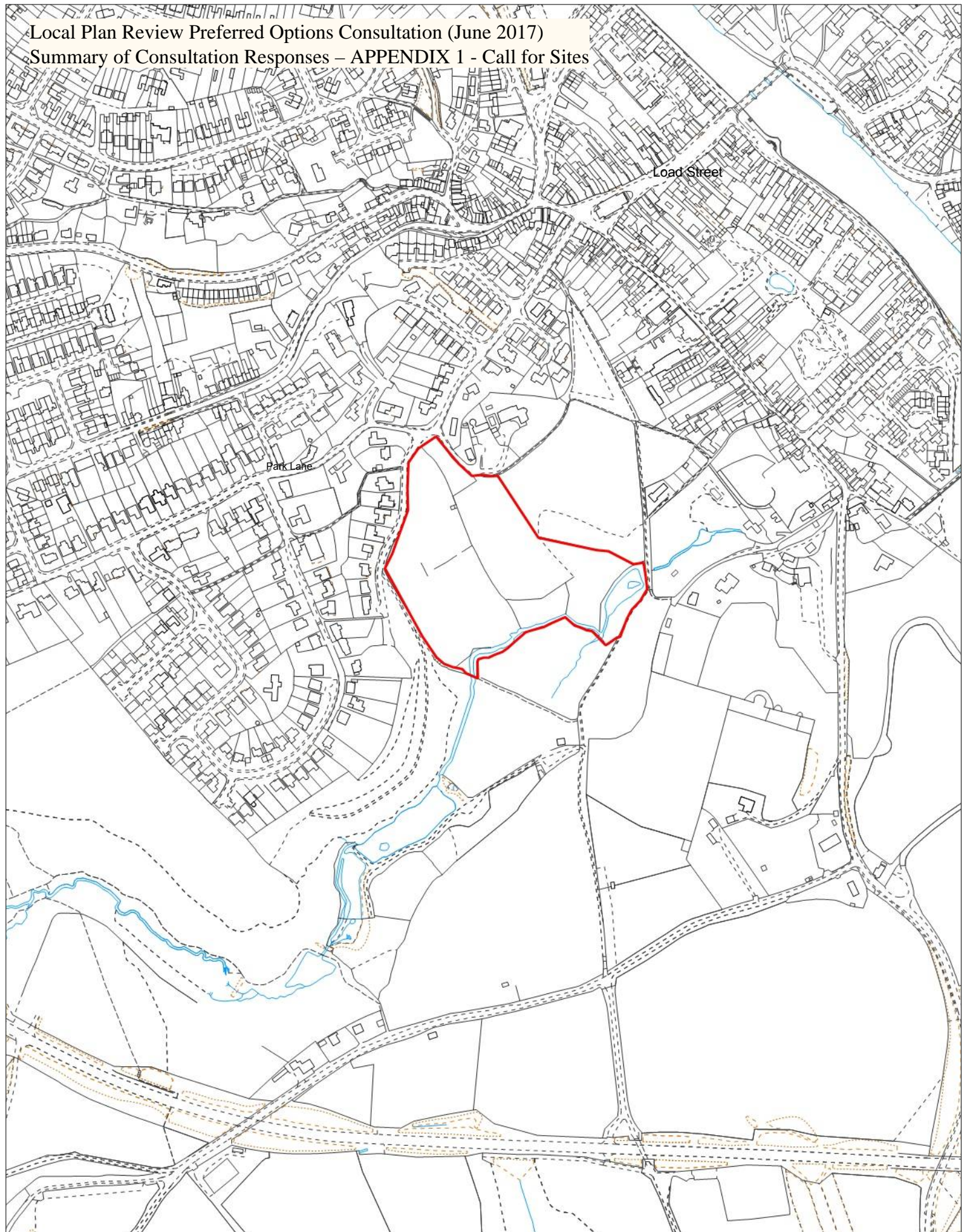
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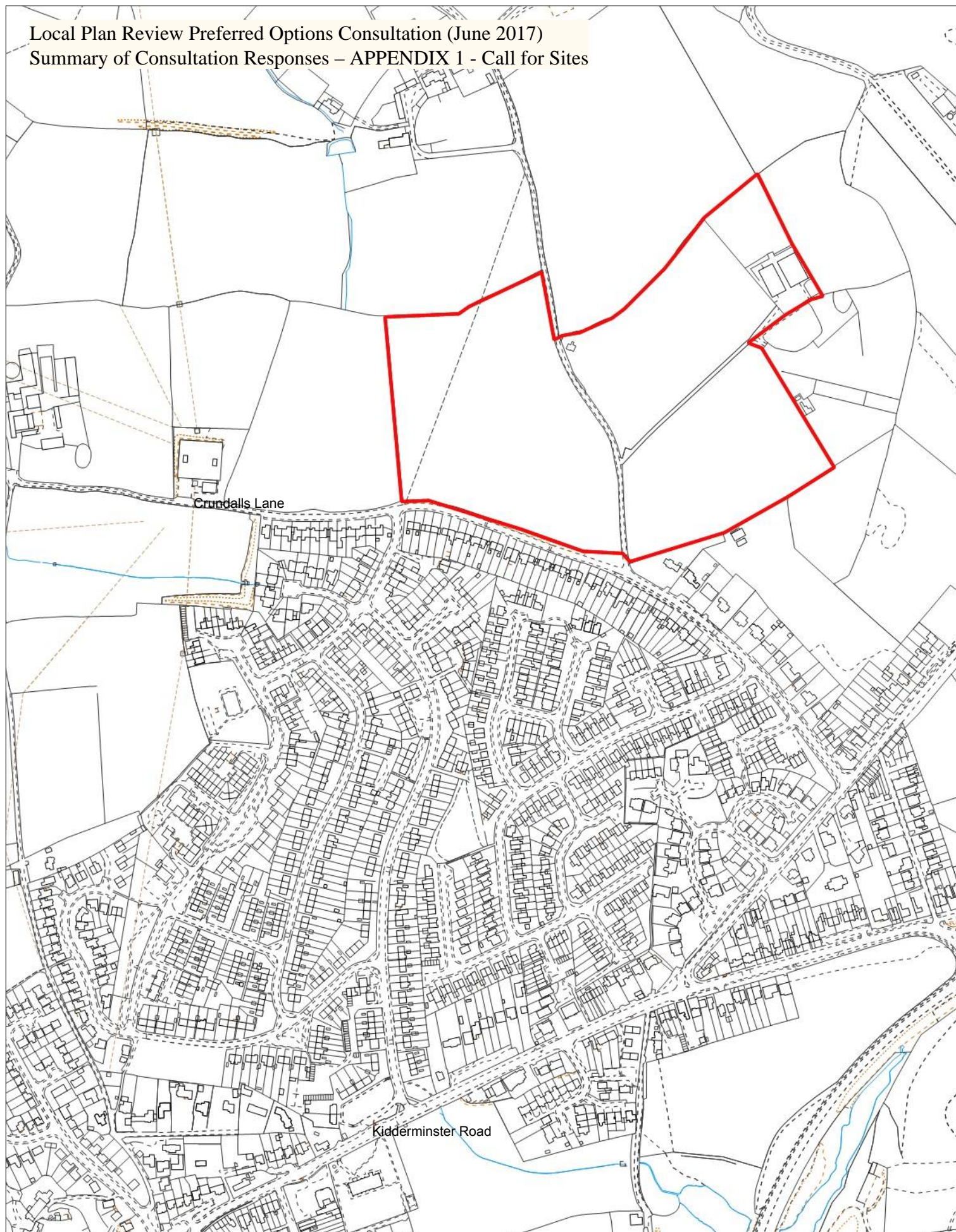


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