

# Industrial Estates Study

Final Report

October 2009


Worcestershire County Council

# Industrial Estates Study

## Final Report

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For and on behalf of Environmental Resources Management
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## 1.1

## INTRODUCTION

Worcestershire County Council is currently producing its statutory spatial planning policy framework. The development framework will consist of a number of development plan documents (DPD) that will provide guidance on where new developments for providing minerals and managing waste are to be located within Worcestershire.

ERM was commissioned by Worcestershire County Council to assist in developing its Waste Core Strategy.

This study comprises of four pieces of work that interlink with each other to contribute to an understanding of the potential for the delivery of waste treatment facilities on industrial estates within the county.

Within this report, the term 'industrial estate' includes:

- industrial estates;
- business parks;
- trading estates;
- enterprise parks;
- innovation centres; and
- technology hubs

The four pieces of work that have been undertaken are presented in detail in the following sections:

- *Section 2:* Identification of industrial estates considered appropriate for the delivery of waste treatment facilities;
- *Section 0:* Consideration of whether there are sufficient opportunities on industrial estates to provide for the forecast required waste treatment capacity;
- *Section 4:* Discussion with industrial property management companies; and
- *Section 5:* Consideration of the feasibility of developing a waste treatment facility on the industrial estates within Worcestershire.

Note: This assessment has been undertaken at a high level in order to inform the plan making process. Any recommendation made within this report is made without prejudice to the determination of any proposal by the relevant local planning authorities.

## 2 IDENTIFICATION OF INDUSTRIAL ESTATES CONSIDERED APPROPRIATE FOR THE DELIVERY OF WASTE TREATMENT FACILITIES

### 2.1 METHOD

The method for this study involved a series of sieving exercises to identify those industrial estates that might be appropriate for development of waste treatment facilities. The work also identified the industrial property management companies who were more appropriate to contact as set out in *Section 4*.

The review of the industrial estates was undertaken in three phases.

#### 2.1.1 Phase 1 - Site Identification

*Phase 1* involved identifying all the operational industrial estates /business premises within Worcestershire. This was achieved by searching online business directories <sup>(1)</sup> <sup>(2)</sup> <sup>(3)</sup> <sup>(4)</sup> as well as the Business and Property Search sections of the Worcestershire County Council Website <sup>(5)</sup>.

All the industrial estates identified by this process were compiled into a single long list of sites.

The second step in *Phase 1* involved corroborating the collected data. The long list was sent to the economic development officers of all the six district councils within Worcestershire: Redditch, Bromsgrove, Malvern Hills, Wychavon, Worcester City and Wyre Forest. The districts were asked to add any further sites into the list and to delete those no longer in use.

Following this corroboration by the district councils, the long list comprised 148 sites (presented in *Annex A* and *Figure 2.1*) to be taken forward for desk-based shortlisting.

(1) <http://www.yell.com/find/s/Commercial-Property-Services/Industrial-and-Trading-Estates/UK/Worcestershire>  
Accessed on 25th February 2009

(2) <http://worcesterbusinesspark.com/>  
Accessed on 25th February 2009

(3) <http://www.saxonbusinesspark.co.uk/>  
Accessed on 25th February 2009

(4) <http://www.propertyfinder.com/uk/property/west+midlands/worcestershire/pershore/keytec+7+business+park>  
Accessed on 25th February 2009

(5) <http://www.propertypilot.co.uk/cgi-bin/db2www.exe/n40home.d2w/report>

Accessed on 25th February 2009 and  
<http://worcestershireshire.whub.org.uk/home/wccindex/wcc-bus-index.htm>  
Accessed on 25th February 2009

### 2.1.2 *Phase 2 – Desk Based Site Shortlisting*

The first sieve to be applied to the long list of sites took account of European Nature Conservation designations (i.e. Natura 2000 sites). As the EU Habitats Directive Handbook states that a likely significant effect may occur where Natura 2000 (RAMSAR/ SPA/ SAC) sites lie within 1 km of significant waste sites, any of the long-listed sites within 1 km of a Natura 2000 site were eliminated. However, none of the long list of sites was located within 1 km of any Natura 2000 site.

The second sieve addressed the potential for flooding. Some parts of Worcestershire have been badly affected by flooding. Planning Policy Statement 25 recognizes non-hazardous waste treatment as a less vulnerable development that can be carried out on land designated as Floodzone 1, 2 or 3a. No development should occur within the functional floodplain (3b). Information from the Environment Agency and Worcestershire County Council does not distinguish between Floodzones 3a and 3b, the functional floodplain. This distinction is drawn by the Strategic Flood Risk Assessment (SFRA) yet to be completed by all the districts. As a precautionary approach, any site located within a floodzone 3 designation was discounted.

This sieve eliminated 14 sites from further consideration. This desk based shortlisting process is presented in further detail in *Annex B*.

### 2.1.3 *Phase 3 – Drive by Assessment*

As the desk based analysis did not substantially reduce or improve our knowledge of the long list of sites, a drive by assessment was undertaken. This technique involved a rapid visit to each site to consider:

- site description;
- surrounding uses;
- traffic and transport;
- visual/landscape impact;
- availability; and
- any other constraints/ benefits.

The check list used to ensure consistency of the drive by assessment is presented at *Annex C*.

Those sites that were considered to be unlikely to be useful for the delivery of waste treatment facilities (eg because the estate is too small, the individual units are too small, the setting is not conducive, or the internal road network is too narrow and/or congested) have not been considered further within this report.

Results of the drive by assessment including the notes taken during the visits are presented in *Annex D*.

The short-listing process identified 48 sites as suitable in principle for the siting of a waste treatment facility. These sites are listed in *Table 2.1* and presented spatially in *Figure 2.2*.

**Table 2.1** *Sites considered suitable for development of waste treatment facility*

District	Name	
<b>Redditch</b>	Ravensbank Business Park	Moons Moat North Industrial Estate
	Hunt End Industrial Estate	Pipers Road Park farm Industrial Estate (*)
	Washford Industrial Estate	Imex Spaces Business Centre (*)
	East Moons Moat	Park Farm Industrial Estate
	Kingfisher Enterprise Park.	
<b>Wyre Forest</b>	Rushock Trading Estate (*)	Sandy Lane Industrial Estate (*)
	Firs Industrial Estate (*)	Firs Industrial Estate (*)
	Vale Industrial Estate (*)	Hoo Farm Industrial Estate
	Finepoint Business Park	Gemini Business Park (*)
	Oldington Trading Estate	Ikon Trading Estate
<b>Wychavon</b>	Hartlebury Trading Estate	Hampton Lovett Industrial Estate
	Berry Hill Industrial Estate	Keytec7 Business Park
	Four Pools Industrial Estate	Racecourse Road Trading Estate (*)
	Vale Business Park	Pershore Trading Estate (*)
	Stonebridge Cross Business Park	
<b>Malvern Hills</b>	Merebrook Industrial Estate (*)	Ball Mill Top Business Centre
	Enigma Business Park	Link Business Centre (*)
	Spring Lane Industrial Estate (*)	
<b>Worcester City</b>	Diglis Industrial Estate	Warndon Business Park (*)
	Blackpole Trading Estate	Worcester Trading Estate (*)
	Former Kays warehouse	Weir Lane Industrial Estate (*)
	Gregory's Bank Industrial Estate	Venture Business Park
	Shrub Hill Industrial Estate	Sherriff Street Industrial Estate
	Great Western Business Park	
<b>Bromsgrove</b>	Harris Industrial Estate	Saxon Business Park
	Harris Business Park.	Bromsgrove Technology Park
	Buntsford Hill Industrial Estate	Buntsford Hill Business Park
	Aston Fields Industrial Estate	

(\*) The site is suitable for waste management uses but was observed to have little availability at the time of the site visit.

The shortlisted sites are fairly evenly spread across all six districts of Worcestershire although Worcester City has a large concentration (11) of sites.

Most of them are medium to large sized industrial estates with a mix of old and new buildings. The size of individual units also varies from one estate to another; with most estates accommodating a good mix of small and large units.

All the 48 sites are suitable for housing at least a small sized waste management facility whereas 14 are suitable for accommodating only a small facility.

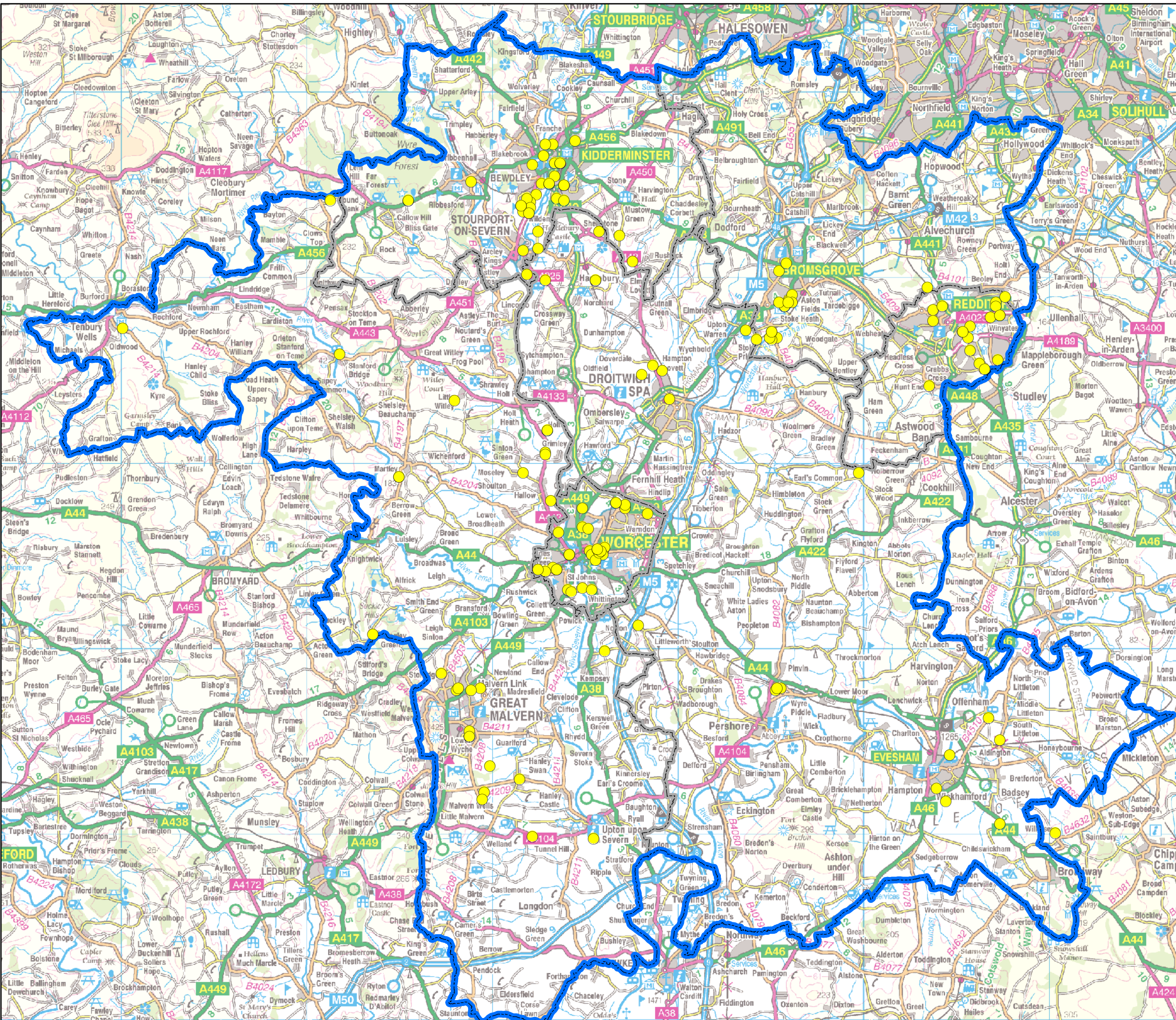
Fifteen sites are suitable for larger facilities, with 7 particularly appropriate for a facility of strategic importance. These sites are:

- Blackpole Trading Estate;
- Former Kays Warehouse;
- Hartlebury Trading Estate;
- Berry Hill Industrial Estate;
- Hampton Lovett Industrial Estate;
- Keytech 7 Business Park; and
- Vale Business Park.

The rest of the sites (27) have the potential to accommodate a range of waste facility sizes. Fifteen of them have no apparent availability for any new facilities. However as units will constantly be coming to the end of their lets, this situation could change quite significantly; especially by the time the Core Strategy is adopted.

The recent economic downturn has had an effect on the number of units being let and the length of tenancy in most industrial estates. Our discussions with property management companies indicated that more units are available now than a couple of years ago. It is realistic to assume that, in the short term, the number of individual units that are available at any one time is unlikely to reduce significantly.





Worcestershire County Boundary

District Boundaries

Industrial Sites

N

W

E

S

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10

Kilometres

TITLE:

Figure 2.1  
Long List (148 sites) used  
for Desk Based Study

CLIENT:

Worcestershire County Council

SIZE:

A3

DATE: 17/09/2009

CHECKED: PB

PROJECT: 0096130

DRAWN: IG

APPROVED:

SCALE: As Scale Bar

DRAWING:

Industrial\_Sites.mxd

REV:

0

ERM  
Eaton House  
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PROJECTION: British National Grid [ORD SURV GB]







This section considers whether the short listed industrial estates would be sufficient to deliver the waste treatment capacity required within Worcestershire.

This analysis is not intended to state categorically how many of either large or small scale facilities should be provided, or to dictate how much land should be used. Further, it is intentionally technology neutral. However, it does enable an understanding of whether the industrial estates shortlisted as 'appropriate to accommodate waste facilities' would be sufficient to provide the required waste treatment capacity within the County.

### **3.1.1 *Municipal Waste (MW) and Commercial & Industrial (C&I) Waste to be managed by 2027***

The level of municipal waste (MW) management capacity to be provided in Worcestershire by 2027 is indicated in Annex A and Annex B of the Joint Municipal Waste Management Strategy for Herefordshire and Worcestershire, First Review, February 2009.

The corresponding commercial & industrial (C&I) waste capacity figures are provided by the draft Need Assessment of Worcestershire County Council. Although this report is yet to be published, the numbers used in this assessment are not expected to change.

These figures are presented in *Table 3.1* below.

**Table 3.1 *MW and C&I Waste Treatment Capacity Requirement in Worcestershire by 2027***

<b>Parameter</b>	<b>MW (tpa)</b>	<b>C&amp;I waste (tpa)</b>
Total Waste Arisings	462,786	1,082,892
Total Diversion from landfill	78%	75%
Total Annual Treatment Capacity required by 2027	360,973	812,169
Current Treatment Capacity (2009)	130,000	107,820
Additional Waste Management Capacity required by 2027	<b>230,973</b>	<b>704,349</b>
Total Waste Management Capacity required by 2027	<b>935,322tpa</b>	

Source:

- MW figure is based on information provided in Annex A - Waste Growth Paper and Annex B - Recycling & Composting Assessment of the JMWMS. The Joint Municipal Waste Management Strategy for Herefordshire and Worcestershire, First Review February 2009
- C&I waste figure was provided by Worcestershire County Council (2009) and Waste Data Interrogator 2007

### 3.1.2

### *Developing Options*

Thus, the total additional waste management capacity that needs to be provided in Worcestershire by 2027 is 935,322 tonnes per annum. For simplicity, and to avoid spurious precision, this figure has been rounded to 900,000 tonnes.

Planning for Waste Management Facilities, 2004 <sup>(1)</sup> provides some physical and operational characteristics for small and large scale waste treatment facilities as summarised in *Table 3.2*.

**Table 3.2** *Physical and Operational Characteristics of Waste Facilities*

Waste Facility Type	Through put (tpa)	Area Req. (ha)	Building Footprint	Expected Lifetime yrs)
<b>Small Scale</b>				
Composting	25,000	2-3	Often no building is required for composting operations. Office buildings of 30 to 100 m <sup>2</sup> may be required.	10-25
Anaerobic Digestion	5000	0.15	30 m x 15 m, plus 4 circular tanks of 6-10 m diameter	25
	40,000	0.6	40 m x 25 m, plus 2 circular tanks of 15 m diameter	25
Processing of Recyclables	50,000	1-2	70m x 40m	20
Mixed Waste Processing (MBT)	50,000	< 1-2	100m X 30m	20-25
Pyrolysis and Gasification	50,000	1-2	60m x 60m	20-25
Small Scale Thermal	50,000	1-2	60m x 60m	20-25
Civic Amenity Sites	10,000-50,000	< 0.5-1	Civic amenity sites are typically open air areas of hardstanding. A mobile site office may be required.	Permanent
<b>Large Scale</b>				
Waste Transfer	120,000	0.7	70m x 30m	20
Large Scale Thermal	250,000	2-5	120m x 60m	20-25

Source: Planning for Waste Management Facilities: A Research Study, ODPM, 2004

This information has been used to provide assumptions about the amount of capacity that may be delivered through large and small scale facilities, and how much land these might require. Using these assumptions, three scenarios were formulated to understand land use requirements for waste treatment within Worcestershire:

- **Developing only small-scale waste management facilities.** These facilities are each assumed to have a capacity of up to 50,000tpa and require a site of 1 to 2 hectares. Within Worcestershire, there are a number of waste management facilities operating on sites of around 1 hectare in size.

(1) Planning for Waste Management Facilities, A Research Study, ODPM, 2004

- **Developing only large-scale waste management facilities.** These facilities each have a capacity of 250,000tpa and require a site of 5 hectares. This is equivalent to the residual waste management facility identified in the Joint Municipal Waste Management Strategy.
- **Developing both small-scale and large-scale waste management facilities.** This scenario assumes the total required capacity is split between large and small scale facilities.

These scenarios are presented in *Table 3.3*. The total land area required is not shown. It has not been possible to determine the 'amount of land available' across the industrial estates. Moreover this land area is expected to change over time. The analysis remains useful in demonstrating whether there are enough opportunities for a range of waste management facilities to be delivered across the County.

**Table 3.3**      **Waste Management Capacity Requirements up to 2027**

Facility type	Only Small		Only Large		Small & Large - Scenario A		Small & Large - Scenario B(*)	
	Number (of sites)	Capacity (tpa)	Number (of sites)	Capacity (tpa)	Number (of sites)	Capacity (tpa)	Number (of sites)	Capacity (tpa)
Small scale facilities	18	900,000			13	650,000	8	400,000
Large scale facilities			4	1,000,000	1	250,000	2	500,000
<b>Total</b>	<b>18</b>	<b>900,000</b>	<b>4</b>	<b>1,000,000</b>	<b>14</b>	<b>900,000</b>	<b>10</b>	<b>900,000</b>

(\*) The Scenario B assumes that there would be 2 large scale facilities In Worcestershire – one primarily catering to MW wastes and the other for the C&I wastes. The remaining waste would be treated at the small scale facilities.

