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Policy 30 - Kidderminster Town Allocations

Within Kidderminster, the following sites, as shown on the accompanying maps at Appendix a, are proposed for allocation. They should be developed in accordance with the criteria identified in respect of each site and all general policy requirements, including any necessary developer contributions.

Table 30.0.1 Core sites in Kidderminster Proposed for Allocation

| Site Ref | Site description | Proposed Use | Indicative no. Dwellings / Employment ha | Gross Site Area (ha) | Removed from Green Belt? |
|----------|--------------------------------|--------------|--|----------------------|--------------------------|
| AS/1 | Comberton Place | M | 23 | 0.83 | N |
| AS/5 | Victoria Carpets Sports Ground | H | 45 | 2.21 | N |
| AS/6 | Lea Street School | H | 24 | 0.47 | N |
| BHS/2 | Bromsgrove Street | M | 35 | 3.59 | N |
| BHS/11 | Green Street Depot | E | 0.46Ha | | N |
| BHS/16 | Timber Yard, Park Lane | M | 55 | 2.1 | N |
| BHS/18 | Blakebrook School | H | 47 | 1.38 | N |
| BW/1 | Churchfields | M | 230 | 7.09 | N |
| BW/2 | Limekiln Bridge | H | 80 | 1.16 | N |
| BW/3 | Sladen School | H | 72 | 2.61 | N |
| FPH/6 | Oasis, Goldthorn Road | H | 91 | 1.78 | N |
| FPH/8 | SDF and adjacent land | E | 7.96Ha | | N |
| FPH/10 | Silverwoods phase 2 | M | 70 /2.96Ha | 4.55 | N |
| FPH/18 | Naylor's Field | H | 35 | 1.65 | N |
| FPH/23 | Silverwoods phase 1 | E | 1.84Ha | | N |
| FPH/24 | Romwire | E | 5.0Ha | | N |
| FPH/25 | Rear of Vale Industrial Estate | E | 2.17Ha | | N |
| FPH/28 | Land at Hoobrook | E | 0.25Ha | | N |
| FPH/29 | VOSA site | E | 1.72Ha | | N |
| OC/11 | Stourminster School site | H | 56 | 2.15 | N |

| Site Ref | Site description | Proposed Use | Indicative no. Dwellings / Employment ha | Gross Site Area (ha) | Removed from Green Belt? |
|-----------|-----------------------|--------------|--|----------------------|--------------------------|
| LI/1 | Ceramaspeed | E | 3.27Ha | | N |
| MI/26 | Ratio Park, Finepoint | E | 0.69Ha | | N |
| MI/34 | Oakleaf, Finepoint | E | 1.0Ha | | N |
| WFR/WC/18 | Sion Hill School site | H | 60 | 2.1 | Y |

Table 30.0.2 Kidderminster sites Proposed for Allocation under Option A

| Site Ref | Site description | Proposed Use | Indicative no. Dwellings / Employment ha | Gross Site Area (ha) | Removed from Green Belt? |
|----------|------------------|--------------|--|----------------------|--------------------------|
| FPH/1 | Settling Ponds | E | 4.06 | 14.5 | Y |

Table 30.0.3 Kidderminster sites Proposed for Allocation under Option B

| Site Ref | Site description | Proposed Use | Indicative no. Dwellings / Employment ha | Gross Site Area (ha) | Removed from Green Belt? |
|----------|------------------|--------------|--|----------------------|--------------------------|
| FPH/1 | Settling Ponds | H | 100 | 14.5 | Y |

Reasoned Justification

30.1 Kidderminster is the strategic centre where the bulk of development should be located to ensure sustainability, easy access to services and greatest ability to provide infrastructure. Most of the core sites proposed for allocation are redevelopment sites, many of which have been carried forward from the Kidderminster Central Area Action Plan or the Site Allocations and Policies Local Plan. All proposals will need to take into consideration any flooding issues, existing trees on site, heritage assets and highways issues.