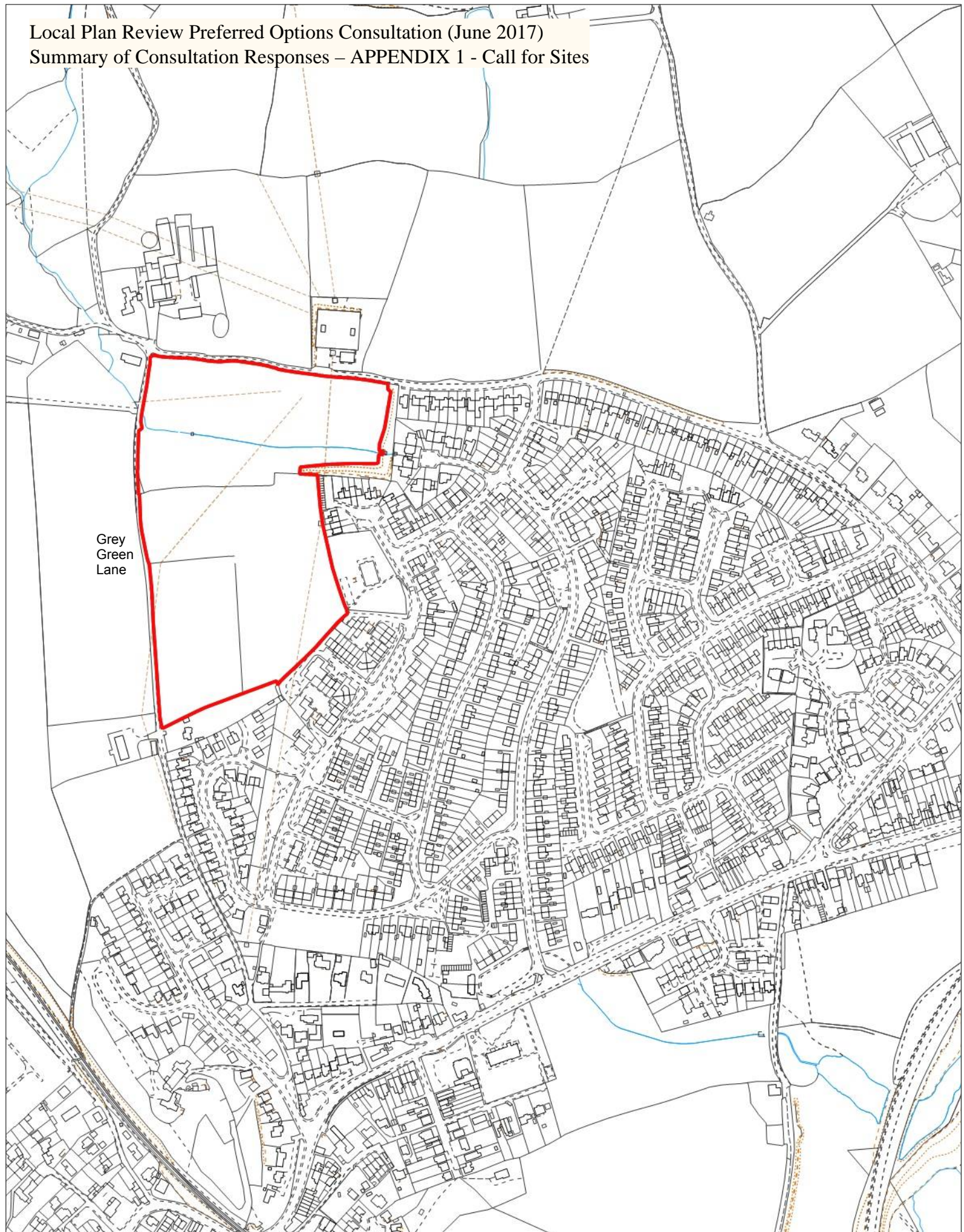


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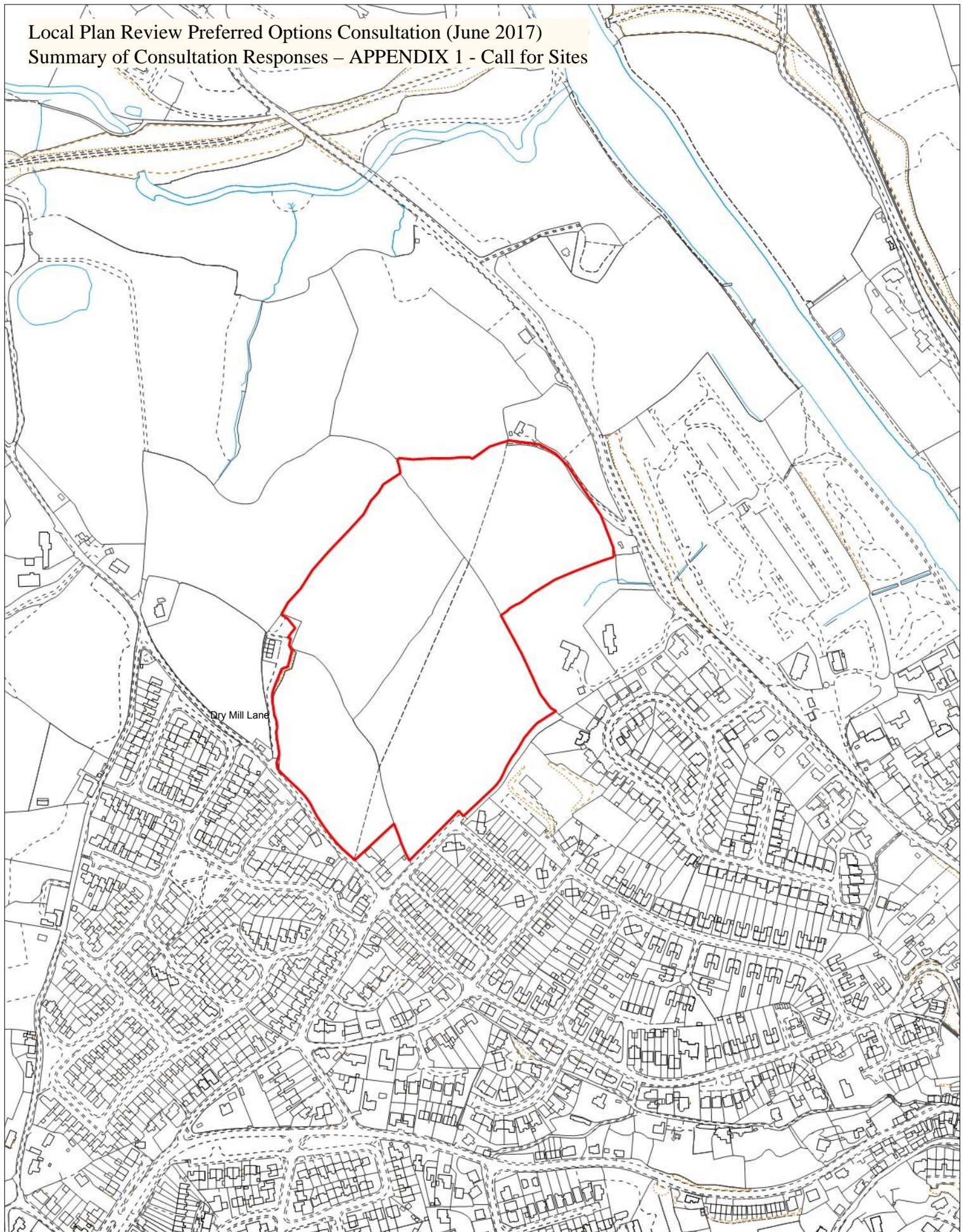


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