*Table 3.3* indicates that, if only small-scale facilities are developed, a maximum of 18 sites would be required to provide the necessary waste management infrastructure capacity within Worcestershire by 2027.

This compares well with the conclusions of the shortlisting process which identified 48 sites that are potentially suitable for accommodating small scale waste facilities. Even if the 15 sites which currently have no availability are removed from consideration, there would be 33 potential sites remaining. As discussed above, the number of available sites is not expected to fall in the foreseeable future, so even this scenario, which requires the largest number of sites, presents adequate options.

The analysis indicates that a strategy promoting only large scale facilities is also possible. The site assessment process identified 15 locations at which larger scale facilities could be developed, with seven of these considered particularly suitable for a facility of strategic importance.

A different range of large and small facilities has been considered and the analysis indicates that this mix of facility type and size is also deliverable. This scenario would bring benefits in terms of greater flexibility to the industry, economies and efficiencies of scale where relevant and enable communities to take responsibility for their waste arisings.

This mix of both small and large scale facilities is also in line with the national, regional and local policy objectives. These reflect the approach of the Joint Municipal Waste Management Strategy, which seeks one large scale residual waste treatment facility and a range of other infrastructure, including a MRF (110,000tpa) and a new waste transfer station (50,000tpa). It also includes consideration of a large scale merchant facility to treat residual C&I wastes.

It should be remembered that this is a theoretical exercise, based on current data, future forecasting and assumptions. The scenarios are not intended to identify how the waste management capacity should be delivered in Worcestershire (this would be in conflict with paragraph 18 of PPS 10 which advises waste planning authorities not to stifle innovation). Instead, the calculations have been made in order to determine whether the likely range of waste management facilities that will be required within Worcestershire to deliver the forecast capacity needs can be delivered by the existing industrial estates.

As part of this project, ERM had discussions with six property management companies, to gain a better understanding of the deliverability and economic feasibility of developing waste treatment facilities on industrial estates in Worcestershire. The companies were chosen because they were present throughout the County; at the majority of the industrial estates within Worcestershire at least one of the companies identified below were advertising land and/or buildings for lease or sale.

These property management companies are:

- GVA Grimley
- Harris Lamb
- Halls Commercial
- John Trustlove
- Jonathan Chilton
- King Sturge

A summary of the discussions is presented in the following sections.

#### **4.1**

##### **PERCEPTION ABOUT WASTE FACILITIES**

All the property management companies were asked how the siting of waste facilities on industrial estates is likely to be perceived by site/unit owners.

The majority of them had the opinion that waste operations have evolved significantly in the past few years and there would be no prejudices against them being located on industrial estates from the landowner's point of view. Most of the management companies had some prior experience of dealing with waste facilities in general and thought of them like any other industrial process.

However, the attitude of the landowner is likely to change depending on the size of waste facility and the kind of wastes it handles. There is unlikely to be any resistance to accommodating a modern, well managed and aesthetically well designed facility but there may be some reluctance if the particular operator has a bad track record (ie if existing facilities are poorly managed or untidy). Skip hire businesses were cited by one agent as being an example of waste businesses that tend to be 'untidy' in appearance and hence not in keeping with the image that some landowners would like to portray. Larger facilities and incinerators may also create discomfort with some landlords.

Interestingly, one company indicated that operations involving potentially more hazardous wastes, such as solvents processing and waste oils recovery, are likely to be perceived as being wholly acceptable because they are similar

to any other regular industrial operation whereas operations involving non-hazardous municipal wastes (MW) may cause resistance from some landowners because of preconceived notions of impacts such as flies, odours, etc.

Some companies attributed this guarded attitude of the land owners to previous experience of badly operated facilities and because, to date, there are no facilities of the type being considered operating in Worcestershire. As a result of this some landlords still do not feel confident about leasing out their properties for waste operations.

To a certain extent the nature of the tenant is also important in this respect and it was felt by some agents that the bigger private sector operators are more likely to be trusted by the landowners whereas the lesser known waste operators might make the land owners doubtful of their capabilities and commitment.

Two new materials recycling facilities (one with a capacity of 108,500tpa at Norton, to treat MSW, one with a capacity of 250,000tpa, to treat C&I and C&D waste) are due to begin operations in Worcestershire. Once these new facilities are operational, it should demonstrate that waste management operations can be good neighbours and will encourage other landowners to have similar uses on their land.

The overall conclusion, however, was that letting of industrial units is, first and foremost, a business and that nearly all landlords will be more concerned about the rental that they will obtain rather than the nature of the particular business.

## **4.2 COSTS AND RATE OF TURNOVER**

All the six property management companies were requested to provide approximate costs for renting and sale of industrial land in Worcestershire. These are presented in *Table 4.1*.

In discussing the costs of leasing (renting) industrial property and the value of land, in the case of sale of the freehold, the following points were made by the various companies:

- The cost of leases and the freehold value of land vary across the county but not by very much. In general, as would be expected, newer, more modern properties that are in good condition and located on more modern estates tend to demand a higher rental value. Similarly, properties that have good road access (eg are close to motorway junctions) have a higher value (lease or freehold).



- The current recession has had a significant impact on both lease and freehold values. Freehold values are currently so depressed that the market has virtually dried up as potential sellers hang on to land rather than accept the current 'market value'. The higher values that were quoted, and which are presented in *Table 4.1*, represent the values immediately prior to the recession.
- Lease values are also impacted by the duration of the lease. Longer lease agreements, as are common for waste management facilities (see below), can be used to negotiate lower annual lease values.
- Lease values are quoted per square foot of building. In all cases this would include an area of land associated with the building that could be used for car parking etc. In the case of larger areas of hardstanding, as might be needed for manoeuvring larger vehicles or for overnight parking of a vehicle fleet, there may be a (relatively small) additional charge on top of the values quoted.

**Table 4.1**      *Rental and Sale Values Associated with Industrial Land in Worcestershire*

Property Management Company	Annual Lease Value	Freehold Value
GVA Grimley	£4.75-£5 per sq ft.  New buildings may be 50p or 75p per sq ft. more than this standard rate.	£350,000/ acre - £550,000 for serviced standard B2/B8 land.  2 years ago prices were close to £550,000 per acre. Now the rate is closer to £350,000
Harris Lamb	£5.50 per sq ft.	£400,000 – £500,000 per acre
Halls Commercial	£4-£5 per sq ft.  The better quality estates could fetch upto £6 per sq ft., but they are not at present.	£450,000 - £500,000 per acre
John Trustlove	£3.50 to £4.50 per sq ft	£250,000 - £350,000 per acre.  2 years ago prices were closer to £500,000- £600,000 per acre
Jonathan Chilton	£3-£5 per sq ft.	£500,000 per acre (for B2/B1/B8 uses)
King Sturge	£4.15 -£5.5 per sq ft	No prices available

Our discussions with the property management companies also shed some light on the turnover of leases on these industrial estates. Most leases for these types of property are currently three or four years although owners would prefer longer leases.

In the case of buildings used for waste management facilities, it would be usual to have a significantly longer lease period. This longer lease period would be required by any waste company seeking to ensure that it has control

over the land commensurate to the level of capital expenditure resulting from equipment purchase in addition to costs of developing the site. Most large facilities, such as energy from waste facilities, would require a 25+ year lease and medium scale operations would have a lease typically spanning 10-15 years.

These longer durations of lease would be very attractive for the land owners especially in the current economic situation.

#### **4.3 OWNERSHIP**

The larger and/or very specialised waste facilities, such energy from waste plants, will require construction of bespoke buildings, rather than being located within existing industrial buildings. In this case it is the availability of suitable land that is important. All the agents indicated that landowners are interested in leasing buildings rather than vacant land (because of the relative incomes). However, many landowners are open to receiving offers for purchase of the freehold. This is particularly the case at the present time when they may be struggling to find companies that wish to rent building space - the property management companies unanimously agreed that there are far more industrial units available now for letting, than there have been in the past decade.

Clearly, we are currently in a rather unusual economic situation and so it is difficult to make any definitive predictions about the availability of land and associated prices in the future.

#### **4.4 PRELIMINARY CONCLUSIONS**

As well as providing some indicative costs for leasing industrial buildings and for the freehold value of industrial land, the discussions with the property management companies clarified a few things in terms of the potential for siting waste facilities on industrial land.

Firstly, it should be perfectly feasible to find units that could be leased for use as waste management facilities. In general, owners of such industrial property will view any proposition in purely commercial terms and will not be concerned about the actual use provided that the facility is well maintained, visually unobtrusive and in-keeping with surrounding units.

Secondly the falling prices of industrial land along with the potential of significantly longer lease periods are likely to make waste facilities very attractive propositions for landowners in the current economic climate.

This section considers the feasibility of delivering waste facilities on industrial estates in Worcestershire by reviewing publicly available information on waste management facility economics. It examines the chief determinants for economic viability of waste development, particularly the Landfill Tax Escalator and increasing Gate Fees. It discusses some of the capital and operational costs associated with waste management facilities.

Lastly, this section evaluates the viability of locating waste facilities on industrial estates in policy terms.

### *5.1 ECONOMIC FEASIBILITY*

When considering the economic viability of waste treatment facilities it is useful to compare costs with the costs of the alternatives – including landfill disposal. The overall cost of disposal of waste to landfill comprises two components:

- The Gate Fee, charged by the landfill operator to cover his capital and operational costs and in response to the local market; and
- Landfill Tax, levied by the government to ensure that other waste management techniques, deemed to be less environmentally polluting, are competitive with landfill.

From April 2009, the disposal of non-hazardous waste is taxed at £40 per tonne. This tax will increase by £8 each year until it reaches £72 per tonne in 2013.

The landfill gate fee is affected by many factors, but most dominantly by the type of waste to be disposed off and the amount of landfill void available for that waste within an appropriate area.

As the availability of landfill void decreases within some geographic areas, ERM has observed the gate fee increasing. This is perhaps not unsurprising as most commodities of a limited capacity can command a higher market price. This is therefore a trend that can be expected to occur in Worcestershire.

The increasing cost allocated with the landfill of waste is seen as a key economic driver to move waste management up the waste hierarchy. Ultimately it is hoped to prevent or reduce waste production, but will certainly make waste treatment an economically preferable management option to disposal. The current activity in the waste management industry,

despite the recent downturn in the UK and global economy, demonstrates that the market is looking to increase investment in waste treatment facilities. Responding to demands from waste producers who are seeking alternative to landfill.

In 2008 Waste & Resources Action Programme (WRAP) published the WRAP Gate Fees Report. This report presented a summary of gate fees for a variety of waste treatment and disposal options. The key findings of the report are presented in *Table 5.1*.

**Table 5.1** *Summary Information on Gate Fees*

Treatment	Grade / material / type of facility	Median	Range
<b>MRF</b>	Cans/plastic/paper/card	£21	-£4 - £70
	Cans/plastic/paper/card plus glass	£28	n.a.
<b>Composting</b>	Open-air windrow	£22.50	£17 - £33
	In vessel	£40	£20 - £69
<b>Anaerobic digestion</b>		n.a.	£30 - £60
<b>Landfill</b>	Gate fee only	£21	£11 - £40
	Gate fee plus landfill tax	£45	£35 - £64
<b>Incineration</b>	All facilities	£71	£31 - £136
	Post-2000 facilities	£80	£65 - £136
<b>MBT</b>		£53	n.a.
<b>Wood reprocessing</b>	Grade A	£8	£0 - £16
	Grade B	£23	£16.50 - £30
	Grade D	£37	£27 - £47

Source: WRAP Gate Fees Report 2008

*Table 5.1* indicates gate fees at material recovery facilities (MRF) and for landfill are substantially lower than that for incineration. However the gate fees presented above assume Landfill Tax at £24 per tonne. The Landfill Tax is set to escalate from April 2009 until it reaches £72 per tonne in 2013. If these increases in the Landfill Tax are incorporated, the ultimate gate fee for landfilling would increase significantly to £83-112 per tonne by 2013.

The WRAP report recognizes that gate fees for similar treatment options can vary substantially depending on spare capacity and local market conditions. It highlights five key factors that may influence gate fees in the future:

- competition from both similar facilities and other treatment facilities;
- the Landfill Tax;
- the quality and quantity of material being processed;
- energy costs; and
- the facility itself including its size, age and operational details.

### **5.1.1** *Costs associated with Waste Management facilities*

The financial cost associated with any waste management option is obviously a key consideration. The costs in this assessment are not necessarily indicative

of actual costs currently being incurred for ongoing contracts but do provide representative costs to enable a comparison of relevant technologies.

Capital Costs (CAPEX) and Operational Costs (OPEX) have been identified through a review of publically available sources (eg Waste Strategy for England (WSE) 2007, local authority private finance initiatives, procurement documents and published reports).

**CAPEX** generally includes:

- Civil engineering works
- external infrastructure works
- all process plant

**OPEX** generally includes:

- labour
- maintenance
- consumables
- insurances
- overheads

The availability of CAPEX and OPEX data in the public domain varies significantly for each technology. The actual values depend on a range of variables including specific plant configuration, design and local circumstances.

Table 5.2 presents a comparison between CAPEX and OPEX for a variety of waste treatment facilities. The costs reflect an average across several ERM projects.

**Table 5.2**      *Capex and Opex Costs – Over a 25 Year Period*

Technology	Capex £million	Opex £million	Opex per tonne
EFW (200K tpa)	74	101	£20.2
EFW + CHP (200K tpa)	118	113	£22.6
MBT – gasification (100K tpa)*2	65	244	£48.8
MBT – cement kiln (100K tpa)*2	62	229	£45.8
Autoclave (200K tpa)	56	143	£28.6
Autoclave (100K tpa)*2	56	143	£28.6
WTS	4	11	n.a
EFW Gate Fee Only	0	216	n.a

Source: Various Projects, ERM

The costs in the table above do not account for transportation, disposal of residuals and income from recycling. The costs associated with financing (loans, interest rates etc.) are also excluded.

The important conclusion to draw from the table is that although CAPEX is a substantial figure in all waste facilities, the OPEX are usually much higher (except for EfW facilities).

The Waste Strategy for England (WSE) 2007 presents a different set of CAPEX as a result of its Local Authority Waste Recycling Recovery and Disposal (LAWRRD) model.

This model developed by DEFRA works to predict local authorities' waste management costs, material flows and facility choices in response to different policy levers, including EC Landfill Directive targets, taxes and recycling performance standards.

CAPEX from the model are presented in *Table 5.3*.

**Table 5.3** *LAWRRD Assumed Capital and Gate Fee Costs <sup>(1)</sup>*

Facility Type	Plant Scale (kt/y)	Capital Cost 2007/08 (£m)	Gate Fees 2007/08 (£/t)
Materials recovery facilities (MRF)	10	2.10	62.52
	40	6.0	41.2
	100	16.5	37.74
Dirty MRF	70	5.70	80.79
	150	10.80	68.09
	250	16.50	66.16
Green waste composting	10	2.30	40.27
	20	4.90	30.75
	30	7.70	28.24
Biowaste composting/anaerobic digestion	20	7.30	65.37
	50	14.70	52.49
	150	28.80	37.90
Mechanical with residue to EfW	50	29.40	103.93
	100	44.40	84.46
	200	67.10	70.40
Mechanical biological treatment (MBT) with refuse derived fuel (RDF)	50	29.40	98.80
	100	44.40	79.32
	200	67.10	65.27
MBT compost and residue to landfill	50	19.80	89.21
	100	29.90	74.27
	200	44.80	64.32
Energy from Waste (EfW)	100	64.70	78.42
	200	104.70	58.52
	400	149.10	37.77
Gasification/Pyrolysis	30	21.70	93.57
	50	27.90	69.22
	150	67.20	51.56

Gates fees are based on discounted capital costs, operating costs, residue disposal costs and revenues net of landfill tax. Capital costs are discounted over typical operating lives for each type of plant, and differ according to typology to reflect land costs.

### 5.1.2 *Discussions with property management companies*

ERM's discussions with the property management companies yielded a range of costs for renting and purchasing industrial land in Worcestershire as discussed in *Section 4*.

These values have been converted into the actual costs for the building footprint/ areas of land required for the facilities that are required in Worcestershire as summarised in *Table 5.4* and *Table 5.5*.

**Table 5.4** *Approximate Cost of Renting Industrial Buildings for Waste Management facilities in Worcestershire*

Size of Facility	Throughput	Av. Building Footprint Required <sup>(1)</sup>	Rate of Rent of Industrial Buildings (per annum) <sup>(2)</sup>	Total Rental Cost Per Annum	Rental Cost Per Tonne of Waste
Small Scale	50,000 tpa	60m x 38m = 2280 sqm = 24,542 sq ft	£ 3 - £5.5/ sqft	£73,626 -£134,981	£1.5 - £2.7
Large Scale	250,000 tpa	95m x 45m = 4,275 sqm = 46,016 sq ft	£ 3 - £5.5/ sqft	£138,048 - £253,088	£0.6 - £1.0

**Table 5.5** *Approximate Cost of Purchasing Industrial Land in Worcestershire*

Size of Facility	Throughput	Land Required <sup>(3)</sup>	Value of Industrial Land <sup>(4)</sup>	Cost of Land Required	Equivalent Land Cost Per Annum (3)	Land Cost / Per Annum/ Tonne of Waste
Small Scale	50,000 tpa	2 ha/ 4.9 acre	£450,000 - £550,000/ acre	£2,205,000 - £2,695,000	£88,200 - £107,800	£1.8 - £2.2
Large Scale	250,000 tpa	5 ha/ 12.4 acre	£450,000 - £550,000/ acre	£5,580,000 - £6,820,000	£223,200 - £272,800	£0.9 - £1.1

Note: Assuming a 25 year operational period and costs simply spread over this period (ie no finance/interest costs)

The costs indicated in the tables above will vary depending on the age, condition and location of the industrial estate. They should be regarded as averages across the whole County. The building footprints have been calculated by averaging the building footprints of all small and large scale facilities presented in *Table 3.2*.

Based on the discussions with the property management companies, rental costs have been calculated based on the building footprints alone. It is expected that all industrial buildings will come with an adjoining yard area

(1) Planning for Waste Management Facilities, A Research Study, ODPM, 2004

(2) Discussions with property managers in Worcestershire

(3) Planning for Waste Management Facilities, A Research Study, ODPM, 2004

(4) Discussions with property managers in Worcestershire

and costs for renting any additional yard area have been incorporated in the range offered in the calculations.