30.2 The sites at Churchfields, Lime Kiln Bridge and Sladen will require the provision of the Churchfields Link Road so that congestion and thus air quality issues are not exacerbated still further. It is anticipated that funding will be available for the Link Road through the Local Enterprise Partnerships. At Churchfields, a planning application has been submitted for the eastern part of the site to include 95 dwellings (16 flats in the converted 1902 building) together with some office space. The woodland area to the north of the site and trees along the western edge will be retained, together with additional planting. Housing will take the form of perimeter blocks and be mostly semi-detached or terraced. The Sladen site may be suitable for a supported housing scheme.

30.3 At the former Blakebrook School site, a residential scheme is being drawn up and the Listed former Grammar School Chapel will be retained for non-residential use. Existing trees will be retained on site together with further planting. There is the potential for a pedestrian/cycle link through to St.John's Close and the open space at Church Walk to the rear. Another site with proposals well advanced is the site at Comberton Place where a residential scheme is planned on the site of the auction buildings. There are no plans at the current time to redevelop the retail/office units.

30.4 On Bromsgrove Street, the former Glades Leisure Centre has now been cleared and the site is being marketed for a leisure-led scheme. This is the first parcel to be released for redevelopment on the Lionfields site. There are plans for a mixed-use scheme with a retail and leisure hub, alongside creative workspaces, community uses and residential uses. Final numbers of dwellings are not known at this time. Alongside the canal on Park Lane, the Timber Yard is now unoccupied and it is hoped that a residential-led scheme will come forward on this site. This development would need to provide active frontages to both Park Lane and the Canal and create a high quality environment along the waterfront. If possible, the historic buildings on site should be retained and incorporated into the development.

30.5 Outside of Kidderminster Town Centre, it is proposed to allocate the former Lea Street School for housing. If structural issues prevent the conversion of the original school buildings, it is proposed to build a terrace fronting Lea Street with part of the former playground used as open space. Two further school sites are also proposed for residential allocation. At the former Sion Hill School in the north of the town, a residential scheme for around 60 dwellings is being drawn up on this previously developed Green Belt site. This development does not include the playing fields to the rear. At the former Stourminster School site in the south of Kidderminster, another residential scheme is proposed. This site includes woodland known to be home to badgers as well as Spennells Brook which will need to be protected and enhanced as part of the development. These areas will be incorporated into a wider area of open space to serve the development.

30.6 Amongst the list of potential allocations in Kidderminster there are two greenfield sites. Naylor's Field off Sutton Park Rise is proposed for low density housing with areas of open space incorporated. The other site is on the Spennells Valley Road at the former Victoria Carpets Sportsground. This development will need to mitigate for potential flooding from the adjoining Hoo Brook as well as issues with surface water flooding.

30.7 The other allocations are all for employment uses except for Oasis which although currently in employment use is now fully surrounded by residential uses with the recent redevelopment of the adjacent Reilloc Chain site. There is the potential to provide pedestrian links through between the two sites.

30.8 Many of the proposed employment allocations are within the South Kidderminster Enterprise Park which is covered by a Local Development Order (LDO) which was originally adopted in August 2015. It has since been extended to August 2018. The LDO allows for a simplified planning regime. A number of developments have come forward including the redevelopment during 2016/17 of much of the former Romwire Site. It is proposed to construct the Wyre Forest Emergency Services Hub on the remaining plot. Another site where development is underway is at Ratio Park on Finepoint where the first phase of 11 starter units is well

advanced. Also on Finepoint, Oakleaf have a further 1.0 Ha that can be brought forward for further employment development. On the eastern side of the Stourport Road, there are sites available for employment uses at Silverwoods as well as on adjoining land to the rear of the Vale Industrial Estate. The SDF site and land to the rear is expected to come forward for redevelopment within the next few years. Other potential redevelopment sites include the VOSA site on Worcester Road and the former Ceramspeed site adjacent to Finepoint.

30.9 Under Option A, the northern end of the former Settling Ponds site on Wilden Lane (4.06Ha) would be developed for employment uses whereas under Option B it would be used for residential development of around 100 dwellings. The allocation of this site for either use is dependant upon the results of detailed hydrological investigation as the site lies immediately adjacent to the Wilden Marshes SSSI.