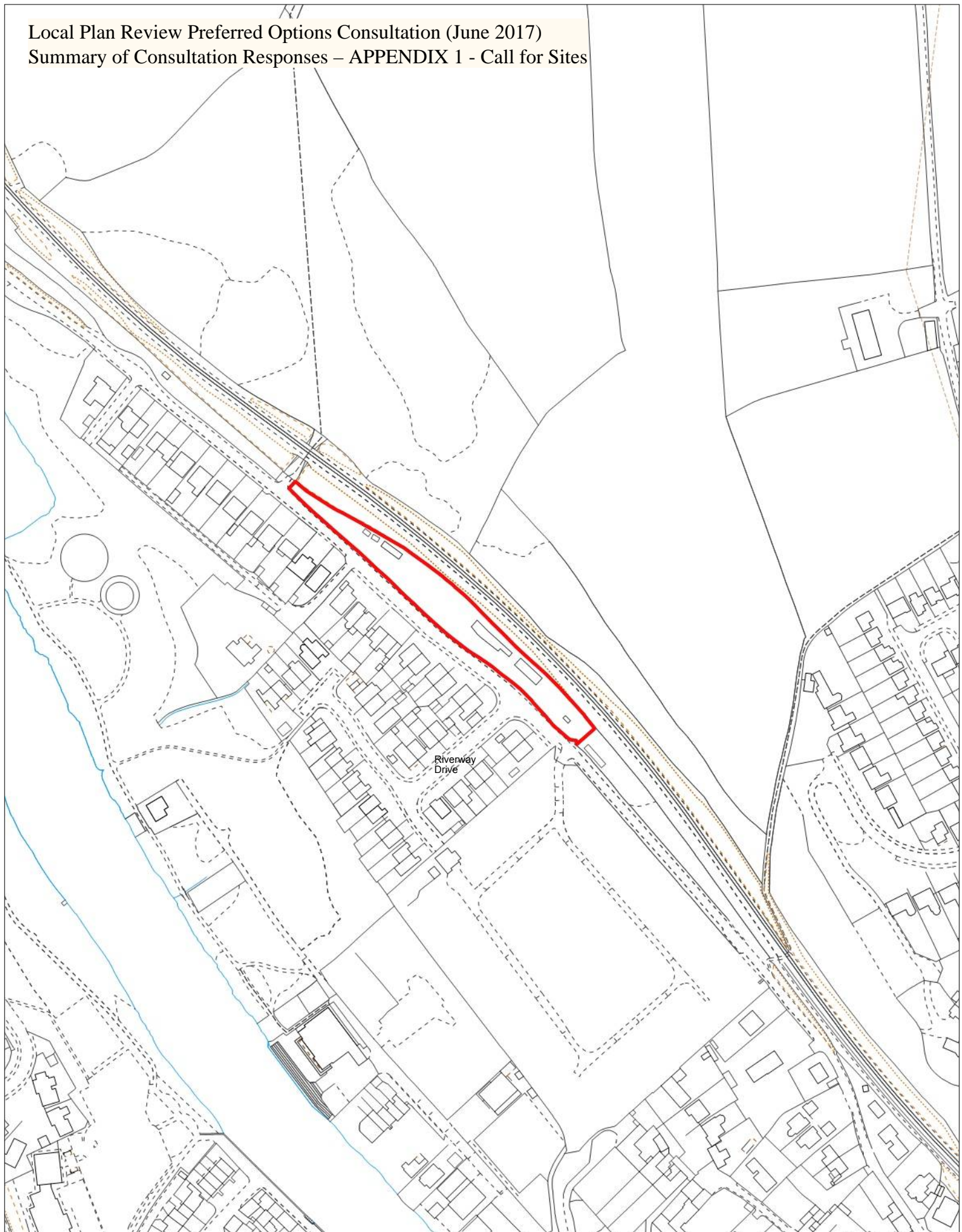


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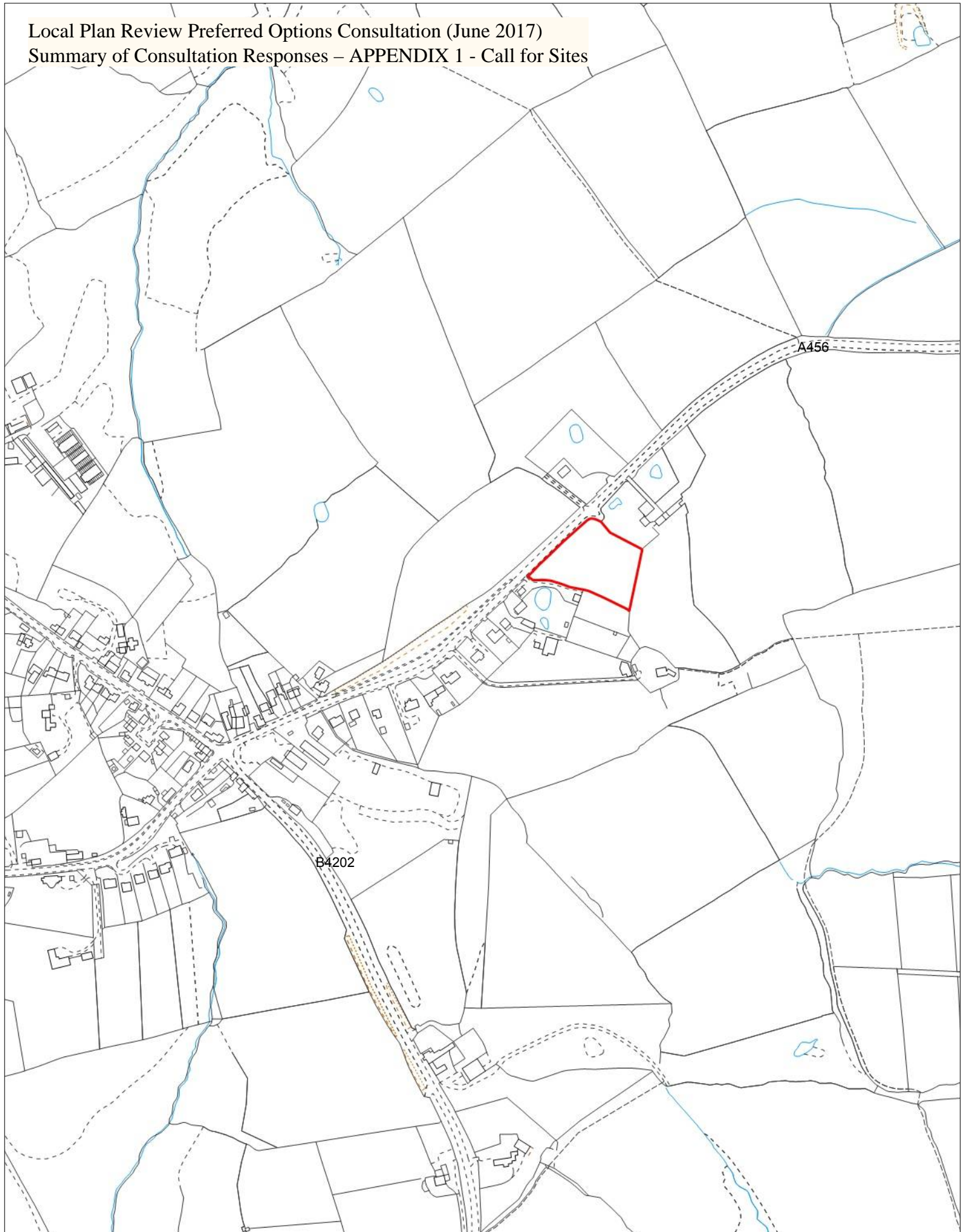