When the cost of leasing a building or purchasing land is converted into a cost per tonne, spread out over the facility's expected lifetime, it can be seen that, irrespective of the size or technology of the facility, neither the rental nor land costs are very significant when compared to the overall Opex costs or typical gate fees (see *Table 5.4* and *Table 5.5*.)

For example, an EfW facility with a 200,000tpa throughput would be expected to have a gate fee of approximately £60 per tonne. By comparison, the corresponding building rental/land purchase costs, in the range of £0.6 to £1.1 per tonne, are insignificant. It can thus be concluded that these industrial estates have the potential to offer economically viable waste facilities.

Although these calculations are fairly high level and make several assumptions, they demonstrate that locating waste facilities on industrial estates in Worcestershire is an economically feasible option.

## 5.2 *POLICY BACKGROUND FOR LOCATING WASTE FACILITIES ON INDUSTRIAL ESTATES*

Planning Policy Statement 10: Planning for Sustainable Waste Management, July 2005, (PPS10) sets out the Government's overall policy on waste as well as identifying suitable sites and areas for waste treatment facilities. PPS 10 urges local planning authorities to search for a broad range of suitable sites for managing their wastes, including industrial sites as they provide opportunities for co-location and complementary activities.

DEFRA's *Designing Waste Facilities, a Guide to Modern Design in Waste* (2008) concurs with PPS10, and states that new waste facilities should be expected to be located in industrial or employment allocations in development plans. It provides guidance for designing modern waste facilities – which are quickly evolving into streamlined and efficient industrial processes; a far cry from their traditional image. The guidance also states that the traditional design of a steel portal construction building, commonly used for warehousing, industrial or large retail purposes, is well suited to house a range of waste processing activities including in-vessel composting, materials recovery, mechanical biological treatment and some thermal treatment technologies.

The emerging waste policy documents of several local authorities also state a preference for waste related development to be delivered on industrial areas. Some examples are presented below:

- Hampshire Adopted Minerals and Waste Core Strategy (2007): Policy S17 encourages co-location of compatible waste facilities with suitable



reprocessing, manufacturing or industrial uses for better resource recovery and efficiency.

Moreover, Policy DC13 states that waste facilities would be permitted on employment land, preferably co-located with complementary activities.

- Surrey Waste Plan (2008): The plan acknowledges that waste management facilities are suited to development on industrial sites and in urban areas.

Policy CW5 specifically states that industrial/employment sites, particularly those located in urban areas would be preferred for waste related development.

- Milton Keynes Waste DPD (2008): Policy WCS2 makes it clear that priority for waste management facilities will be given to sites within existing employment areas.
- Wiltshire & Swindon Waste Core Strategy DPD (Inspector's Report) (2009): Paragraph 2.21 and Policy WCS2 aspire to locate waste sites as close to growth areas as possible; including within industrial estates and employment allocations.

Moreover Policy WCS 3 states that facilities such as Materials Recycling Facility, Waste Transfer Station, Household Waste Recycling Centre, Mechanical Biological Treatment, In Vessel Composting, Anaerobic Digestion and Energy from Waste would be preferred on Industrial Land/ Employment Allocations

### **5.2.1 Existing Waste Facilities Within Worcestershire**

A total of 39 waste management facilities are already operational or registered on industrial estates in Worcestershire. These are listed in *Annex F*.

These facilities are well distributed over the six districts of Worcestershire, with Wyre Forest accommodating approximately half of them (17). The majority of them are small operations which are classed as either ELV/WEE/metal recycling facilities or Waste Transfer Stations.

The presence of existing waste treatment facilities on industrial estates, and the recognition that other planning permissions and proposals also seek to use industrial estates demonstrates that within Worcestershire these locations are already a popular and viable option.

This report concludes that locating waste facilities on industrial estates is a viable and economically feasible option in Worcestershire.

National policy clearly encourages waste operations on industrial land, as does the emerging waste policy of several local authorities.

As far as the economic viability of using industrial estates is concerned, the cost of renting a suitable building or purchasing an appropriate piece of land within Worcestershire is likely to represent only a small fraction of the total cost of operating the facility; irrespective of the facility's size or the technology employed. This suggests that locating waste facilities on industrial estates in Worcestershire would be an economically feasible option.

This conclusion is further reinforced by the fact that several waste management companies are already operating on industrial estates in Worcestershire.

Our discussions with several property management companies confirmed that most landlords of industrial buildings would be very interested in leasing units for use as waste management operations. It is not considered that the previous image of waste management, as a less desirable use, would be an obstacle and, on the contrary, the potential for a long lease (typical of many waste facilities) would be very attractive to landlords.

This report identifies 48 sites that are potentially suitable for the development of a waste treatment facility. These sites would provide adequate options for the policy makers to locate both small and large scale waste facilities on the industrial estates of Worcestershire.

## Annex A

### Phase 1 - Long List of Sites

The long list of sites is presented in *Table A1.1* below.

**Table A1.1 Phase 1 - Long List of Sites**

Name	Address	Post Code	District
Sanders Road Industrial Estate	Bromsgrove	B61 7DG	Bromsgrove
Shaw Lane Industrial Estate	152 Shaw Lane	B60 4ED	Bromsgrove
Saxon Business Park	Hanbury Road, Stoke Prior	B60 4AE	Bromsgrove
Metal & Ores Industrial Estate	91A Hanbury Road, Stoke Prior	B60 4JZ	Bromsgrove
Buntsford Hill Industrial Estate	Buntsford Park Road	B60 3DX	Bromsgrove
Buntsford Hill Business Park	Buntsford Park Road	B60 3DX	Bromsgrove
Harris Industrial Estate	Hanbury Road, Stoke Prior	B60 4AA	Bromsgrove
Harris Business Park.	Hanbury Road. Bromsgrove	B60 4BD	Bromsgrove
Hobden Hall Industrial Estate	Shaw Lane	B60 4DU	Bromsgrove
Bromsgrove Technology Park	Aston Road	B60 3EX	Bromsgrove
Metal & Ores Industrial Estate	Hanbury Road, Stoke Prior	B60 4JZ	Bromsgrove
Aston Fields Industrial Estate	Sugarbrook Road	B60 3DR	Bromsgrove
Bromsgrove Business Centre Ltd	57, High St	B61 8AJ	Bromsgrove
Basepoint Business Park	Bromsgrove Tech, Bromsgrove	B60 3ET	Bromsgrove
Buntsford Gate Business Park	Stoke Heath, Bromsgrove	B60 4JE	Bromsgrove
Silver Birches Business Park	Aston Road, Bromsgrove	B60 3EU	Bromsgrove
Link Industrial Estate	Howsell Rd, Malvern	WR14 1TF	Malvern Hills
Link Business Centre	Bond House, Link Way, Howsell Rd, Malvern	WR14 1UQ	Malvern Hills
Ball Mill Top Business Centre	Worcester Road, Grimley	WR2 6PD	Malvern Hills
Bruff Business centre	Bushbank, Longley Green, Suckley	WR6 5DR	Malvern Hills
Elgar Business Centre	Hallow, Nr. Worcester	WR2 6NJ	Malvern Hills
Hallow Park Business Park	Hallow, Worcester	WR2 6PG	Malvern Hills
KDO Business Park	Little Witley, Worcester	WR6 6LR	Malvern Hills
Maylite Trading Estate	Berrow Green Road, Martley, Worcester	WR6 6PQ	Malvern Hills
The Green Business Centre	Stanford Bridge	WR6 6RU	Malvern Hills
Top Barn Business Park	Worcester Road, Holt Heath, Worcester	WR6 6NH	Malvern Hills
Tenbury Business Park	Bromyard Road, Tenbury Wells	WR15 8FA	Malvern Hills
Tranzart Business Centre	Deep Meadows, Roberts End, Hanley Swan, Worcester	WR8 0DL	Malvern Hills
Merebrook Industrial Estate	Hanley Road, Welland, Malvern	WR13 6NP	Malvern Hills
Upton upon Severn Industrial Estate	Minge Lane, Upton upon Severn	WR8 0LX	Malvern Hills
Willow End Business Park	Blackmore Park Road, Welland, Malvern	WR13 6NN	Malvern Hills
Blackmore Park Industrial Estate	Hanley Swan, Malvern	WR8 0EF	Malvern Hills
Brookend Business Park	Brookend Lane, Kempsey, Worcester	WR5 3LF	Malvern Hills
Enigma Business Park	Grovewood Road, Malvern	WR14 1XZ	Malvern Hills
Malvern Science & Technology Park	Geraldine Road, Malvern	WR14 3SZ	Malvern Hills
Malvern Link Industrial Estate	Howsell Road, Malvern Link	WR14 1JU	Malvern Hills
Spring Lane Industrial Estate	Malvern	WR14 1AL	Malvern Hills
Sixways Industrial Estate	Barnards Green Road, Malvern	WR14 3NB	Malvern Hills
Malvern Hill Science Park Ltd	Geraldine Rd, Malvern	WR14 3SZ	Malvern Hills
Warehouse and Office Premises	Main Road, Hallow,	WR2 6BX	Malvern Hills
Mill Pool Farm Industrial Estate	Main Road, Hallow, Worcester	WR2 6LS	Malvern Hills
Maylite Trading Estate	Maylite Trading Estate, Berrow	WR6 6PQ	Malvern Hills

Name	Address	Post Code	District
	Green Rd, Martley, Worcester		
Upton Business Centre	Welland Rd, Upton-upon-Severn, Worcester	WR8 0SW	Malvern Hills
Ravensbank Business Park	Junction 3 M42, Redditch	B98 9EX	Redditch
Enfield Industrial estate	Redditch	B97 6BG	Redditch
Hunt End Industrial Estate	Redditch	B97 5XP	Redditch
Washford Industrial Estate	Heming Road	B98 0DH	Redditch
Lakeside Industrial Estate	New Meadow Road, Redditch	B98 8YW	Redditch
Greenlands Business Centre	Studley Road, Redditch	B98 7HD	Redditch
Moons Moat North Industrial Estate	Redditch	B98 9HE	Redditch
Park Farm Industrial Estate	Redditch	B98 7SN	Redditch
Weights Farm	Weights Lane, Redditch	B97 6RG	Redditch
Stockwood Business Park	Stockwood Business Centre, Stockwood, Redditch	B96 6SX	Redditch
Abbey Trading Centre	Alvechurch Highway, Redditch	B97 6RF	Redditch
Imex Spaces Business Centre	Oxleasow Road, Redditch,	B98 0RE	Redditch
Manorside Industrial Estate	North Moons Road, Redditch	B98 9HD	Redditch
Kingfisher Enterprise Park.	Arthur Street, Redditch	B98 8LG	Redditch
Rubicon Centre,	Broad Ground Road, Redditch	B98 8YP	Redditch
Pipers Road Park farm Industrial Estate	Redditch	B98 0HU	Redditch
The Redditch Business Centre	Edward Street, Redditch	B97 6HA	Redditch
Kingfisher Business Park	Arthur Street, Lakeside, Redditch	B98 8LG	Redditch
Park Street Industrial Estate	Kidderminster	DY11 6TN	Redditch
South Moons Moat	Padgets Lane	B98 0RD	Redditch
East Moons Moat		B98 0RE	Redditch
Warndon Business Park	Worcester	WR4 9NE	Worcester City
Buckholt Business Centre	Buckholt Drive, Warndon, Worcester	WR4 9ND	Worcester City
Blackpole Trading Estate	Blackpole Road, Worcester	WR3 8SG	Worcester City
Countrywide Trading Estate	Sheriff Street, Worcester	WR4 9AB	Worcester City
Sherriff Street Industrial Estate	Worcester,	WR4 9AB	Worcester City
Great Western Business Park	Tolladine Road, Worcester,	WR4 9PT	Worcester City
Lowesmoor Wharf Estate	Worcester	WR1 2RS	Worcester City
Lowesmoor Trading Estate	Worcester	WR1 2SF	Worcester City
Venture Business Park	Weir Lane, Bromwich Road, Worcester,	WR2 4BD	Worcester City
Bransford Road Trading Estate	Worcester,	WR2 4EU	Worcester City
Shire Business Park	Wainwright Road, Worcester,	WR4 9FA	Worcester City
Northbrook Close	Gregory's Mill Street, Worcester,	WR3 8BP	Worcester City
Everoak Industrial Estate	Bromyard Road, St Johns, Worcester,	WR2 5HP	Worcester City
Diglis Industrial Estate	Trow Way, Worcester,	WR5 3BX	Worcester City
Former Price & Weston Premises	Orchard Street, Worcester,	WR5 3DW	Worcester City
Gregory's Bank Industrial Estate	Gregory's Bank, Worcester	WR3 8AB	Worcester City
Hylton Road Trading Estate	Worcester	WR2 5JS	Worcester City
Newtown Road Industrial Estate	Newtown Road, Worcester	WR5 1HA	Worcester City
Three Springs Trading Estate	Worcester	WR5 1BW	Worcester City
Top Barns Farm & Business Centre	Top Barns Farm & Business Centre, Worcester Rd, Holt Heath, Worcester	WR6 6NH	Worcester City
Shrub Hill Industrial Estate	Shrub Hill Rd, Worcester	WR4 9EE	Worcester City
Worcester Trading Estate	Blackpole Road, Worcester	WR3 8SG	Worcester City
Chicketts Lane Trading Estate	Worcester	WR3 7JW	Worcester City
Hylton Road Trading Estate	Worcester	WR2 5JS	Worcester City
Bransford Road Trading Estate	St Johns, Worcester	WR2 4EU	Worcester City
Weir Lane Industrial Estate	Worcester	WR2 4AY	Worcester City

Name	Address	Post Code	District
High Point Business Park	Newtown Road, Worcester	WR4 9ZR	Worcester City
Worcester Woods Business Park	Newtown Road, Worcester	WR4 9AN	Worcester City
Former Kays warehouse	250 Bransford Road	WR2 5YA	Worcester City
Grove Farm Business Park	Bromyard Road	WR2 5JG	Worcester City
Great Western Business Park	Tolladine Road	WR4 9ZR	Worcester City
North Street Industrial Estate	Droitwich	WR9 8JB	Wychavon
Blackminster Business Park	Blackminster, Evesham	WR11 7RE	Wychavon
Bennetts Hill Business Park	The Grove, Long Hyde Rd, South Littleton, Evesham	WR11 8TB	Wychavon
Hartlebury Trading Estate	Hartlebury, Kidderminster	DY10 4JB	Wychavon
Hartlebury Trading Estate	Off the A449, Hartelbury	DY10 4JB	Wychavon
Murcot Turn Business Park	The Driffold, Murcot Turn, Broadway	WR12 7HT	Wychavon
Norton Business Park	Church Lane, Norton, Worcester	WR5 2PS	Wychavon
Willersey Industrial Estate	Willersey, Broadway	WR12 7RR	Wychavon
Vale Business Park	Evesham	WR11 1TD	Wychavon
Four Pools Industrial Estate	Evesham	WR11 1XJ	Wychavon
Green Gables Business Centre	Kings Rd, Evesham	WR11 3GX	Wychavon
Berry Hill Industrial Estate	Droitwich	WR9 9AU	Wychavon
Hampton Lovett Industrial Estate	Hampton Lovett, Droitwich	WR9 0QG	Wychavon
Stonebridge Cross Business Park	Pointon Way, Hampton Lovett, Droitwich Worcester	WR9 0LW	Wychavon
Keytec7 Business Park	Goodwood Road, Pershore	WR10 2JN	Wychavon
Racecourse Road Trading Estate	Pershore	WR10 2DL	Wychavon
Pershore Trading Estate	Pershore	WR10 2DD	Wychavon
Ikon Trading Estate	Droitwich Road, Nr. Hartlebury	DY10 4EU	Wychavon
Chadwick Bank Industrial Estate	Worcester Road, Stourport-on-Severn	DY13 9QZ	Wychavon
Bewdley Business Park	Long Bank, Bewdley	DY12 2UJ	Wyre Forest
Stoney Lane Industrial Estate	Red Sands Road, Kidderminster	DY10 1LG	Wyre Forest
Churchfields Business Park	Churchfields, Kidderminster	DY10 2JL	Wyre Forest
Green Hill Industrial Estate	Birmingham Road, Kidderminster	DY10 2RN	Wyre Forest
Meadow Mill Industrial Estate	Dixon Street, Kidderminster	DY10 1HH	Wyre Forest
Harriers Trade Centre	Stadium Close, Kidderminster	DY10 1NJ	Wyre Forest
Green Street Business Area	Green Street, Kidderminster	DY10 1NJ	Wyre Forest
Foley Industrial Estate	Lisle Avenue, Kidderminster	DY11 7DH	Wyre Forest
Vale Industrial Estate	Stourport Road, Kidderminster	DY11 7QU	Wyre Forest
Gemini Business Park	Stourport Road, Kidderminster	DY11 7QL	Wyre Forest
Oldington Trading Estate	Stourport Road, Kidderminster	DY11 7QP	Wyre Forest
Foley Business Park	Foley Grove, Kidderminster	DY11 7PT	Wyre Forest
Birchen Coppice Trading Estate	Walter Nash Road, Kidderminster	DY11 7QY	Wyre Forest
Firs Industrial Estate	Oldington Road, Kidderminster	DY11 7QN	Wyre Forest
Finepoint Business Park	Kidderminster	DY11 7FB	Wyre Forest
Worcester Road Business Area	Worcester Road, Kidderminster	DY10 1HY	Wyre Forest
Kidderminster Trading Estate	Spennells Valley Road, Kidderminster	DY10 1XS	Wyre Forest
Hoobrook Trading Estate	Worcester Road, Kidderminster	DY11 1HY	Wyre Forest
Hoobrook Industrial Estate	Worcester Road, Kidderminster	DY10 1HY	Wyre Forest
Hoo Farm Industrial Estate	Worcester Road, Kidderminster	DY11 7RA	Wyre Forest
Easter Park	Worcester Road, Kidderminster	DY11 7AR	Wyre Forest
Cursley Distribution Park	Cursley Lane, Nr. Kidderminster	DY10 4DU	Wyre Forest
Spennells Trading Estate	Spennells Valley Rd, Kidderminster	DY10 1XS	Wyre Forest
Firs Industrial Estate	Kidderminster	DY11 7QN	Wyre Forest
Crossley Trading Estate	Mill Street, Kidderminster	DY11 6XP	Wyre Forest
Coppice Trading Estate	Kidderminster, Worcestershire	DY11 7QY	Wyre Forest
Woodside Business Park	Woodside Business Park, Beach Hay, Bayton, Kidderminster	DY14 9NE	Wyre Forest
Bewdley Commercial Centre	Long Bank, Bewdley	DY12 2UJ	Wyre Forest

<b>Name</b>	<b>Address</b>	<b>Post Code</b>	<b>District</b>
Lax Lane Craft Centre	Lax Lane, Bewdley	DY12 2DZ	Wyre Forest
Wilden Industrial Estate	Wilden Lane, Stourport-on-Severn	DY13 9JY	Wyre Forest
Riverside Business Park	Hartelbury Road, Stourport-on-Severn	DY13 9JA	Wyre Forest
Worcester Road Area	Worcester Road, Stourport-on-Severn	DY13 9BZ	Wyre Forest
Sandy Lane Industrial Estate	off Worcester Road, Stourport-on-Severn	DY13 9QB	Wyre Forest
Rushock Trading Estate	Droitwich Road, Rushock	WR9 0NR	Wyre Forest

Annex B

## Phase 2 – Desk Based Site Shortlisting



The desk based site shortlisting process is presented in *Table B1.1* below.