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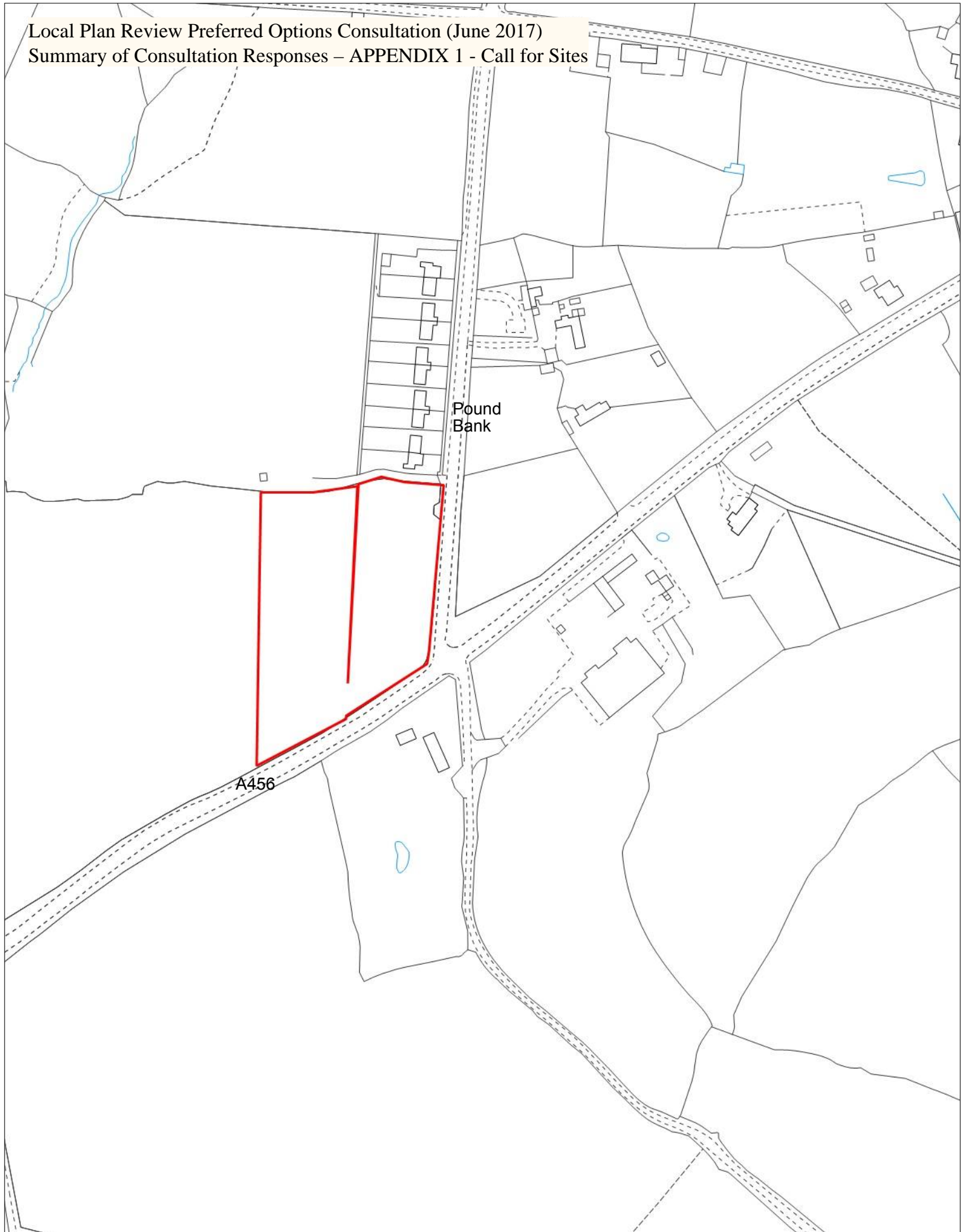


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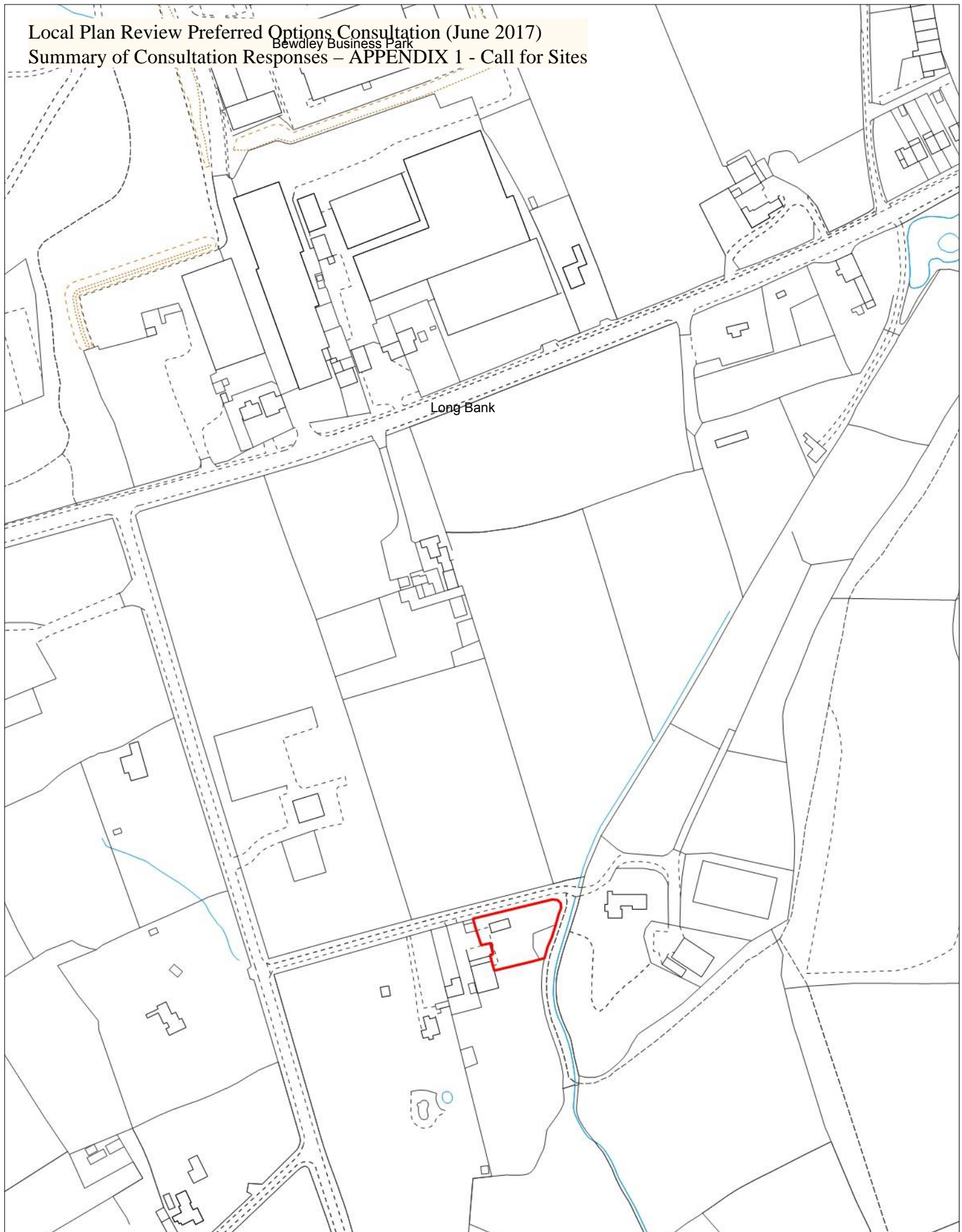


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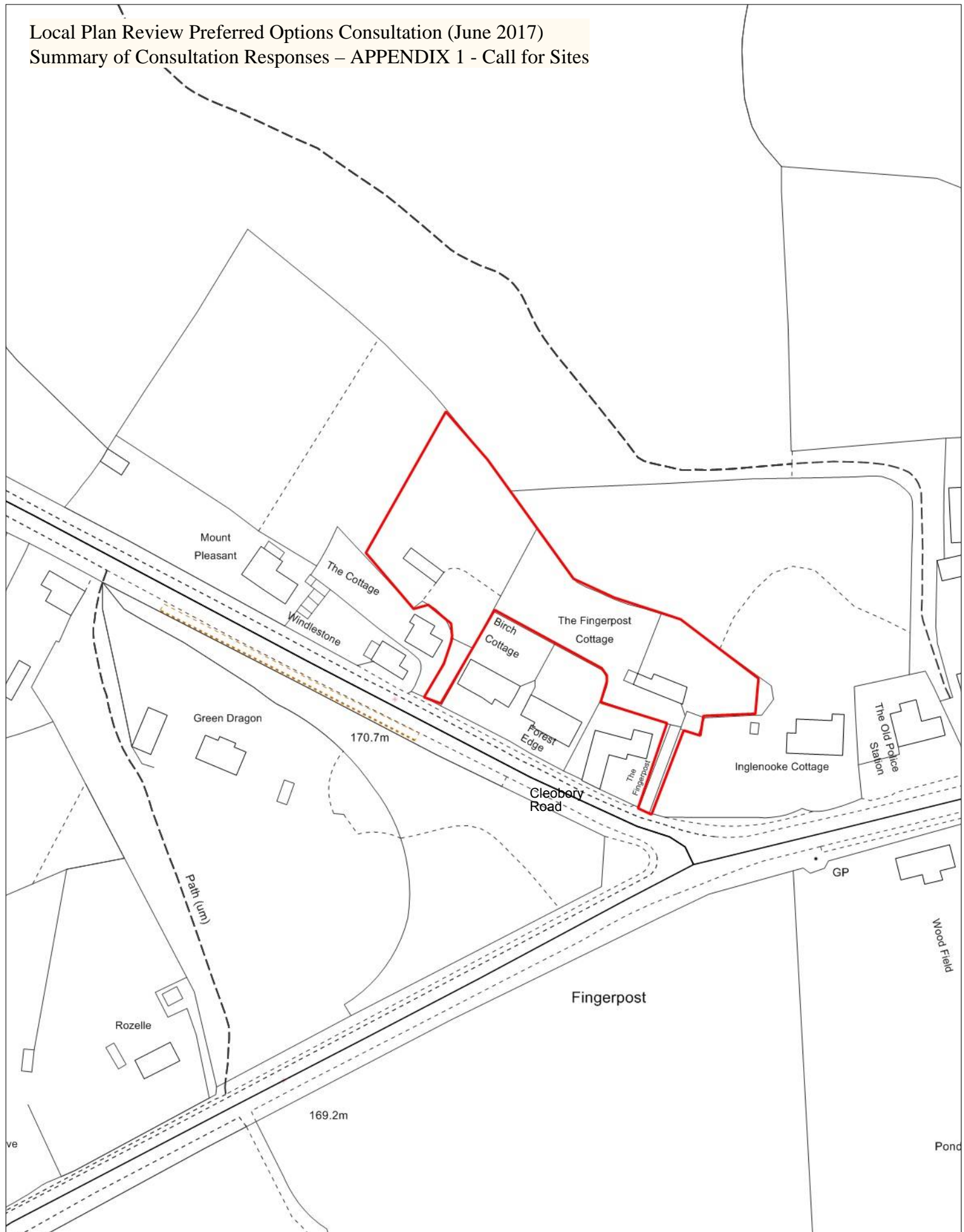


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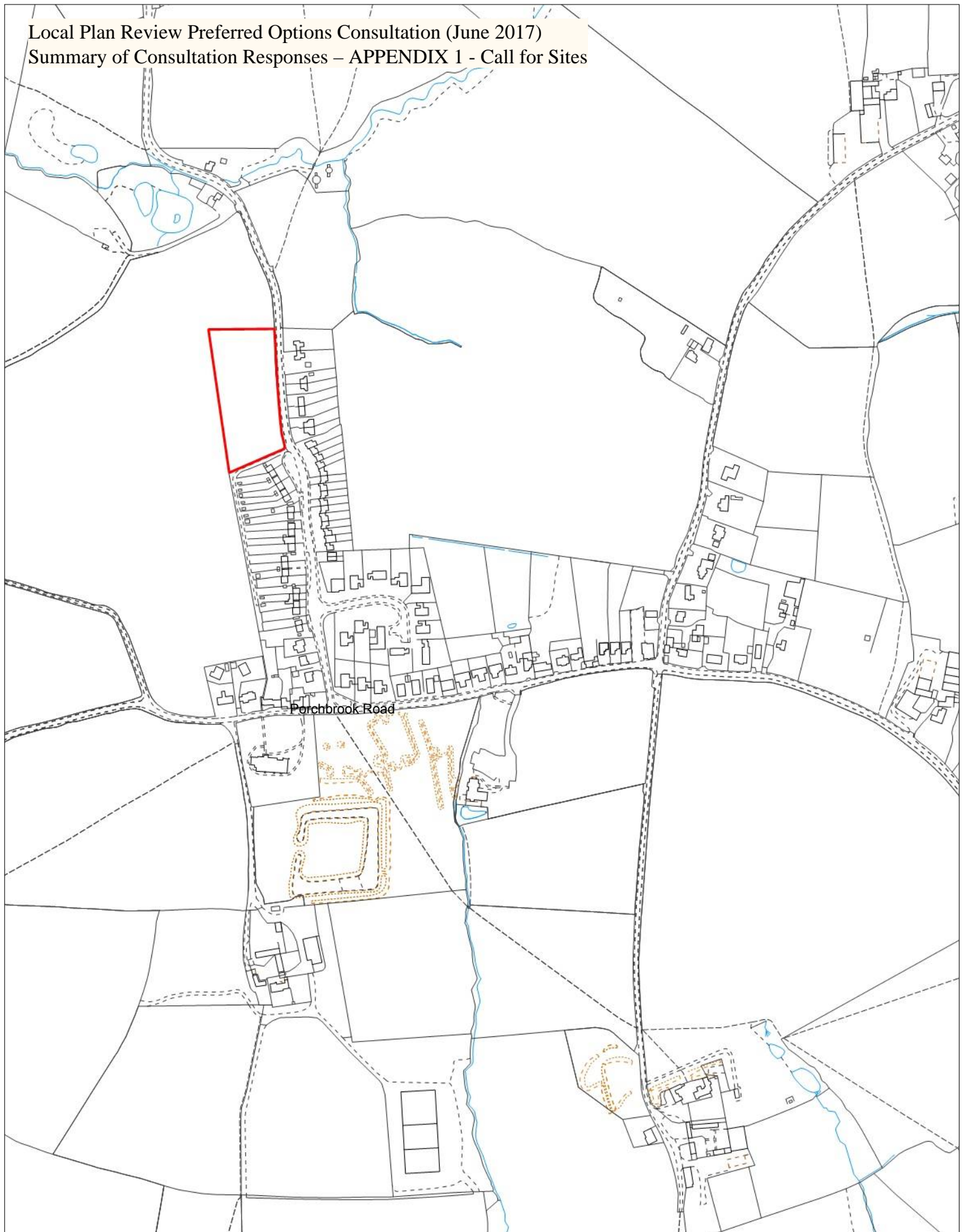