**Table B1.1 Desk Based Site Shortlisting**

Name	Address	Post Code	District	Sieve 1 Distance to NATURA 2000 sites	Sieve 2 Distance to Flood Zones 3a/b (m)
Sanders Road Industrial Estate	Bromsgrove	B61 7DG	Bromsgrove	> 1 km	0
Shaw Lane Industrial Estate	152 Shaw Lane	B60 4ED	Bromsgrove	> 1 km	30
Saxon Business Park	Hanbury Road, Stoke Prior	B60 4AE	Bromsgrove	> 1 km	302
Metal & Ores Industrial Estate	91A Hanbury Road, Stoke Prior	B60 4JZ	Bromsgrove	> 1 km	0
Buntsford Hill Industrial Estate	Buntsford Park Road	B60 3DX	Bromsgrove	> 1 km	84
Buntsford Hill Business Park	Buntsford Park Road	B60 3DX	Bromsgrove	> 1 km	84
Harris Industrial Estate	Hanbury Road, Stoke Prior	B60 4AA	Bromsgrove	> 1 km	135
Harris Business Park.	Hanbury Road, Bromsgrove	B60 4BD	Bromsgrove	> 1 km	5
Hobden Hall Industrial Estate	Shaw Lane	B60 4DU	Bromsgrove	> 1 km	17
Bromsgrove Technology Park	Aston Road	B60 3EX	Bromsgrove	> 1 km	62
Metal & Ores Industrial Estate	Hanbury Road, Stoke Prior	B60 4JZ	Bromsgrove	> 1 km	0
Aston Fields Industrial Estate	Sugarbrook Road	B60 3DR	Bromsgrove	> 1 km	137
Bromsgrove Business Centre Ltd	57, High St	B61 8AJ	Bromsgrove	> 1 km	0
Basepoint Business Park	Bromsgrove Tech, Bromsgrove	B60 3ET	Bromsgrove	> 1 km	192
Buntsford Gate Business Park	Stoke Heath, Bromsgrove	B60 4JE	Bromsgrove	> 1 km	330
Silver Birches Business Park	Aston Road, Bromsgrove	B60 3EU	Bromsgrove	> 1 km	8
Link Industrial Estate	Howsell Rd, Malvern	WR14 1TF	Malvern Hills	> 1 km	1258
Link Business Centre	Bond House, Link Way, Howsell Rd, Malvern	WR14 1UQ	Malvern Hills	> 1 km	1139
Ball Mill Top Business Centre	Worcester Road, Grimley	WR2 6PD	Malvern Hills	> 1 km	16
Bruff Business centre	Bushbank, Longley Green, Suckley	WR6 5DR	Malvern Hills	> 1 km	125
Elgar Business Centre	Hallow, Nr. Worcester	WR2 6NJ	Malvern Hills	> 1 km	880
Hallow Park Business Park	Hallow, Worcester	WR2 6PG	Malvern Hills	> 1 km	69
KDO Business Park	Little Witley, Worcester	WR6 6LR	Malvern Hills	> 1 km	769
Maylite Trading Estate	Berrow Green Road, Martley, Worcester	WR6 6PQ	Malvern Hills	> 1 km	889
The Green Business Centre	Stanford Bridge	WR6 6RU	Malvern Hills	> 1 km	74
Top Barn Business Park	Worcester Road, Holt Heath, Worcester	WR6 6NH	Malvern Hills	> 1 km	536
Tenbury Business Park	Bromyard Road, Tenbury Wells	WR15 8FA	Malvern Hills	> 1 km	49
Tranzart Business Centre	Deep Meadows, Roberts	WR8 0DL	Malvern	> 1 km	793

Name	Address	Post Code	District	Sieve 1 Distance to NATURA 2000 sites	Sieve 2 Distance to Flood Zones 3a/b (m)
	End, Hanley Swan, Worcester		Hills		
Merebrook Industrial Estate	Hanley Road, Welland, Malvern	WR13 6NP	Malvern Hills	> 1 km	750
Upton upon Severn Industrial Estate	Minge Lane, Upton upon Severn	WR8 0LX	Malvern Hills	> 1 km	21
Willow End Business Park	Blackmore Park Road, Welland, Malvern	WR13 6NN	Malvern Hills	> 1 km	944
Blackmore Park Industrial Estate	Hanley Swan, Malvern	WR8 0EF	Malvern Hills	> 1 km	389
Brookend Business Park	Brookend Lane, Kempsey, Worcester	WR5 3LF	Malvern Hills	> 1 km	155
Enigma Business Park	Grovewood Road, Malvern	WR14 1XZ	Malvern Hills	> 1 km	954
Malvern Science & Technology Park	Geraldine Road, Malvern	WR14 3SZ	Malvern Hills	> 1 km	1754
Malvern Link Industrial Estate	Howsell Road, Malvern Link	WR14 1JU	Malvern Hills	> 1 km	1146
Spring Lane Industrial Estate	Malvern	WR14 1AL	Malvern Hills	> 1 km	1305
Sixways Industrial Estate	Barnards Green Road, Malvern	WR14 3NB	Malvern Hills	> 1 km	1632
Malvern Hill Science Park Ltd	Geraldine Rd, Malvern	WR14 3SZ	Malvern Hills	> 1 km	1754
Warehouse and Office Premises	Main Road, Hallow,	WR2 6BX	Malvern Hills	> 1 km	143
Mill Pool Farm Industrial Estate	Main Road, Hallow, Worcester	WR2 6LS	Malvern Hills	> 1 km	111
Maylite Trading Estate	Maylite Trading Estate, Berrow Green Rd, Martley, Worcester	WR6 6PQ	Malvern Hills	> 1 km	889
Upton Business Centre	Welland Rd, Upton-upon- Severn, Worcester	WR8 0SW	Malvern Hills	> 1 km	587
Ravensbank Business Park	Junction 3 M42, Redditch	B98 9EX	Redditch	> 1 km	602
Enfield Industrial estate	Redditch	B97 6BG	Redditch	> 1 km	20
Hunt End Industrial Estate	Redditch	B97 5XP	Redditch	> 1 km	61
Washford Industrial Estate	Heming Road	B98 0DH	Redditch	> 1 km	335
Lakeside Industrial Estate	New Meadow Road, Redditch	B98 8YW	Redditch	> 1 km	71
Greenlands Business Centre	Studley Road, Redditch	B98 7HD	Redditch	> 1 km	280
Moons Moat North Industrial Estate	Redditch	B98 9HE	Redditch	> 1 km	45
Park Farm Industrial Estate	Redditch	B98 7SN	Redditch	> 1 km	240
Weights Farm	Weights Lane, Redditch	B97 6RG	Redditch	> 1 km	257
Stockwood Business Park	Stockwood Business Centre, Stockwood, Redditch	B96 6SX	Redditch	> 1 km	181
Abbey Trading Centre	Alvechurch Highway, Redditch	B97 6RF	Redditch	> 1 km	51
Imex Spaces Business Centre	Oxleasow Road, Redditch,	B98 0RE	Redditch	> 1 km	107
Manorside Industrial Estate	North Moons Road, Redditch	B98 9HD	Redditch	> 1 km	0
Kingfisher Enterprise Park.	Arthur Street, Redditch	B98 8LG	Redditch	> 1 km	395
Rubicon Centre,	Broad Ground Road, Redditch	B98 8YP	Redditch	> 1 km	131
Pipers Road Park farm	Redditch	B98 0HU	Redditch	> 1 km	169

Name	Address	Post Code	District	Sieve 1 Distance to NATURA 2000 sites	Sieve 2 Distance to Flood Zones 3a/b (m)
Industrial Estate					
The Redditch Business Centre	Edward Street, Redditch	B97 6HA	Redditch	> 1 km	514
Kingfisher Business Park	Arthur Street, Lakeside, Redditch	B98 8LG	Redditch	> 1 km	395
Park Street Industrial Estate	Kidderminster	DY11 6TN	Redditch	> 1 km	158
South Moons Moat	Padgets Lane	B98 0RD	Redditch	> 1 km	0
East Moons Moat		B98 0RE	Redditch	> 1 km	127
Warndon Business Park	Worcester	WR4 9NE	Worcester City	> 1 km	232
Buckholt Business Centre	Buckholt Drive, Warndon, Worcester	WR4 9ND	Worcester City	> 1 km	165
Blackpole Trading Estate	Blackpole Road, Worcester	WR3 8SG	Worcester City	> 1 km	89
Countrywide Trading Estate	Sheriff Street, Worcester	WR4 9AB	Worcester City	> 1 km	1235
Sherriff Street Industrial Estate	Worcester,	WR4 9AB	Worcester City	> 1 km	1235
Great Western Business Park	Tolladine Road, Worcester,	WR4 9PT	Worcester City	> 1 km	1420
Lowesmoor Wharf Estate	Worcester	WR1 2RS	Worcester City	> 1 km	614
Lowesmoor Trading Estate	Worcester	WR1 2SF	Worcester City	> 1 km	614
Venture Business Park	Weir Lane, Bromwich Road, Worcester,	WR2 4BD	Worcester City	> 1 km	387
Bransford Road Trading Estate	Worcester,	WR2 4EU	Worcester City	> 1 km	491
Shire Business Park	Wainwright Road, Worcester,	WR4 9FA	Worcester City	> 1 km	279
Northbrook Close	Gregory's Mill Street, Worcester,	WR3 8BP	Worcester City	> 1 km	122
Everoak Industrial Estate	Bromyard Road, St Johns, Worcester,	WR2 5HP	Worcester City	> 1 km	268
Diglis Industrial Estate	Trow Way, Worcester,	WR5 3BX	Worcester City	> 1 km	43
Former Price & Weston Premises	Orchard Street, Worcester,	WR5 3DW	Worcester City	> 1 km	123
Gregory's Bank Industrial Estate	Gregory's Bank, Worcester	WR3 8AB	Worcester City	> 1 km	142
Hylton Road Trading Estate	Worcester	WR2 5JS	Worcester City	> 1 km	0
Newtown Road Industrial Estate	Newtown Road, Worcester	WR5 1HA	Worcester City	> 1 km	1149
Three Springs Trading Estate	Worcester	WR5 1BW	Worcester City	> 1 km	676
Top Barns Farm & Business Centre	Top Barns Farm & Business Centre, Worcester Rd, Holt Heath, Worcester	WR6 6NH	Worcester City	> 1 km	536
Shrub Hill Industrial Estate	Shrub Hill Rd, Worcester	WR4 9EE	Worcester City	> 1 km	1012
Worcester Trading Estate	Blackpole Road, Worcester	WR3 8SG	Worcester City	> 1 km	89
Checketts Lane Trading Estate	Worcester	WR3 7JW	Worcester City	> 1 km	391
Hylton Road Trading Estate	Worcester	WR2 5JS	Worcester	> 1 km	0

Name	Address	Post Code	District	Sieve 1 Distance to NATURA 2000 sites	Sieve 2 Distance to Flood Zones 3a/b (m)
			City		
Bransford Road Trading Estate	St Johns, Worcester	WR2 4EU	Worcester City	> 1 km	491
Weir Lane Industrial Estate	Worcester	WR2 4AY	Worcester City	> 1 km	179
High Point Business Park	Newtown Road, Worcester	WR4 9ZR	Worcester City	> 1 km	1074
Worcester Woods Business Park	Newtown Road, Worcester	WR4 9AN	Worcester City	> 1 km	1168
Former Kays warehouse	250 Bransford Road	WR2 5YA	Worcester City	> 1 km	115
Grove Farm Business Park	Bromyard Road	WR2 5JG	Worcester City	> 1 km	206
Great Western Business Park	Tolladine Road	WR4 9ZR	Worcester City	> 1 km	1074
North Street Industrial Estate	Droitwich	WR9 8JB	Wychavon	> 1 km	160
Blackminster Business Park	Blackminster, Evesham	WR11 7RE	Wychavon	> 1 km	60
Bennetts Hill Business Park	The Grove, Long Hyde Rd, South Littleton, Evesham	WR11 8TB	Wychavon	> 1 km	848
Hartlebury Trading Estate	Hartlebury, Kidderminster	DY10 4JB	Wychavon	> 1 km	1223
Hartlebury Trading Estate	Off the A449, Hartelbury	DY10 4JB	Wychavon	> 1 km	1223
Murcot Turn Business Park	The Driffold, Murcot Turn, Broadway	WR12 7HT	Wychavon	> 1 km	961
Norton Business Park	Church Lane, Norton, Worcester	WR5 2PS	Wychavon	> 1 km	1480
Willersey Industrial Estate	Willersey, Broadway	WR12 7RR	Wychavon	> 1 km	715
Vale Business Park	Evesham	WR11 1TD	Wychavon	> 1 km	415
Four Pools Industrial Estate	Evesham	WR11 1XJ	Wychavon	> 1 km	372
Green Gables Business Centre	Kings Rd, Evesham	WR11 3GX	Wychavon	> 1 km	54
Berry Hill Industrial Estate	Droitwich	WR9 9AU	Wychavon	> 1 km	211
Hampton Lovett Industrial Estate	Hampton Lovett, Droitwich	WR9 0QG	Wychavon	> 1 km	320
Stonebridge Cross Business Park	Pointon Way, Hampton Lovett, Droitwich Worcester	WR9 0LW	Wychavon	> 1 km	559
Keytec7 Business Park	Goodwood Road, Persnore	WR10 2JN	Wychavon	> 1 km	442
Racecourse Road Trading Estate	Persnore	WR10 2DL	Wychavon	> 1 km	475
Persnore Trading Estate	Persnore	WR10 2DD	Wychavon	> 1 km	523
Ikon Trading Estate	Droitwich Road, Nr. Hartlebury	DY10 4EU	Wychavon	> 1 km	1328
Chadwick Bank Industrial Estate	Worcester Road, Stourport-on-Severn	DY13 9QZ	Wychavon	> 1 km	383
Bewdley Business Park	Long Bank, Bewdley	DY12 2UJ	Wyre Forest	> 1 km	1532
Stoney Lane Industrial Estate	Red Sands Road, Kidderminster	DY10 1LG	Wyre Forest	> 1 km	327
Churchfields Business Park	Churchfields, Kidderminster	DY10 2JL	Wyre Forest	> 1 km	362
Green Hill Industrial Estate	Birmingham Road, Kidderminster	DY10 2RN	Wyre Forest	> 1 km	561
Meadow Mill Industrial Estate	Dixon Street, Kidderminster	DY10 1HH	Wyre Forest	> 1 km	0
Harriers Trade Centre	Stadium Close, Kidderminster	DY10 1NJ	Wyre Forest	> 1 km	235
Green Street Business Area	Green Street,	DY10 1NJ	Wyre Forest	> 1 km	235

Name	Address	Post Code	District	Sieve 1 Distance to NATURA 2000 sites	Sieve 2 Distance to Flood Zones 3a/b (m)
	Kidderminster				
Foley Industrial Estate	Lisle Avenue, Kidderminster	DY11 7DH	Wyre Forest	> 1 km	227
Vale Industrial Estate	Stourport Road, Kidderminster	DY11 7QU	Wyre Forest	> 1 km	415
Gemini Business Park	Stourport Road, Kidderminster	DY11 7QL	Wyre Forest	> 1 km	504
Oldington Trading Estate	Stourport Road, Kidderminster	DY11 7QP	Wyre Forest	> 1 km	787
Foley Business Park	Foley Grove, Kidderminster	DY11 7PT	Wyre Forest	> 1 km	306
Birchen Coppice Trading Estate	Walter Nash Road, Kidderminster	DY11 7QY	Wyre Forest	> 1 km	731
Firs Industrial Estate	Oldington Road, Kidderminster	DY11 7QN	Wyre Forest	> 1 km	187
Finepoint Business Park	Kidderminster	DY11 7FB	Wyre Forest	> 1 km	496
Worcester Road Business Area	Worcester Road, Kidderminster	DY10 1HY	Wyre Forest	> 1 km	1168
Kidderminster Trading Estate	Spennells Valley Road, Kidderminster	DY10 1XS	Wyre Forest	> 1 km	0
Hoobrook Trading Estate	Worcester Road, Kidderminster	DY11 1HY	Wyre Forest	> 1 km	705
Hoobrook Industrial Estate	Worcester Road, Kidderminster	DY10 1HY	Wyre Forest	> 1 km	0
Hoo Farm Industrial Estate	Worcester Road, Kidderminster	DY11 7RA	Wyre Forest	> 1 km	448
Easter Park	Worcester Road, Kidderminster	DY11 7AR	Wyre Forest	> 1 km	649
Cursley Distribution Park	Cursley Lane, Nr. Kidderminster	DY10 4DU	Wyre Forest	> 1 km	860
Spennells Trading Estate	Spennells Valley Rd, Kidderminster	DY10 1XS	Wyre Forest	> 1 km	0
Firs Industrial Estate	Kidderminster	DY11 7QN	Wyre Forest	> 1 km	187
Crossley Trading Estate	Mill Street, Kidderminster	DY11 6XP	Wyre Forest	> 1 km	31
Coppice Trading Estate	Kidderminster, Worcestershire	DY11 7QY	Wyre Forest	> 1 km	731
Woodside Business Park	Woodside Business Park, Beach Hay, Bayton, Kidderminster	DY14 9NE	Wyre Forest	> 1 km	778
Bewdley Commercial Centre	Long Bank, Bewdley	DY12 2UJ	Wyre Forest	> 1 km	1532
Lax Lane Craft Centre	Lax Lane, Bewdley	DY12 2DZ	Wyre Forest	> 1 km	0
Wilden Industrial Estate	Wilden Lane, Stourport- on-Severn	DY13 9JY	Wyre Forest	> 1 km	101
Riverside Business Park	Hartelbury Road, Stourport-on-Severn	DY13 9JA	Wyre Forest	> 1 km	195
Worcester Road Area	Worcester Road, Stourport-on-Severn	DY13 9BZ	Wyre Forest	> 1 km	0
Sandy Lane Industrial Estate	off Worcester Road, Stourport-on-Severn	DY13 9QB	Wyre Forest	> 1 km	55
Rushock Trading Estate	Droitwich Road, Rushock	WR9 0NR	Wyre Forest	> 1 km	135

## Annex C

### Phase 3 - Drive by Assessments – Check List

The check list used in the drive by assessments is presented in *Table C1.1*.