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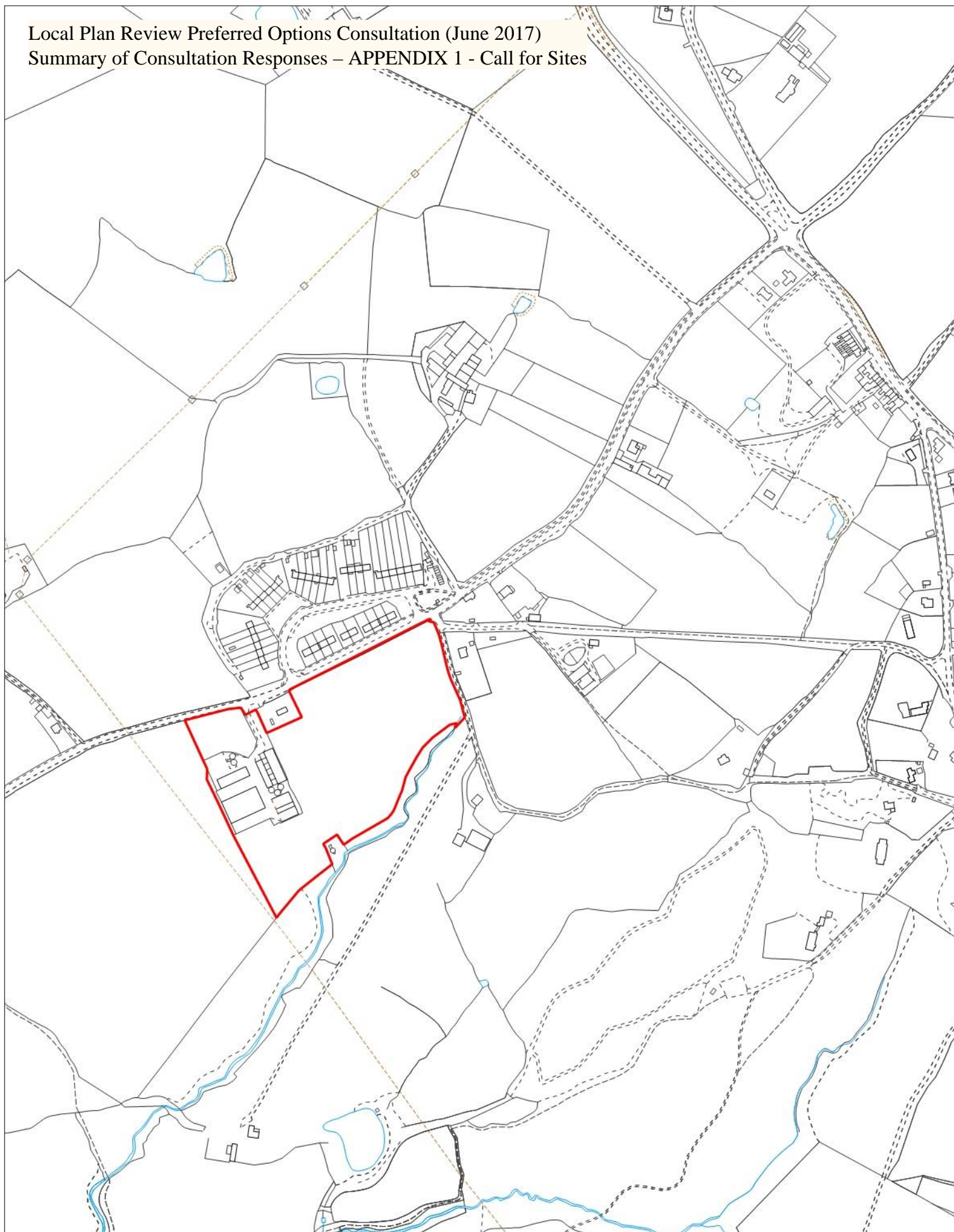


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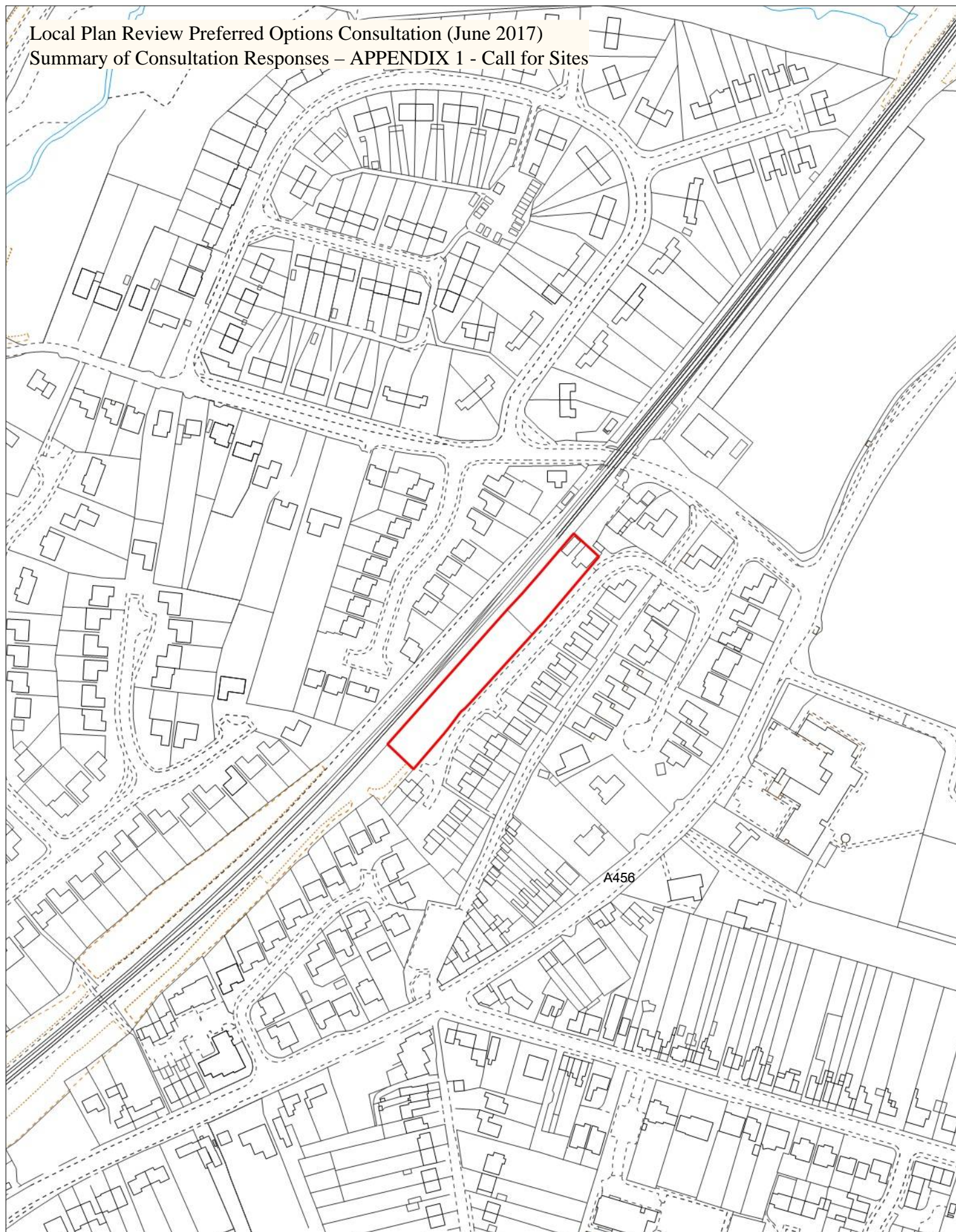


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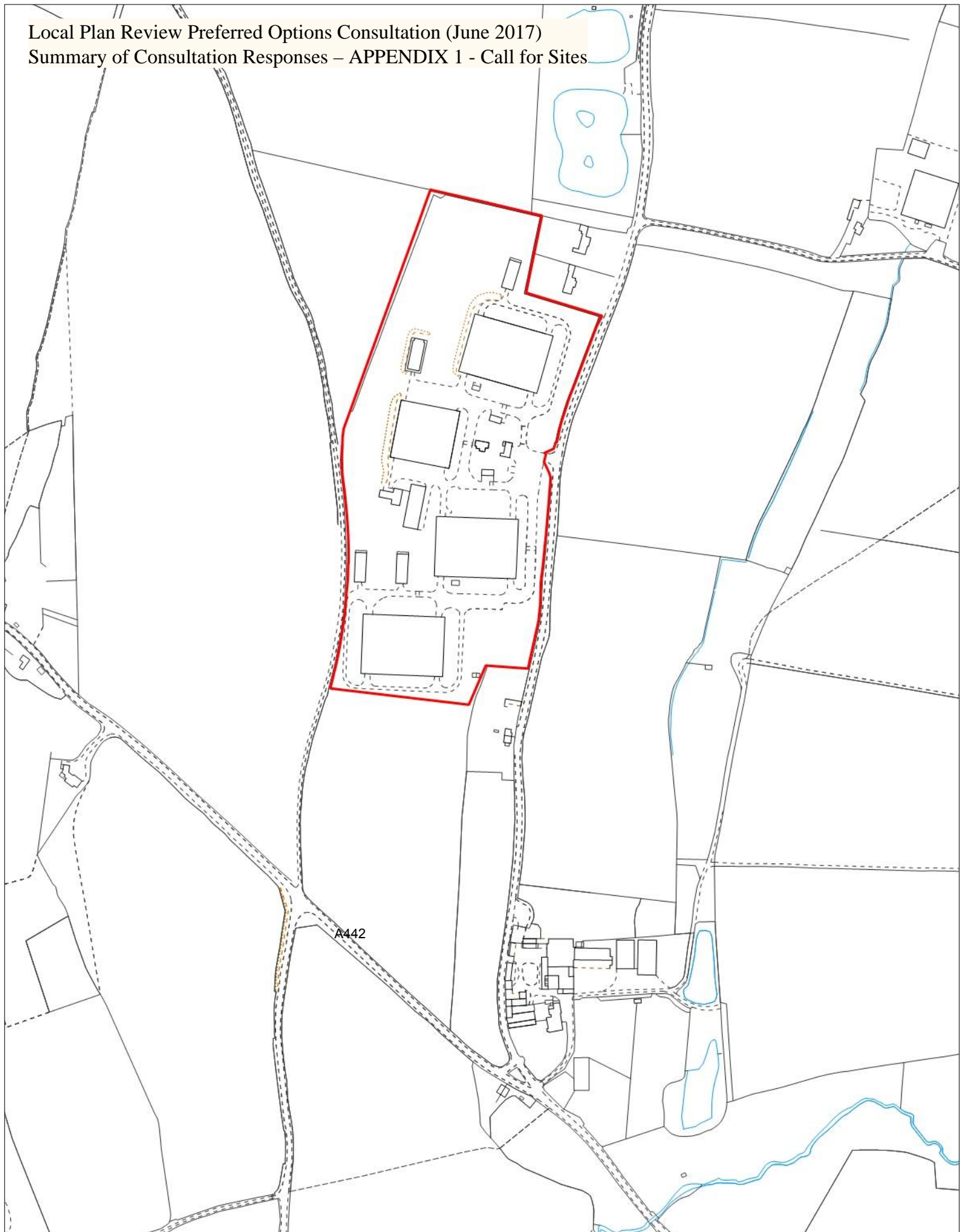


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