**Table C1.1**      **Check List for Drive by Assessments**

Criteria	Description
Site Name	
Date	
Team Members	
Photo Numbers	
Site Description	What are the uses within the industrial estate? i.e. office, industrial, commercial, warehouse
Surrounding Uses	What are the other uses near the industrial estate?  State approximate distance b/w site and surrounding uses.
Traffic and Transport	Check access. Road networks to and from site – are they suitable for HGVs?  How busy?  How close to residential?  Name the main trunk/A roads.  Any alternatives to road transport - rail/water?  Possibilities to improve/mitigate access.
Visual Landscape/Impact	What would be the main visual impacts be if a waste facility were located here?  What might be the main receptors?
Availability	Are there lots of vacant plots in the estate?  Estimate availability on estate. e.g. half or 3/4.  Would it be able to accommodate smaller or larger facilities?
Any other constraints/benefits	E.g. Pylons across site, landscaped areas, cultural heritage etc.
Any Other Comments/Conclusions	Is the site suitable to accommodate a waste facility?  If yes, what size of facility might it accommodate?  Would there be adequate space available for a facility of the desired size?

Annex D

## Phase 3 - Drive by Assessments



The drive by assessments and their preliminary conclusions are presented district-wise for Redditch (*Table D1.1*), Wyre Forest (*Table D1.2*), Wychavon (*Table D1.3*), Malvern Hills (*Table D1.4*), Worcester City (*Table D1.5*) and Bromsgrove (*Table D1.6*).

The sites suited for a waste management facility have been highlighted in green and the ones unsuitable have been flagged as red. The sites which are suitable to accommodate waste uses but have no apparent availability have been highlighted in orange.

**Table D1.1 Drive by Assessments - Redditch**

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
Weights Farm	Weights Lane, Redditch, B97 6RG	Site is set off the road on farmland. A joinery and skip hire are present. There is no clearly defined site boundary.	J&S inert landfill, agricultural land, housing (along Weights Lane)	Weights Lane is narrow and HGV need to use designated areas to pass. Junction with A441 is not ideal for HGV, as the A441 is busy and traffic moves quickly.	The site is at higher level than that of the agricultural land to the east. A waste facility would probably not fit within the context of the site	No "to let" signs seen during the visit.	Railway bridge crosses over Weights Lane (4 m).	The site is probably unsuitable for a waste facility due to its location, size and access road
Ravensbank Business Park	Junction 3 M42, Redditch, B98 9EX	Large newly built/modern business park with a smart appearance. Although the site is not very large it houses large metal warehouses.	Industrial area, Open space (to the north - advertised as Acanthus Park -units yet to be built)	Ravensbank Drive leads to the A4023. Site has two access roads - Lovage and Acanthus Road.	A waste facility would fit within the context of the site	Some warehouse space available.		The site is suitable for a medium to large sized waste facility.
Lakeside Industrial Estate	New Meadow Road, Redditch, B98 8YW	The industrial estate on New Meadow Rd forms part of the much larger Lakeside Industrial Estate. The New Meadow Road estate has 4 larger single storey warehouses divided into much smaller units. Number of units appeared to be automotive / engineering based.	Industrial to the west (Arthur St) and South (larger section of Lakeside Ind Est). To the east across Holloway Drive is Arrow Valley Country Park.	New Meadow Road accessed off Shawbank off Holloway Drive which leads to the A4189.	A predominantly industrial area. A waste facility would fit within the context of the site	No		The site is probably unsuitable for a waste facility due to the size of the units present.
Enfield Industrial estate	Redditch, B97 6BG	An older industrial estate with mostly smaller units. A single road leads through the middle of the estate.	Newly built houses (to the east of the site), housing (to the south), large warehouse/works	Parked cars present along one side of the main access road, but the road is suitable for HGV. Vehicles leaving the site turn onto the B4184, which a fairly narrow but very busy road.	A largely industrial area - Premix cement silo to rear of site. A waste facility would fit within the context of the site	Some industrial space available.	Most of the units were unsuitable in terms of size, and not much room for HGV to turn.	The site is probably unsuitable for a waste facility due to its access issues and the size of the units present.
Abbey Trading	Alvechurch	The site comprises commercial premises open	Adjacent to newly built Windsor Heights	Good access. Suitable for HGVs.	A waste facility would probably not fit within	No	Commercial premises	The site is probably unsuitable for a waste

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
Centre	Highway, Redditch, B97 6RF	to the public. Sainsburys, Allied Carpets and Homebase	residential area.		the context of the site			facility due to its retail setting
Moons Moat North Industrial Estate	Redditch, B98 9HE	A sprawling industrial estate with several areas of different use, and different sized buildings.	Other industrial areas	The site has several roads leading through it. Colemeadow, Eagle and Merse Roads are all suitable for HGV. All have good access to the A4023.	The site is an established industrial area. A waste facility would fit within the context of the site	Some industrial space available.		Parts of the site are suitable for a medium sized waste facility.
Hunt End Industrial Estate	Redditch, B97 5XP	A medium sized industrial estate, with large single storey warehouses comprising of smaller units. Larger units are towards the rear of the site.	Several residential properties (adjacent to the east), residential area (across the road to the north).	Access via the B4504 which has good links to the A441 and wider road network. Dunlop Road runs through the site and is suitable for HGV.	Several large structures are already present on the site. A waste facility would fit within the context of the site	Some industrial units to let.		The site is suitable for a small sized waste facility although proximity to housing may be a constraint
Pipers Road Park farm Industrial Estate	Redditch, B98 0HU	Smaller site is dominated by a few larger warehouses, although there are smaller units present. Most buildings a mixture of brick and metal.	Arrow Valley Park, further industrial areas (Park Farm Ind Est), Sports Centre	Piper Rd leads through the site, and has several parked cars present along the road. Piper Rd leads off Forge Drive which links two busy roundabouts. Suitable for HGV.	Several large warehouses are already present on the site. A waste facility would fit within the context of the site	No "to let" signs seen during the visit.	Commercial premises (e.g. Screw fix) at the entrance to the site open to the public.	The site is suitable for medium-large sized waste facility. However it appears that there are no available units at the moment
Rubicon Centre,	Broad Ground Road, Redditch, B98 8YP	The Rubicon Centre inhabits a large building, two storeys high which faces a similar building across the car park. There is a separate goods entrance to the rear on the building.	The Rubicon Centre in within the Lakeside Ind Est.	Broad Ground Rd leads through the industrial estate and is suitable for HGV. It joins Holloway Drive leading to A4189.	The site is well screened by mature trees lining the roads of the estate. However a waste facility would probably not fit within the context of the site	Some industrial space available.		The site and building in it's current state are probably unsuitable for a waste facility due to its size and setting
Washford Industrial Estate	Heming Road, B98 0DH	The fairly large site is predominantly industrial and well established with mixed used buildings of	Agricultural land, Arrow Valley Park, housing (to the north)	Heming Road leads through the site and is suitable for HGV. Heming Road is accessed	Office buildings are mostly grouped in smaller roads off the main Heming Rd.	Some industrial space available.		The site is suitable for a small sized waste facility but it would have to be located away

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
		various sizes. Red brick two storey offices and brick/metal industrial units.		via the B4497 leading to the A435 and M42.	Mature trees line much of the site boundary. A waste facility would fit within the context of the site			from the offices on the complex.
Imex Spaces Business Centre	Oxleasow Road, Redditch, B98 0RE	Very large metal warehouses comprising of smaller units. Large areas of tarmac.	Housing (to the south), other industrial estate (East Moons Ind Est) to the north. Buildland to east along Oxleasow Rd.	Oxleasow Rd links to the A4023. The access is good and is suitable for HGV.	The site and adjacent area have a number of very large warehouses present. Mature trees along the southern boundary offer some screening. A waste facility would fit within the context of the site	No "to let" signs seen during the visit.		The site is suitable for a small sized waste facility but proximity to housing may be a constraint. However it appears that there are no available units at the moment
East Moons Moat	Redditch, B98 0RE	A large industrial estate with numerous buildings of mixed size and use. Access from Palmers Rd is predominantly tree lined with several office based premises. Access via Oxleasow Rd is more industrial.	The site is surrounded by industrial estates.	Palmers & Oxleasow Roads are accessed off Alders Drive leading to the A4023. Both are suitable for HGV.	The area is industrial. Palmers Rd is lined with mature trees. A waste facility would fit within the context of the site	Some industrial space available.		The site is suitable for a medium sized waste facility.
Park Street Industrial Estate	Kidderminster, DY11 6TN	A very small industrial estate with small units present. Lane between units fairly narrow - not ideal for turning cars. HGV would struggle.	Houses	Poor access via narrow residential road with speed bumps - not suitable for HGV. Access to A456.	The estate is overlooked by residential properties. A waste facility would probably not fit within the context of the site	No "to let" signs seen during the visit.		The site is probably unsuitable for a waste facility primarily as a result of the small units and proximity to residential premises. Moreover the access is poor.
Stockwood Business Park	Stockwood Business Centre, Stockwood	A small office base business park. Single storey red brick buildings on farm land. Residential	Rural/agricultural land	Very narrow winding village roads	Well screened from the road. However, a waste facility would probably not fit within	No "to let" signs seen during the visit.	Office based park	The site is probably unsuitable for a waste facility due to its narrow access, its office

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
	, Redditch B96 6SX	property adjacent to the offices.			the context of the site			based setting and the size of its units.
Park Farm Industrial Estate	Redditch, B98 7SN	A sizeable industrial estate with many large warehouses present. Some brick/metal buildings and several metal warehouses. Businesses include a HWRC and skip hire firm.	Arrow Valley Park, Housing (to the west) - not visible from the industrial estate due to large buildings along the boundary.	Crossgate and Howard roads both lead off Forge Drive, which leads to the A435.	The estate has numerous very large warehouses present, as well as a HWRC and skips hire. Some of the warehouses along the western boundary (along Studley Road) have chimneys present. A waste facility would fit within the context of the site	Some industrial space available.		The site is suitable for a medium to large sized waste facility
Greenlands Business Centre	Studley Road, Redditch, B98 7HD	A small predominantly office based estate.	Residential properties (across the road <50 m), Securehold Business Centre (to the east)	Access off Studley Road - a residential road leading to the A4189.	The site is overlooked by residential properties across the road. However the area to the rear of the business centre is already industrial with several very large warehouses present. A waste facility would fit within the context of the site	Some small units to let.	The immediate area is already heavily industrial. The residential properties on Studley Road are slightly higher than the neighbouring industrial areas and as such they overlook them.	The site is probably unsuitable for a waste facility as its quite small and overlooked by housing
Kingfisher Enterprise Park.	Arthur Street, Redditch, B98 8LG	Large industrial estate with mostly one and two storey buildings present.(*)	Highly industrial area but does have some residential houses overlooking the site in the north west corner.	Arthur Rd leads off Holloway Drive off the A4189. Arthur Rd loops through the estate, it is suitable for HGV.	This established industrial area has no screening for the adjacent residential area. A waste facility would fit within the context of the site	Some industrial space available, but is close (<100 m) from	Access only from the east.	The site is suitable for a small waste facility but its proximity to residential areas may be a constraint.

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
						residential properties.		
Kingfisher Business Park	Arthur Street, Lakeside, Redditch, B98 8LG	This fairly small industrial estate consists of some office based businesses but is predominantly industry based. Mostly brick buildings.	Houses (across the road to the north and west), Large industrial estate (to the east)	Complicated access for HGV from the east on Arthur Rd (the west of Arthur Road is narrow and residential and unsuitable for HGV), via Holloway Drive off the A4189.	A waste facility would probably not fit within the context of the site	No "to let" signs seen during the visit.	Very narrow entrance to the site, via complicated "access only" point for HGV.	The site is probably unsuitable for a waste facility due to its size, poor access and proximity to housing
The Redditch Business Centre	Edward Street, Redditch, B97 6HA	An office building located at the end of a narrow one way street, in a predominantly residential area.	Housing, Commercial premises (opposite the site), vacant premises (to the south), railway line, pre-school (less than 50 m away)	Edward Road is a narrow one way street, which is accessed from the B4160 which links to the A4023. Although suitable for HGV the route is heavily trafficked.	The site is within a predominantly residential area. A waste facility would probably not fit within the context of the site	Some industrial space available, but is close (<100 m) from residential properties.	Road access is not suitable for HGV	The site is probably unsuitable for a waste facility as a result of poor access and proximity to residential properties.

Note: (\*) After searching for 45 min, we still could not find the KEP. All details here refer to the large industrial area immediately to the east of Site 60.

**Table D1.2 Drive by assessments - Wyre Forest**

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments?
Wilden Industrial Estate	Wilden Lane, Stourport-on-Severn, DY13 9JY	A large industrial estate in the village of Wilden. Appear to be fairly new metal units. Well maintained in appearance. Very quiet during the visit, but may be due to the time of the visit (after 5:30pm).	Houses on the A442 (to the east), Open fields, River Stour (to the west)	Access via the B4193, onto Wilden Lane. Access from the northern site of Wilden Lane is limited to 7.5 tonnes vehicles. Access from the B4193 onto the A4025 is a very busy roundabout.	Already a number of warehouses present on site. High hedge along road provides good screening. A waste facility would fit within the context of the site	Some industrial warehousing space available.	Bridge over Wilden Lane with 15.9 ft height restriction.	The site is probably unsuitable for a waste facility due to its access issues, particularly heavily trafficked junction at the A4025, and close proximity to housing
Riverside Business Park	Hartelbury Road, Stourport-on-Severn, DY13 9JA	A very small "business park" on a busy roundabout. Two story red brick building around central courtyard. Number of old cars stored in the courtyard. Looks to be office based.	River, Industrial estate, further industrial/business area, Housing	Narrow access straight off small but very busy roundabout. Access off the A4025.	The site is small and adjacent to water on all sides. Currently a high brick wall around the site. A waste facility would probably not fit within the context of the site	No signs for Riverside, but signs seen in industrial area to the north (Baldwin Rd)		The site is probably unsuitable for a waste facility due to its size, setting and difficult access
Rushock Trading Estate	Droitwich Road, Rushock, WR9 0NR	A fairly large estate with gated entrance. Mostly large warehouses split into smaller units, some undeveloped spaces and small area of office based premises (adjacent to entrance).	Rural/agricultural land, Housing (in the immediate vicinity),	Access via the A442. A fairly narrow HGV but a number of HGV witnessed along the road (several industrial estates along this road). Roads within the site are suitable for HGV access	Some very large warehouses already present on the site. Hedges/trees provide good screening from the road. Some operations built slightly lower than ground level. A waste facility would fit within the context of the site	No to let signs seen (except for v small office space), but a couple of areas of open space as yet undeveloped.	Proximity to Ruchock village.	The site is suitable for a small to medium sized waste facility. However it appears that there are no available units at the moment
Cursley Distribution Park	Cursley Lane, Nr. Kidderminster, DY10 4DU	A quiet estate with few buildings present. Those present are very large.	Rural location but cottages adjacent to site (to north and south)	Off Cursley Lane, which leads to A442. Junction of Cursley Lane and A442 has a sign saying the route is unsuitable for HGV, but this is probably beyond the point of the	Already about 4 very large warehouses present on site. However, a waste facility would probably not fit within the context of the site	Some to let signs seen for industrial uses.		The site is probably unsuitable for a waste facility due to difficult access, setting and proximity to houses.



Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments?
				industrial estate.				
Sandy Lane Industrial Estate	off Worcester Road, Stourport-on-Severn, DY13 9QB	A very large industrial estate with several large premises but also smaller units within warehouses. The site is well established and looks to have expanded over time. Mostly single storey buildings present.	Marina, caravan park, other industrial areas, houses, restaurant (adjacent to the entrance)	Accessed off the A4025. Same access road used to reach the Marina and caravan park.	Already a very large sprawling industrial estate. Some of the more industrial units are set back off the A4025. A waste facility would fit within the context of the site	Some to let signs.		The site is suitable for a medium to large sized waste facility but its proximity to housing may be a constraint.
Crossley Trading Estate	Mill Street, Kidderminster, DY11 6XP	A retail park - stores such as Curry's, Staples & PC World.	Predominantly industrial area.	Good access off the A451. Suitable for HGV.	Existing buildings are retail premises. A waste facility would probably not fit within the context of the site	No to let signs, but MFI closed down.		The site is probably unsuitable for a waste facility due to its retail setting.
Firs Industrial Estate	Oldington Road, Kidderminster, DY11 7QN	A large older industrial estate. Lots of buildings of mixed uses, sizes and ages. Number of automotive repairs and similar mechanics based industries. Two main roads within the side. Road No.1 is has a steep incline with no suitable turning circle for HGV. Road No.2 is wider and fairly level, mostly smaller units. Large factory on opposite side of Oldington Rd. Access on this side (to building with unknown use (high wall) a bend on downhill incline.	Industrial estate (across A451, agricultural/open fields (quite hilly).	Access via Oldington Road off A451. Road No.1 is fairly narrow as is not suitable for HGV movements. Road No.2 is wider and almost level, and is suitable for HGV but it serves serving mostly smaller units	A waste facility would fit within the context of the site	No to let signs seen.	Oldington Road is quite narrow and already very busy.	The site is suitable for a small to medium sized waste facility but access is less than ideal. However it appears that there are no available units at the moment
Firs Industrial Estate	Kidderminster, DY11 7QN							
Foley Industrial	Lisle Avenue,	Very small estate with a number of small units	Railway line (to the south), Housing (to the	Access via the A451 - a very busy road which is	Houses are present to the north, but highly	One small unit vacant.		The site is probably unsuitable for a waste



Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments?
Estate	Kidderminster, DY11 7DH	around a central courtyard. Number of automotive type units.	north), industrial uses (to the south)	partly residential. Lisle Avenue is residential to at the start but is suitable for HGV. Foley Ind Estate has a small courtyard which would not be suitable for HGV.	industrial uses including large factories are present to the south of the site. However, a waste facility would probably not fit within the context of the site			facility due to its size and access issues
Harriers Trade Centre	Stadium Close, Kidderminster, DY10 1NJ	Very small site, with one main warehouse, which appeared to be automotive repairs. A small café is also present on site. A number of containers stacked at entrance. Site area very potholed and tarmac in very poor condition.	Houses (to the west and east), railway line, children's indoor activity centre (adjacent to entrance), Stadium (<500 m to south)	Access is poor. Same access road as the stadium and onto narrow lane. Access onto site is also poor - sharp turn on entry. Route off the A448 is highly residential (as are parts of the A448).	The site is overlooked by housing. A waste facility would probably not fit within the context of the site	No to let signs noted.		The site is probably unsuitable for a waste facility due to its size, access and proximity to housing.
Green Street Business Area	Green Street, Kidderminster, DY10 1NJ	Fairly small estate with poor access. Small units present, and a number parked cars.	Morrison's (to the north), offices, large B&Q (to the south)	Very poor access on narrow lane in busy one way circuit - A451.	Some large industrial and commercial units in the area. However a waste facility would probably not fit within the context of the site	Some to let signs seen for industrial uses.	Site is overcrowded and units are small. Children's indoor play area in a unit near entrance.	The site is probably unsuitable for a waste facility due to its size and poor access
Foley Business Park	Foley Grove, Kidderminster, DY11 7PT	A small office based development.	Predominantly industrial uses, Fitness First (to the south), Sewage works (to the east)	Access off A451.	The site appears to be newly built office based area. However there are a number of large industrial estates in the surrounding area. A waste facility would probably not fit within the context of the site	No to let signs seen.	Very much office based.	The site is probably unsuitable for a waste facility due to its size and setting
Stoney Lane	Red Sands	A small industrial estate	Houses, Churchfields	Access for HGV is via	The site is overlooked by	Several to let		The site is probably

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments?
Industrial Estate	Road, Kidderminster, DY10 1LG	surrounded by housing. The site is at the bottom of a hill and overlooked by housing.	Business Park (to the south)	Clensmore and Chuchfields Rds, which access the A451 onto the A449. Broad St leads to Stoney Lane but is highly residential and unsuitable for HGV.	housing. A waste facility would probably not fit within the context of the site	signs seen.		unsuitable for a waste facility due to its size, proximity to housing and access issues
Churchfields Business Park	Churchfields, Kidderminster, DY10 2JL	A small business park/industrial estate with a number of large buildings present. Access to the site is on the gently sloping and winding Clensmore St.	Stoney Lane Industrial Estate, Housing (to the north), Council offices (overlooking the site from the east)	Access for HGV is via Clensmore and Chuchfields Rds, which access the A451 onto the A449.	Access to the site was not granted so difficult to establish how overlooked the site was to the rear (northernmost area). Some very large buildings - some several storeys present. Good screening from mature trees to the SW. However, a waste facility would probably not fit within the context of the site	No to let signs seen.	Access is poor. Narrow roads, and access downhill on a bend.	The site is probably unsuitable for a waste facility due to its size, access and proximity to housing
Vale Industrial Estate	Stourport Road, Kidderminster, DY11 7QU	A small estate with few businesses present. An operational factory occupies most of the area. One large warehouse split into 3-5 units.	Open space to the north - appeared to be fairly recent demolition of factory, Housing (to the west across A451)	Private access road onto A451 - which is very busy.	The site is already highly industrial area. Site well screened from the road. Large warehouse set at lower level than the road. A waste facility would fit within the context of the site	No to let signs seen.		The site is suitable for a small sized waste facility. However it appears that there are no available units at the moment
Hoo Farm Industrial Estate	Worcester Road, Kidderminster, DY11 7RA	A large and fairly old (some parts) industrial estate with mixed used buildings of varying sizes and age. Some office based premises present, eg EA but also warehousing, eg Travis Perkins.	Easter park (to the east), Industrial area, Housing	Access of (newly built) roundabout on the A449. Suitable for HGV.	The site is an established estate with a number of buildings present. Not overlooked by housing (although it is adjacent to western boundary). A waste facility would fit within the context of the	Some to let signs seen for industrial uses.	A busy estate with a number of parked cars lining parts of the roads. Public footpath in	The site is suitable for a small sized waste facility but it would probably have to be located away from the offices on the complex and the residential area adjacent to the

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments?
					site		SW corner.	site.
Finepoint Business Park	Kidderminster, DY11 7FB	A large modern newly built site with 4 very large warehouses present. One being used for one company but others divided into smaller units.	Coppice Trading Estate (to the north), industrial area to the east)	Access via the A451 onto Walter Nash East Rd. Suitable for HGV.	The site is surrounded by established industrial estates. A waste facility would fit within the context of the site	Some to let signs seen.		The site is suitable to for a medium to large sized waste facility
Gemini Business Park	Stourport Road, Kidderminster, DY11 7QL	A fairly small gated site. Few large buildings present. Very busy in terms of the number of parked cars and containers. Weighbridge present.	Predominantly industrial, Sewage works (to the east)	Access off the A451.	The site has several industrial estates in the immediate vicinity. A waste facility would fit within the context of the site	No to let signs seen.		The site is suitable for a medium sized waste facility. However it appears that there are no available units at the moment
Green Hill Industrial Estate	Birmingham Road, Kidderminster, DY10 2RN	A long narrow industrial estate, with commercial premises near entrance and industrial warehousing further toward rear of the site. There are units on both sides of the access road. Mostly smaller units but some quite large eg carpet storage depot.	Overlooked by residential from all sides.	Access is poor and poorly signposted. A456 is very busy and quite residential.	Some large warehouses present but the site surrounded by housing. Suspect future use (long term) would be to do away with industrial area and make all residential. A waste facility would probably not fit within the context of the site	Some to let signs seen for industrial uses.		The site is probably unsuitable for a waste facility due to its location, size, poor access and proximity to housing
Easter Park	Worcester Road, Kidderminster, DY11 7AR	Small modern, newly built industrial estate. Small scale units. Porsche and Ferrari garages present.	Industrial estate (to the west), Housing (to the east), railway line (adjacent to eastern boundary)	Access of (newly built) roundabout on the A449. Suitable for HGV.	Site has a very well maintained appearance. No screening from the road. A waste facility would probably not fit within the context of the site	Only one small unit to let.		The site is probably unsuitable for a waste facility due to its size, setting and proximity to housing
Hoobrook Trading Estate	Worcester Road, Kidderminster, DY11 1HY	A large haphazard site, with some very narrow roads leading through it. Number of smaller and in many cases poorly maintained units. HWRC	Houses to east (across A442) and south (across Wilden Lane)	Although roads within the site are narrow and potholed, HGV were seen on site. Might be difficult for two passing each other.	The site is located within a highly industrial area. Some high rises present near the site which overlook the area. A waste facility would	Some to let signs seen.		The site is probably unsuitable for a waste facility due to its setting, size and access issues.

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments?
		to east of site.			probably not fit within the context of the site			
Birchen Coppice Trading Estate	Walter Nash Road, Kidderminster, DY11 7QY	A fairly small industrial estate comprising of one road with units on either side. Appears larger as it adjoins Oldington Trading Est.	Predominantly industrial uses, houses (to the west), Vicarage Farm Heath Nature Reserve (to the west)	Access via the A451 onto Walter Nash East Rd. Suitable for HGV.	Good screening from residential housing to the west. However, a waste facility would probably not fit within the context of the site	No to let signs seen.		The site is probably unsuitable for a waste facility due to its size and setting
Coppice Trading Estate	Kidderminster, Worcesterhire DY11 7QY							
Oldington Trading Estate	Stourport Road, Kidderminster, DY11 7QP	A large industrial/trading estate with several large single storey buildings. Number of automotive businesses. One main road leading through the site.	Large area adjacent (works) has been demolished. Other uses include houses (to the west), Industrial uses (to the east)	Access from the A451 from two points. Closest access is Walter Nash Rd East onto slip road parallel with A451. All suitable for HGV.	Some fairly large buildings already occupying the industrial estate. Good screening is also available. A waste facility would fit within the context of the site	No to let signs seen. Only at adjacent demolished site which is not part of Site 115 (?).		The site is suitable for a small to medium sized waste facility although proximity to housing may be a constraint. However it appears that there are no available units at the moment
Bewdley Business Park	Long Bank, Bewdley DY12 2UJ	A surprisingly large estate (considering appearances from the road). Some commercial premises at the road but narrow road leads to far more industrial buildings to the rear (gentle downhill slope), while the rear of the site office based (the lowest point of the site)	Rural location, a number of small villages along the A456. Forestry Commission (public walks, Go Ape adjacent to the west), Golf course (across the road to the south), Houses (in close proximity along on A456)	Access directly off A456 (Long Bank). Suitable for HGVs.	The rear of the site is well screened from the road and has open space currently unused. However a waste facility would probably not fit within the context of the site	No obvious to let signs		The site is probably unsuitable for a waste facility due to its setting, access and proximity to housing
Bewdley Commercial Centre	Long Bank, Bewdley DY12 2UJ							
Chadwick Bank Industrial	Worcester Road, Stourport-	Very small site with several domed corrugated metal buildings (breeze	Predominantly agricultural land, Houses (opposite site	Access off A4025. Suitable for HGV.	A waste facility would probably not fit within the context of the site	No obvious to let signs		The site is probably unsuitable for a waste facility due to its size

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments?
Estate	on-Severn, DY13 9QZ	block walls). Some tarmac but mostly gravel/stones on compacted material.	entrance)					and setting.
Ikon Trading Estate	Droitwich Road, Nr. Hartlebury, DY10 4EU	A medium sized industrial estate in terms of the number of buildings present. One main route leads through the site. Buildings present are bricks/concrete and are quite large, some comprise of smaller units.	Predominantly rural/agricultural land, Houses (opposite site entrance)	Access via the A442. A fairly narrow HGV but a number of HGV witnessed along the road (several industrial estates along this road). Roads within the site are suitable.	The estate is set a short distance back from the road, and mature trees and hedging provide good screening from the road. A waste facility would fit within the context of the site	Some to let signs seen for industrial uses.	Telephone poles run across the site.	The site is suitable for a small sized waste facility although proximity to housing may be a constraint.

**Table D1.3 Drive by Assessments - Wychavon**

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
Hartlebury Trading Estate	Hartlebury, Kidderminster, DY10 4JB	A very large trading estate, with numerous large mixed used warehouses. Some divided into smaller units too.	Waresley landfill site adjacent to the east. Railway line runs adjacent to western boundary.	Access off A449. Good links to M5. All roads within the estate are suitable for HGV.	Already site with several large warehouses. The site is also adjacent to a landfill site; so waste uses exist in the area. A waste facility would fit within the context of the site	Several units to let. Some very large.		The site is suitable for a waste facility of any size (up to and including large-scale).
Hartlebury Trading Estate	Off the A449, Hartelbury, DY10 4JB							
Willersey Industrial Estate	Willersey, Broadway, WR12 7RR	Small site with light engineering units for manufacturing caravans, gadgets etc. Buildings are clad with bricks and are one storied. A school of dance and a joinery are also part of the site	Willersey village (less than 100 m away) and open fields	Narrow access road, used by HGVs but not ideal. Access to the site was through Willersey village. No scope for mitigating access.	A waste facility would probably not fit within the context of the site.	Fully built up and occupied. Only 1 small unit available.	Low bridge next to the access road which might constrain HGV movement.	The site is probably unsuitable for a waste facility due to its size and setting
Green Gables Business Centre	Kings Rd, Evesham, WR11 3GX	A former isolation hospital, now converted into a business centre. The site is very small and accommodates a few car servicing units	Housing (less than 500 m away), Evesham Marina (adjacent), Nursery school (adjacent) and open fields.	Poor access, unsuitable for HGVs. However the access road can be widened. But, the access to the site is through the residential area of Kings Road which also has on street parking.	The site is well screened. However, a waste facility would probably not fit within the context of the site.	A large unit and several smaller units (not together) are available.		The site is probably unsuitable for a waste facility due to its setting, access and proximity to a nursery school
Berry Hill Industrial Estate	Droitwich, WR9 9AU	Massive site with mostly huge manufacturing and distribution units. The site is relatively open with large metal warehouses and some smaller brick structures. Some small units exist as well. Users include DHL, Morrison's, builders, truck manufactures,	Droitwich (across the road), open fields, residences (less than 100m away)	Good access, suitable for HGV usage. However within the site there is a one way system in place to facilitate the heavy on street parking	The site is quite well screened. Offices are located near the residences whereas bigger units are at the north of the site, away from the houses. A waste facility would fit within the context of the site.	2.7 acre + 29,760 sq ft + 200,000 sq ft + 1332 sq ft + 7000 sq ft  The 200,000 site is a massive warehouse called the big		The site is suitable for a waste facility of any size (up to and including large-scale).

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
		home delivery systems etc.				berry and the 7000 sq ft premises are a large warehouse and an office block		
Hampton Lovett Industrial Estate	Hampton Lovett, Droitwich, WR9 0QG	Large site with mixed uses including offices, warehouses, light engineering. The units are both small and large and include uses like hair saloon, electronics, builders, offices etc.	Open land, Coppice, Plantation	Good access, suitable for HGV usage.	Due to the size of the estate and its units, a waste facility would fit within the context of the site.	1.78 acre - industrial premises + 2000 sq ft unit for industrial use		The site is suitable for a waste facility of any size (up to and including large-scale), provided the right space is available.
Four Pools Industrial Estate	Evesham, WR11 1XJ	Small industrial estate with a mix of uses such as warehouses and wholesale distributors. Buildings are mostly 1-2 storied, clad with brick or metal.	Housing (less than 100 m) and a retail estate (Including Mc Donald's & Morrison's), which is adjacent to the site	Good access, suitable for HGV usage. The roads within the site are quite busy.	Housing is located very close to the site. However a small waste facility would fit within the context of the site	5000 sq ft of office/ warehouse space available.	A lot of cars are using the access road within the site.	The site is suitable for a small sized waste facility. However the access within the site might need improvement
Keytec7 Business Park	Goodwood Road, Pershore, WR10 2JN	Large and modern site with huge 2 storied metal clad industrial units. Main users include Royal Mail, Infotech, light engineering and packaging systems	Other industrial estates, open fields, high school	Good access. Suitable for HGVs. Railway line to the north of the site. Busy access road - Goodwood road	The estate is very large with large units. A waste facility would fit within the context of the site	Fully built up and occupied. Only 1 vacant site is available and its undeveloped - area unknown		The site is suitable for a waste facility of any size (up to and including large-scale).
Racecourse Road Trading Estate	Pershore, WR10 2DL	Medium sized estate with mostly 1-2 storey metal clad units for warehousing and storage uses. Individual units are quite large. Main uses include metal work,	Other industrial estates	Good access. Suitable for HGVs	There are large warehouses on the site. A waste facility would fit within the context of the site	No apparent vacant plots or buildings available on the estate. One small unit to let		The site is suitable for a small-medium sized waste facility. However it appears that there are no available units at the moment



Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
		storage, Somerfield (super store located on site) waste compacting, tyres etc.						
Vale Business Park	Evesham, WR11 1TD	Very large site with mixed uses. Lots of businesses, warehouses and offices are located on site including food processing plants. Most units are metal clad, 2-3 storeys high	The town of Evesham which is across the bypass and open fields	Excellent access into the site. suitable for HGVs	The site is very large with large units. A waste facility would fit within the context of the site.	Space is available in some parts of the site. A 2.78 acre site is available for warehouse uses. Part of the site is still under construction - so might be available after completion		The site is suitable for a waste facility of any size (up to and including large-scale). However, it would be more appropriate to locate them near to the warehouses than the offices.
Murcot Turn Business Park	The Driffold, Murcot Turn, Broadway, WR12 7HT	Very small industrial estate with around 8 units; most of which deal with car servicing	Housing (less than 100m away) and open fields	Very narrow lane which goes through residential areas. Not suitable for HGVs. Moreover the turn to get into the site is not good.	The buildings on site are very low rise. Although the site is well screened a waste facility would probably not fit within the context of the site	2 small units available	overhead power lines over the access to the site	The site is probably unsuitable for a waste facility due to its location, size and access.
Pershore Trading Estate	Pershore, WR10 2DD	Medium sized estate with 1 storey brick clad units. Individual units are too small. Uses on site include light engineering, paints, graphic designers and garage services	Other industrial estates, Somerfield's (superstore), high school, veterinary surgery	Good access. Suitable for HGVs	A small waste facility would fit within the context of the site	No vacant plots or buildings available on the estate		The site is suitable for a small sized waste facility. However it appears that there are no available units at the moment
Stonebridge Cross Business Park	Point on Way, Hampton Lovett, Droitwich,	A brand new business park with a few large metal clad units, some warehouses and some modern offices	Fields and other industrial estates	Excellent access into the site off Point on Way. Suitable for HGVs	A waste facility would fit within the context of the site. However it might be better to locate them away from the offices	44000 sq ft available for office purposes		The site is suitable for a medium sized waste facility.



Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
	Worcester, WR9 0LW							
Norton Business Park (Area7)	Church Lane, Norton, Worcester, WR5 2PS	A new small sized business park, with a few large warehouses. A 100,000 tpa MRF is nearly operational on the site.	The village of Norton (less than 1 km away), fields	Excellent access via the B4084 connecting to the M5. Suitable for HGVs	There are large warehouses on the site. A waste facility would fit within the context of the site	No vacant plots or buildings available on the estate		The site is already housing a large waste facility. It would probably be unsuitable for any other waste uses as it's reasonably small.
Bennett's Hill Business Park	The Grove, Long Hyde Rd, South Littleton, Evesham, WR11 8TB	Small site with low level brick and metal clad warehouses. Mixed uses are located on site including carpet flooring, food distribution and car sale.	Houses (less than 200 m away), houses on the access road and open fields	Access is not ideal, and not very suitable for large HGVs; although HGVs are currently using it.	The units on the site are not very large. Although its well screened all along its boundary, a waste facility would probably not fit within the context of the site	Some small units are available		The site is probably unsuitable for a waste facility due to its size, setting and access.
Woodside Business Park	Woodside Business Park, Beach Hay, Baytown, Kidderminster DY14 9NE	A small business park with a couple of warehouses for industrial (stone craft and engineering) uses located on a private farm.	Agricultural and a handful of residential properties	Very narrow lane leading to farm access, not suitable for HGV. Leads to A4117.	Well screened rural location. A waste facility would probably not fit within the context of the site	Small office unit to let		The site is probably unsuitable for a waste facility due to its size and access.
Blackminster Business Park	Blackminster, Evesham, WR11 7RE	Small site with mostly retail/commercial uses and some warehouses. The site is comprised of brick buildings and a few metal clad warehouses. Main uses include plumbing, water coolers, hair studio etc.	Warehouse(next door), housing (adjacent) and open fields	Good access but HGVs not allowed in the actual park	A waste facility would probably not fit within the context of the site	Only a few retail units are available to let		The site is probably unsuitable for a waste facility as it does not have the right size or setting.
North Street Industrial Estate	Droitwich, WR9 8JB	Small site with mostly 2 storied metal warehouses. The units are fairly small and the site is quite cramped.	Houses on three sides, railway line to the north	Access is good. Suitable for HGVs.	The site is surrounded by housing. A waste facility would probably not fit within the context of the site	No		The site is probably unsuitable for a waste facility due to its size and proximity to housing

**Table D1.4 Drive by Assessments – Malvern Hills**

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusion
Bruff Business centre	Bushbank, Longley Green, Suckley, WR6 5DR	Small estate tucked away in a little village. Big warehouses at the rear of the site and brick clad office buildings in the front. Uses include powder coating, welding, aquatic leisure products etc.	Isolated location near Suckley/Longley Green. Open land nearby	Tight access road which leads through many villages. Not suitable for HGVs. No scope of mitigating the access.	The site is very well screened. A waste facility would probably not fit within the context of the site	A large office building is available		The site is probably unsuitable for a waste facility as it doesn't have the right setting
Merebrook Industrial Estate	Hanley Road, Welland, Malvern, WR13 6NP	Small site with mostly brick clad commercial and office buildings. Some wood working warehouses are located in the rear of the site. Uses on site include speech machines and computers	Residential units (within 1 km), fields, farm buildings	Good access (off Hanley Road). Suitable for HGVs	Very open site, although it is set back from the road. Well screened in parts but visible from Blackmore Park road and houses nearby. However a waste facility would fit within the context of the site	No		The site is suitable for a small sized waste facility. However they would have to be at the rear of the site. However it appears that there are no available units at the moment
Willow End Business Park	Blackmore Park Road, Welland, Malvern, WR13 6NN	Small site with mostly 1/2 storied brick clad office buildings. The site is very open and has some industrial warehouses as well.	Agricultural fields	Good access off Blackmore Park Road. But access to the site was a much narrower road. Not suitable for HGVs.	Very exposed site. Visible from the Blackmore Park road even though there are mature trees present. A waste facility would probably not fit within the context of the site	No		The site is probably unsuitable for a waste facility as it doesn't have the right setting.
Malvern Link Industrial Estate	Howsell Road, Malvern Link, WR14 1JU	Site redeveloped to housing						
Sixways Industrial	Barnards Green Road,	Very small estate with small units. Mostly 1/2	Very busy roundabout and	Very tight access between a fish and	Site is located within an urban area. A waste	1 very small unit to let		The site is probably unsuitable for a waste facility

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusion
Estate	Malvern, WR14 3NB	storied brick clad buildings. There is a mixture of uses on site including a clothes shop and a toy library.	houses (less than 20 m away)	chip shop and public utilities. Completely unsuitable for HGVs. No scope of improving access. Moreover there is a very busy roundabout right at the entrance to the site.	facility would probably not fit within the context of the site			due to its location and access
Malvern Science & Technology Park	Geraldine Road, Malvern, WR14 3SZ	Science and Technology park with modern 2 storied offices and commercial facilities. Uses include defence systems and offices	School, houses (less than 100 m away), another industrial estate	Good access. Suitable for HGVs. However the access road - Geraldine road goes through residential roads.	Completely built up site with modern offices. A waste facility would probably not fit within the context of the site	Completely built up and occupied	There is a lot of car traffic on site.	The site is probably unsuitable for a waste facility as it doesn't have the right setting.
Malvern Hill Science Park Ltd	Geraldine Rd, Malvern, WR14 3SZ	Site redeveloped into housing. The rest of the site is currently being redeveloped						
The Green Business Centre	Stanford Bridge, WR6 6RU	Situated on a private farm adjacent to farm house. Very quiet site with no activity - advertisement for self storage. Situated in a hilly area, but isolated in terms of neighbours.	Agricultural fields	Access via narrow B4203, a winding hilly road leading to the A451. Access from the farm onto the B-road is close to a sharp bend.	Very rural location but is overlooked by a handful of residences further at a higher level on the surrounding hillsides. A waste facility would probably not fit within the context of the site	To let signs available, but as the farmhouse is inhabited, the type of uses for the vacant areas could be limited.		The site is probably unsuitable for a waste facility due to its location and setting
Ball Mill Top Business Centre	Worcester Road, Grimley, WR2 6PD	Small site with only 5-6 huge warehouses on it. Each warehouse has 3 units. The units themselves are not very large. Main uses include aqua solutions, welding etc.	Houses (overlooking the site), open fields	Good access off the A443. Suitable for HGVs	The site is well screened from the main road. It is also bunded and is at a lower level. A waste facility would fit within the context of the site	Only a small 2740 sq ft industrial/office space currently available		The site is suitable for a small sized waste facility
Upton upon Severn	Minge Lane, Upton upon	Small site with a few metal clad warehouses	Graveyard, residences within	Access to the site is good. Suitable for	A waste facility would probably not fit within	No		The site is probably unsuitable for a waste facility

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusion
Industrial Estate	Severn, WR8 0LX		500 m on three sides	HGVs. However access within the site is poor.	the context of the site			as it is privately owned by Door Panels Plc.
Tenbury Business Park	Bromyard Road, Tenbury Wells, WR15 8FA	A small business park with a couple of warehouses for industrial uses located on the outskirts of the village of Tenbury. Almost all units are single storeyed.	Residential houses (<50 m), and fields	Access via B4214, however this route is unsuitable for HGV as vehicles would probably have to drive through the small village of Tenbury.	A waste facility would probably not fit within the context of the site	No to let signs seen.	B4214 junction with A456 indicates that some roads are unsuitable for HGV	The site is probably unsuitable for a waste facility due to its size, location and access
Hallow Park Business Park	Hallow, Worcester, WR2 6PG	Extremely small site with a former mansion converted into business (office) units. Some smaller buildings are also present.	Houses(less than 50 m away)	Very tight access road leads to the site from the main road. Unsuitable for HGVs.	The site is very well screened from all sides. However a waste facility would probably not fit within the context of the site	One very small office unit is available to let (180-430 sq ft)		The site is probably unsuitable for a waste facility due to it size, setting and location
Mill Pool Farm Industrial Estate	Main Road, Hallow, Worcester, WR2 6LS	Very small site with a few very old industrial warehouses. The units are very tightly packed and include uses such as car repair and light industries	Open fields, another industrial estate	The access is not ideal. Its relatively tight and not entirely suitable for HGVs. The visibility coming out of the site on to the main road is not good either.	The site is very well screened and is reasonably far away from any houses. But a waste facility would probably not fit into the context of the site.	Some small units are available for light industrial and office uses but they are too small for waste purposes.	Power cables run across the entrance of the site	The site is probably unsuitable for a waste facility due to its size, setting and access issues.
Warehouse and Office Premises	Main Road, Hallow, WR2 6BX	A small site which has recently been converted from a warehouse to a furniture import business.	Brand new houses (adjacent), older housing (all around the site)	Good access off the A443. Suitable for HGVs	The site is located on the main road and a waste facility would probably not fit within the context of the site.	No. The whole site is a new furniture retail warehouse now		The site is probably unsuitable for a waste facility due to its size, setting and location
Brookend Business Park	Brookend Lane, Kempsey, Worcester, WR5 3LF	Site not found						

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusion
Blackmore Park Industrial Estate	Hanley Swan, Malvern, WR8 0EF	Totally derelict and unoccupied old industrial estate. Site was littered with piles of rubbish, tyres, old cars etc.	Brand new unoccupied structure next to it. other structures nearby are also under construction. other surrounding uses include fields and a caravan storage site	Long access road (at least 1 km) from the main road. The road is currently not complete but has lots of speed bumps. Suitable for HGVs	The site is tucked away and surrounded by fields. A waste facility would probably not fit within the context of the site	All units are derelict and abandoned		The site is probably unsuitable for a waste facility as the whole of the site is derelict. The whole area needs to be redeveloped. However after redevelopment of the site and the adjacent new Blackmore Business & Technology Park, the area could be suitable for a waste facility.
Top Barn Business Park	Worcester Road, Holt Heath, Worcester, WR6 6NH	A medium sized, very open site with mostly 1-2 storey brick or metal warehouses. The site has mostly retail and warehousing uses including equestrian supplies, refrigeration, farm related businesses etc. The site also has a lake which is used for fishing.	Open fields, watersports complex. A sand and gravel quarry is nearby	Good access off the A443. Suitable for HGVs	The site is well screened, but is at a higher level. A waste facility would probably not fit within the context of the site	No	The site attracts lots of local residents due to its farm shop and recreational facilities	The site is probably unsuitable for a waste facility due to its retail nature
Upton Business Centre	Welland Rd, Upton-upon-Severn, Worcester, WR8 0SW	Very small estate with a few one storied metal clad units. Main uses include beds for all and machinery	Open Fields	Good access off Welland Road. Suitable for HGVs	The site is reasonably far away from residential areas. However a waste facility would probably not fit within the context of the site	One small unit to let		The site is probably unsuitable for a waste facility due to its size and setting
Tranzart Business Centre	Deep Meadows, Roberts End, Hanley Swan, Worcester,	Site not found						

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusion
	WR8 0DL							
KDO Business Park	Little Witley, Worcester, WR6 6LR	Very small site is a very rural location. Main uses include a timber (small scale) and horse box storage/rental	Industrial premises, Fisheries , Residential property (located adjacent to the site)	Access via very narrow unnamed road off the A443. Narrow road appeared to be unsuitable for HGV however a couple where seen using the road during the visit.	A fairly well screened and a rural location, however adjacent to residential property. A waste facility would probably not fit within the context of the site	Sign advertising space to let.	Very small site.	The site is probably unsuitable for a waste facility due to its size, proximity to housing and poor access
Maylite Trading Estate	Berrow Green Road, Martley, Worcester, WR6 6PQ	A small trading estate in a predominantly rural area. There are three fairly larger buildings comprising of smaller units.	Agricultural areas, large warehouse, School (opposite the entrance)	Access of the B4197 (access from the south is not suitable for HGV) leading to the A451.	Although quite rural in setting there are already several large structures present on site. A waste facility would fit within the context of the site	No to let signs seen.		The site is probably unsuitable for a waste facility due to small size of units, location and proximity to a school.
Maylite Trading Estate	Maylite Trading Estate, Berrow Green Rd, Martley, Worcester, WR6 6PQ							
Elgar Business Centre	Hallow, Nr. Worcester, WR2 6NJ	Small site with 2-3 storied brick clad modern offices. Main uses include BT, and other technology oriented units	Fields, houses (less than 1 km away)	The access in not ideal. Not suitable for HGVs as this a narrow country lane	The site is quite visible as its not very well screened. A waste facility would probably not fit into the context of the site.	No		The site is probably unsuitable for a waste facility due to its size and setting (office units only)
Enigma Business Park	Groveswood Road, Malvern, WR14 1XZ	Large site with large metal clad modern units. The site is very spacious and has mostly 2 storied buildings. Users include environmental services, warehouses, injection moulding etc.	Other industrial estates	Good access road (Townsend way). Suitable for HGVs	A waste facility would fit within the context of the site.	One modern office unit is available but it has smaller units split out of it.	Electricity lines running over the site, but they are sufficiently high.	The site is suitable for a medium to large sized waste facility

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusion
Link Business Centre	Bond House, Link Way, Howsell Rd, Malvern, WR14 1UQ	Reasonably large business centre with mixed uses including plastics, ironmongery, takeaway and warehouses. Mostly 2 storied metal clad structures with smaller units.	Housing (less than 10 m on three sides), railway line to the east	Good access. Suitable for HGVs.	The site is surrounded by housing. However it's a large site and a waste facility would fit within the context of the site	No. But some units are still under construction		The site is suitable for a small sized waste facility. However it appears that there are no available units at the moment
Link Industrial Estate	Howsell Rd, Malvern, WR14 1TF	Small site with reasonably large units. Mostly occupied by Travis perkins (builders), warehouses and storage	Business centre, Housing (along the other three sides)	Access is good. It's a little narrow for HGVs but they are using it.	The site is well screened, but close to housing. However, a waste facility would fit within the context of the site	No	Most of the estate is occupied by Travis Perkins	The site is probably unsuitable for a waste facility as its too small
Spring Lane Industrial Estate	Malvern, WR14 1AL	Large site with a mixture of old and new units. Some concrete warehouses exist on site as well as office buildings. The buildings vary in size. Main uses include bio systems, tyres, joinery, foster care, electronics etc.	Industrial estates, houses (across the road, less than 20 m away), electricity sub station (adjacent to the site)	Good access road which is reasonably busy. Suitable for HGVs.	The site is very close to housing. However, a waste facility would fit within the context of the site	1 small office building to let.		The site is suitable for a small to medium sized waste facility. However it appears that there are no available units at the moment



**Table D1.5 Drive by Assessments - Worcester City**

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
Diglis Industrial Estate	Trow Way, Worcester, WR5 3BX	Very large industrial estate with a variety of uses. Part of the site has new houses, the other part houses large 2 storied metal warehouses and wholesale depots etc. Uses include builders, tractor manufacturing, timber etc.	New houses (Diglis basin, built on one edge of the site), river	Excellent access. Suitable for HGVs. River might be used for alternative transportation	Residential units and the recreational ground might be receptors if a waste facility is built. However the site is very large and these receptors are at quite a distance from the centre of the site. A waste facility would fit within the context of the site	80,000 sq ft unit available for industrial uses. Another 4000 sq ft unit is available. Some undeveloped land is also available.		The site is suitable for a medium to large sized waste facility
Warndon Business Park	Worcester, WR4 9NE	Large site with a few large purpose-built industrial units. Most of them were individually owned. Users include Royal Mail	Other industrial estates, houses( less than 500 m away)	Good access. Suitable for HGVs.	A waste facility would fit within the context of the site	No		The site is suitable for a small to medium sized waste facility. However it appears that there are no available units at the moment
Buckholt Business Centre	Buckholt Drive, Warndon, Worcester, WR4 9ND	Small estate with small units. Most units are metal clad 1 storied structures. Some warehouses are also present on site. Main uses include print and design, kitchens and bathrooms manufacture.	Other industrial areas, business parks	Good access but it might be a little tight for HGVs. There is on-street parking on the access road. Access within the site is better.	A small waste facility would fit within the context of the site	No		The site is probably unsuitable for a waste facility as it is small and doesn't have an ideal access.
Blackpole Trading Estate	Blackpole Road, Worcester, WR3 8SG	Very large estate with mixed uses and buildings of different ages and types. Most of them are large warehouses which are either brick or metal	Cricket ground, golf course, other industrial estates, open land and railway line	Excellent access. Suitable for HGVs. (A4449/B4550). The A4449 is quite a busy road as it serves many industrial areas.	A waste facility of any size would fit within the context of the site	a 13000 sq ft industrial space to let. Other small units/offices also available		The site is suitable for a waste facility of any size (up to and including large-scale), if the right space is found.

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
		clad. Main uses include light engineering, bathrooms, ford, car repairs, leukaemia care, plumbers and some offices		Railway line crosses the site but it is at a higher level				
Worcester Trading Estate	Blackpole Road, Worcester, WR3 8SG	Small estate subdivided into smaller units. Most buildings are brick clad and quite high. Some big warehouses are also present. Uses include turbine manufacturing, powder coating, motor repair, packaging etc.	Other industrial uses, retail park, houses (less than 500 m away), railway line, business centre and petrol station	Good access off the busy Blackpole Road. Suitable for HGVs.	Though the estate is small, the buildings are quite big. A small waste facility would fit within the context of the site	No		The site is suitable for a small to medium sized waste facility. However it appears that there are no available units at the moment. As its units are quite small, one of the larger units would have to be available for waste purposes
Former Price & Weston Premises	Orchard Street, Worcester, WR5 3DW	A one storey empty unit available for light industrial uses	Houses (opposite the access road), recreation ground, some other industrial units	Good access road, although through a dense residential area with on street parking. Suitable for HGVs.	A waste facility would probably not fit within the context of the site and its surrounding areas	642 sq m of industrial unit to let	Electricity wires over the western edge of the site	The site is probably unsuitable for a waste facility as it is too small and does not have the right setting. Moreover the access road and dense housing nearby is not ideal.
Northbrook Close	Gregory's Mill Street, Worcester, WR3 8BP	Small site with mostly small units. Some large units are also present. Main uses include tools, glass centre, medical developments etc.	Dense residential streets, Worcester City FC stadium (within 500 m), industrial estate	Good access road. Suitable for HGVs. But the access road is through a residential area	A waste facility would fit within the context of the site	2500 sq ft available		The site is probably unsuitable for a waste facility as the individual units are mostly very small.
Former Kays warehouse	250 Bransford Road, WR2 5YA	A large open site with a massive derelict brick warehouse (belonging to Kays) sitting on the northern edge. The warehouse is several stories high and is currently being	Houses (less than 500 m away), railway line, country club and golf course	Not an ideal access from a busy A44. Suitable for HGVs. The access from Bransford Road is excellent, although its through a residential area	The site is at an elevated level and clearly visible from the nearby houses and streets. A waste facility would have to be well screened. However a waste facility would fit	Yes (10 acre)		The site is suitable for a waste facility of any size (up to and including large-scale). However the facility's placement within the site would have to be carefully considered as the site is at a higher level and very visible

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
		demolished			within the context of the site			from all the nearby areas.
Weir Lane Industrial Estate	Worcester, WR2 4AY	Reasonably large site with a mixture of uses. Buildings are mostly 2 storied brick or metal clad. Main uses include light engineering, wholesale units and warehouses. Units are mostly large in size although some smaller units are also present.	Another industrial estate, houses (less than 50 m away), golf range, swimming pool	Good access road (Bromwich Road). Suitable for HGVs.	The site is quite large and a waste facility would fit within the context of the site	No	Historic battleground towards the south of the site	The site is suitable for a small to medium sized waste facility. However it appears that there are no available units at the moment
Gregory's Bank Industrial Estate	Gregory's Bank, Worcester, WR3 8AB	A small estate with small units and a large car park. Most buildings are brick clad one storied structures. Main uses include car repairs, windows and light engineering. The eastern wing of the site has massive warehouses and large units.	Houses on two sides of the estate (less than 20m away), a massive car park (to the south of the eastern wing of the site), railway line	Access to the site is good but the access road passes through residential areas. Moreover the residential areas have on street parking. Suitable for HGVs. Possibility of rail access.	The estate is very close to residential areas. However, a waste facility would fit within the context of the eastern wing of the site	6370 sq ft available		The eastern wing of the site is suitable for a medium sized facility. However the access through residential areas may be a constraint.
Grove Farm Business Park	Bromyard Road, WR2 5JG	Site not found						
Shire Business Park	Wainwright Road, Worcester, WR4 9FA	Small site with a couple of large purpose built industrial units. Most of them are private property. Users include Royal Mail	Other industrial estates	Good access. Suitable for HGVs.	A waste facility would fit within the context of the site	No		The site is probably unsuitable for a waste facility as it is in private ownership.
Everoak Industrial Estate	Bromyard Road, St Johns,	Small site with a few units. Buildings are modern and 1-2 storied,	Railway line, cemetery, houses (within 1 km) and	Access off A44 is good. Suitable for HGVs. Possibility of rail	A waste facility would probably not fit within the context of the site	1 office block is available to let		The site is probably unsuitable for a waste facility as it is too small and doesn't