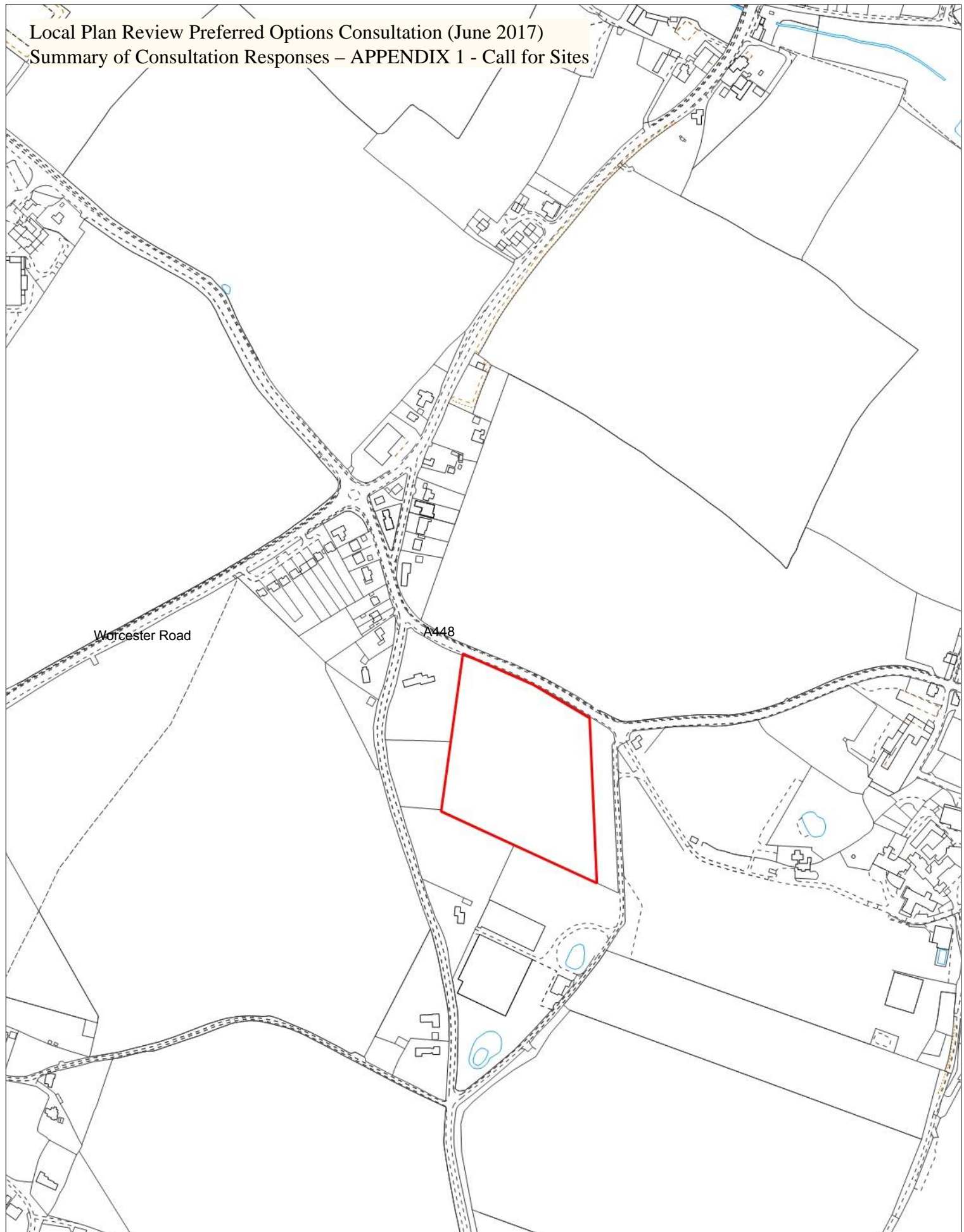


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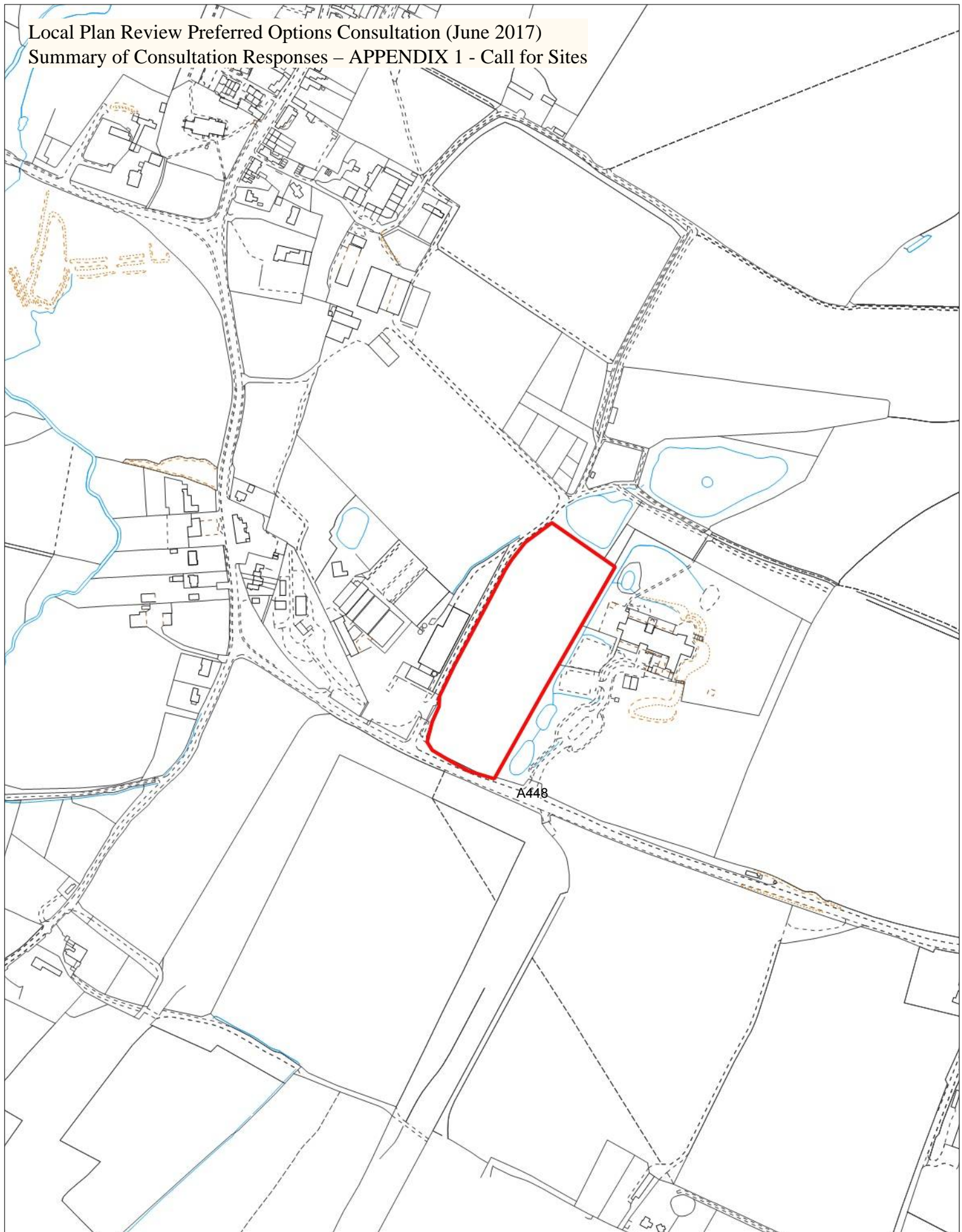


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