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
	Worcester, WR2 5HP	primarily used for car dealerships and offices.	other industrial areas and warehouses	access.				have the right setting.
Venture Business Park	Weir Lane, Bromwich Road, Worcester, WR2 4BD	Small site with a mixture of uses. Buildings are mostly 2 storied metal clad. Uses include light engineering, wholesale and warehouses. Units are mostly small in size.	Another industrial estate, houses (less than 50 m away), golf range, swimming pool	Good access road (Bromwich Road). Suitable for HGVs.	A waste facility would fit within the context of the site	3 small units (7500 sq ft) are available to let. Another parcel of land of 51,000 sq ft is also available.	Historic battleground towards the south of the site	The site itself is too small but the larger parcel of undeveloped land (51,000 sq ft) is suitable for a small-medium sized waste facility
Three Springs Trading Estate	Worcester, WR5 1BW	Small site with a few units. Buildings are mostly 1-2 storied and brick clad. Uses include car refurbishing, scuba diving instructor, metal working etc.	Houses (surrounding three sides of the estate), canal (to the west of the site)	Poor access off Vincent Road. The road is a dense residential street with on street parking on both sides. Unsuitable for HGVs.	A waste facility would probably not fit within the context of the site	No		The site is probably unsuitable for a waste facility as it is too small, doesn't have the right setting or a good access road.
Checketts Lane Trading Estate	Worcester, WR3 7JW	Small estate with small brick clad units. Uses include Builders, car repairs and light engineering	Works (foundry), houses on three sides (less than 50 m away)	Good access off Checketts Lane. Suitable for HGVs. However the access road is within a residential area. Moreover, access within the site is poor.	The site is located within a residential area. A waste facility would probably not fit within the context of the site	No		The site is probably unsuitable for a waste facility as its units are too small and the access is generally poor
Bransford Road Trading Estate	Worcester, WR2 4EU	Small site with a few units. Buildings are old and one storied with brick cladding. Uses include light engineering, car servicing, conservatory supplies	Residential units (less than 10 m away and all along the access road), sports ground	Tight access from Bransford Road. Not suitable for HGVs. No possibility to mitigate the access.	A waste facility would probably not fit within the context of the site	1 unit available but its too small for a waste facility		The site is probably unsuitable for a waste facility as its units are too small and it does not have the right setting
Lowesmoor Wharf Estate	Worcester, WR1 2RS	Medium sized, modern retail complex with small units and offices. Main uses include plumbing,	Residences (adjacent to the site), city centre, commercial uses	Access to the site is through a one way system (as part of the whole city centre). Not	A waste facility would probably not fit within the context of the site	No		The site is probably unsuitable for a waste facility as it does not have the right setting

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
		bath store, boat making etc.		suitable for HGVs.				
Lowesmoor Trading Estate	Worcester, WR1 2SF	Derelict site with massive brick buildings located within the city centre. The buildings are supposed to be demolished by July. Main uses include car servicing.	City centre, commercial	Access to the site is through a one way system (as part of the whole city centre) But access within the site is poor. Suitable for HGVs. However there is a scope for mitigating the access.	The site is to be demolished. However due to its very central location it can be said that a waste facility would probably not fit within the context of the site	The site is due to be demolished soon		The site is probably unsuitable for a waste facility as it is due to be redeveloped soon. It cannot be said if it would be suitable for a waste facility after redevelopment. However its location and the traffic it would generate in the middle on the city centre may be a constraint.
Shrub Hill Industrial Estate	Shrub Hill Rd, Worcester, WR4 9EE	Small site with a mix of old and new buildings. One part of the site is predominantly one storied brick buildings with small units. The other (and larger) part of the site is mostly large warehouses, including some large brick structures. Main uses include industrial cleaning, glass, car servicing etc.	Other industrial areas, houses (within 500m), railway line (to the east)	The first part of the site has good access to the site but not within, due to too many parked cars. Access to the second part of the site is much better and is suitable for HGVs.	A small-medium waste facility would fit within the context of the larger part of the site.	11,000 sq ft space available for industrial and warehousing uses		The site is suitable for a small to medium sized waste facility
Newtown Road Industrial Estate	Newtown Road, Worcester, WR5 1HA	A small site with mostly retail units. The buildings are mostly one storied brick structures. Uses include tiles, home improvement, etc. The site also has a large car park in the centre.	Housing (within 1 km), other trading estates, railway line	Good access. Suitable for HGVs. However access within the site is poor especially if the car park is full.	The site is set back from the road and all the units are fairly low. A waste facility would probably not fit within the context of the site	No		The site is probably unsuitable for a waste facility due to its very open location and its retail setting
Worcester Woods	Newtown Road,	Site not found						

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
Business Park	Worcester, WR4 9AN							
High Point Business Park	Newtown Road, Worcester, WR4 9ZR	Empty site. Not yet developed. The access to the site was restricted but a tall brick structure with communications equipment could be seen from the gate. The site is proposed for B1/Office development	Houses, golf course	Good access. Suitable for HGVs.	The site is at a higher level, so it would be quite visible from the houses nearby. However the suitability of a waste use on the site is unclear at the moment, as the site is not yet developed	Yes (due to be developed)		An office development is proposed on the site and presently its suitability to house a waste facility cannot be commented upon.
Countrywide Trading Estate	Sheriff Street, Worcester, WR4 9AB	A small very open retailing estate with small units. Some warehouses also exist on the site. The site is accessed by local people and includes uses such as screw fix, furniture, tiles, windows and flooring	Housing (adjacent to the site), other trading estates, railway line	Good access. Suitable for HGVs.	The site is very open. A waste facility would probably not fit within the context of the site	A small unit is available		The site is probably unsuitable for a waste facility due to its very open location and its retail setting
Sherriff Street Industrial Estate	Worcester, WR4 9AB	Reasonably large site with big metal clad units. Some brick units also exist on the site. Other uses include a cement batching plant, bottling plant, café, self storage etc.	Railway line (to the north of the site), other industrial estates, possible rail sidings	Good access off Sherriff Street. Suitable for HGVs.	A large cement batching plant already exists on site. Any waste facility would fit within the context of the site	3000 sq ft - warehouse available but it might be too small for waste uses		The site is suitable for a small sized waste facility
Great Western Business Park	Tolladine Road, Worcester, WR4 9PT	Brand new unoccupied business park. Only 1 unit is occupied, the rest are all available to let. All the units are quite large, metal clad and 2 stories high. A parcel of undeveloped land is also available adjacent to the railway line	Houses (less than 20 m away), railway line	Good access. Suitable for HGVs. However the access road is through residential areas.	The site is quite visible from surrounding housing areas at a higher level. Any waste facility however would fit within the context of the site.	Almost the entire site is available  6800+7200+6700+5600+5720+8500+500+7200+8500 sq ft		The site is suitable for a small to medium sized waste facility.



**Table D1.6 Drive by Assessments - Bromsgrove**

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments?
Harris Industrial Estate	Hanbury Road, Stoke Prior, B60 4AA	Medium sized predominantly office based business park, which lies adjacent to similar business park/industrial areas. There are some warehouses with more industrial uses.	Business park, rural/agricultural land, canal along northern boundary with some canal boats on it.	Access off the B4091, which links to the A38 (suitable route for HGV).	There are already several medium to large warehouses present. A waste facility would fit within the context of the site	Some industrial units to let.	Several very large electricity pylons run across the site (roughly north to south).	The site is suitable for a small to medium sized waste facility.
Harris Business Park.	Hanbury Road. Bromsgrove, B60 4BD							
Hobden Hall Industrial Estate	Shaw Lane, B60 4DU	Site is set off the road on farmland. Older farm outhouses have been converted into smaller industrial units.	Rural/agricultural land, houses at the entrance to the site along Shaw Lane and a farm house. Upton Warren Nature Reserve is within 250 m of the site.	A narrow single lane farm road leading off Shaw Lane, from the B4091 and A38. Shaw Lane is not ideally suited to HGV as it is very narrow and has an almost 90 degree bend in the road.	The site is set back from the road; there are some buildings present already. A waste facility would probably not fit within the context of the site	No vacant signs seen.	Access point at junction with Shaw Lane is very narrow and has housing either side.	The site is probably unsuitable for a waste facility due to poor access and proximity to housing
Shaw Lane Industrial Estate	152 Shaw Lane, B60 4ED	Very small industrial "estate" comprising of a very narrow alley between two rows of small industrial workshops. Larger/wider open area at the end of this alley, which covered in loose gravel/stones.	Houses, sewage works, agricultural land and a train line which runs parallel to the southern edge (>50 m).	Off Shaw Lane, from the B4091 and A38. The road is not ideally suited to HGV as it is very narrow and has an almost 90 degree bend in the road.	The site comprises of two rows of single storey red brick buildings. The site is overlooked by residential housing on Shaw Lane. A waste facility would probably not fit within the context of the site	No vacant signs seen.	Railway bridge located approximately 50 m from the access to the site (when making a right hand turn on exiting).	The site is probably unsuitable for a waste facility as the units are too small, and there are residential units overlooking the site.
Saxon Business Park	Hanbury Road, Stoke Prior, B60 4AE	Medium sized predominantly office based business park, which lies adjacent to several other business	Business park of similar appearance, Rural/agricultural land	Access off the B4091, which links to the A38 (suitable route for HGV).	There are already several medium to large warehouses present. A waste facility would fit	Some industrial units to let.	Several very large electricity pylons run across the site (roughly north	The site is suitable for a small to medium sized waste facility.



Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments?
		parks (north). There are some warehouses with more industrial uses.			within the context of the site		to south).	
Silver Birches Business Park	Aston Road, Bromsgrove, B60 3EU	A modern/smart fairly small industrial estate (one short road leads across the site). The units are small.	Bromsgrove Tech Park & Basepoint and newly built residential properties to the NE (< 500 m). Severn Waste Recycling Centre is also in close proximity to the south east.	Access via Sherwood and Aston Roads off the A38. Not suitable for HGVs	Already an existing industrial area, with set units along two sides of the road. A large structure is under construction, adjacent to the site, in Bromsgrove Tech Park. A waste facility would fit within the context of the site	No vacant signs seen.	The turning circle for vehicles is not adequate for HGVs (a number of movements). The exit off the A38 is a small and very busy roundabout.	The site is probably unsuitable for a waste facility as it is too small and has poor HGV access within the site
Bromsgrove Technology Park	Aston Road, B60 3EX	Large site but undeveloped at present. One large steel frame currently under construction.	Newly built residential area, other business parks and Severn Waste Recycling Centre. Railway runs adjacent to south eastern boundary.	Access via Sherwood and Aston Rds off the A38. Roads within the site are newly built and are suitable for HGV.	Western boundary is in close proximity to new housing. However, a waste facility would fit within the context of the site	Open undeveloped space available.	The exit off the A38 is a small and very busy roundabout.	The site is suitable for a small sized waste facility
Buntsford Hill Industrial Estate	Buntsford Park Road, B60 3DX	A large site with numerous large metal warehouses present.	Surrounded by further industrial area.	Access via Sherwood and Buntsford Park Rds off the A38.	The immediate area is predominantly industrial. There is some good screening provided by the number of mature trees lining the roads in the area. A waste facility would fit within the context of the site	Some industrial units to let.	The exit off the A38 is a small and very busy roundabout.	The site is suitable for a medium to large sized waste facility
Buntsford Hill Business Park	Buntsford Park Road, B60 3DX							
Basepoint Business Park	Bromsgrove Tech, Bromsgrove,	A small new/modern site adjacent to Bromsgrove Tech Park. Very small	Bromsgrove Tech Park, Silver Birches, New built	Access via Sherwood and Aston Rds off the A38.	Already an existing industrial area, with some very large	Some very small industrial	Units are too small. The exit off the	The site is probably unsuitable for a waste facility as the individual

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments?
	B60 3ET	units a number of parked cars present.	residential area (within 100 m to the north), Severn Waste Recycling Centre (<100 m to the south) and a railway running adjacent to south eastern boundary.		structures being built in Bromsgrove Tech Park. A waste facility would fit within the context of the site	units to let.	A38 is a small and very busy roundabout.	units are too small.
Aston Fields Industrial Estate	Sugarbrook Road, B60 3DR	A sprawling industrial estate over a hilly area with no clearly defined boundary with the surrounding residential area. Mostly single storey buildings/warehouses.	A large estate which is in close proximity to residential housing to the north.	Accessed off the A38. Sherwood Rd leads through the estate. Sugarbrook Rd in turn leads off Sherwood Rd. Suitable for HGV.	The estate is spread over a fairly hilly area. Some areas of the estate are more visible than others. However, a waste facility would fit within the context of the site	Some industrial units to let.	Proximity to housing.	The site is suitable for a medium to large sized waste facility but its close proximity to housing may be a constraint
Buntsford Gate Business Park	Stoke Heath, Bromsgrove, B60 4JE	Medium sized predominantly office based business park (the exceptions being a couple of car dealerships).	Housing (to the north across the A38), Industrial area	Accessed via roundabout off the A38.	This business park has a very "office based" feel to it. The business park is on a gentle uphill sloping area and has no screening at present. A waste facility would probably not fit within the context of the site	Only vacancies are for office uses.		The site is probably unsuitable for a waste facility, as it does not have the right setting

Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments?
	B60 3ET	units a number of parked cars present.	residential area (within 100 m to the north), Severn Waste Recycling Centre (<100 m to the south) and a railway running adjacent to south eastern boundary.		structures being built in Bromsgrove Tech Park. A waste facility would fit within the context of the site	units to let.	A38 is a small and very busy roundabout.	units are too small.
Aston Fields Industrial Estate	Sugarbrook Road, B60 3DR	A sprawling industrial estate over a hilly area with no clearly defined boundary with the surrounding residential area. Mostly single storey buildings/warehouses.	A large estate which is in close proximity to residential housing to the north.	Accessed off the A38. Sherwood Rd leads through the estate. Sugarbrook Rd in turn leads off Sherwood Rd. Suitable for HGV.	The estate is spread over a fairly hilly area. Some areas of the estate are more visible than others. However, a waste facility would fit within the context of the site	Some industrial units to let.	Proximity to housing.	The site is suitable for a medium to large sized waste facility but its close proximity to housing may be a constraint
Buntsford Gate Business Park	Stoke Heath, Bromsgrove, B60 4JE	Medium sized predominantly office based business park (the exceptions being a couple of car dealerships).	Housing (to the north across the A38), Industrial area	Accessed via roundabout off the A38.	This business park has a very "office based" feel to it. The business park is on a gentle uphill sloping area and has no screening at present. A waste facility would probably not fit within the context of the site	Only vacancies are for office uses.		The site is probably unsuitable for a waste facility, as it does not have the right setting

Annex E

## Final Shortlist of Sites

The final shortlist of sites compiled after the drive by assessments (Phase 3) is presented in *Table E1.1*.

The sites which are suitable to accommodate waste uses but have no apparent availability have been highlighted in orange.

**Table E1.1 Final Shortlist of Sites – after Phase 3**

District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
Redditch	Ravensbank Business Park	Junction 3 M42, Redditch, B98 9EX	Large newly built/ modern business park with a smart appearance. Very large metal warehouses.	Industrial area, Open space (to the north - advertised as Acanthus Park -units yet to be built)	Ravensbank Drive leads to the A4023. Site has two access roads - Lovage and Acanthus Road.	A waste facility would fit within the context of the site	Some warehouse space available.		The site is suitable for a medium to large sized waste facility
Redditch	Moons Moat North Industrial Estate	Redditch, B98 9HE	A sprawling industrial estate with several areas of different use, and different sized buildings.	Other industrial areas	The site has several roads leading through it. Colemeadow, Eagle and Merse Roads are all suitable for HGV. All have good access to the A4023.	The site is an established industrial area. A waste facility would fit within the context of the site	Some industrial space available.		Parts of the site are suitable for a medium sized facility.
Redditch	Hunt End Industrial Estate	Redditch, B97 5XP	A medium sized industrial estate, with large single storey warehouses comprising of smaller units. Larger units are towards the rear of the site.	Several residential properties (adjacent to the east), residential area (across the road to the north).	Access via the B4504 which has good links to the A441 and wider road network. Dunlop Road runs through the site and is suitable for HGV.	Already several large structures present on the site. A waste facility would fit within the context of the site	Some industrial units to let.		The site is suitable for a small sized waste facility although proximity to housing may be a constraint
Redditch	Pipers Road Park farm Industrial Estate	Redditch, B98 0HU	Smaller site is dominated by a few larger warehouses, although there are smaller units present. Most buildings a mixture of brick and metal.	Arrow Valley Park, further industrial areas (Park Farm Ind Est), Sports Centre	Piper Rd leads through the site, and has several parked cars present along the road. Piper Rd leads off Forge Drive which links two busy roundabouts. Suitable for HGV.	The site already has some large warehouses present on it. A waste facility would fit within the context of the site	No "to let" signs seen during the visit.	Commercial premises (eg Screw fix) at the entrance to the site open to the public.	The site is suitable for medium-large sized waste facility. However it appears that there are no available units at the moment
Redditch	Washford Industrial Estate	Heming Road, B98 0DH	The fairly large site is predominantly industrial and well established with mixed used buildings of various sizes. Red brick two storey offices and brick/metal industrial units.	Agricultural land, Arrow Valley Park, housing (to the north)	Heming Road leads through the site and is suitable for HGV. Heming Road is accessed via the B4497 leading to the A435 and M42.	Office buildings are most grouped in smaller roads off the main Heming Rd. Mature trees line much of the site boundary. A waste facility would fit within the context of the site	Some industrial space available.		The site is suitable for a small sized waste facility but it would have to be located away from the offices on the complex.

District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
Redditch	Imex Spaces Business Centre	Oxleasow Road, Redditch, B98 0RE,	Very large metal warehouses comprising of smaller units. Large areas of tarmac.	Housing (to the south), other industrial estate (East Moons Ind Est) to the north. Buildland to east along Oxleasow Rd.	Oxleasow Rd links to the A4023. The access is good and is suitable for HGV.	The site and adjacent area have a number of very large warehouses present. Mature trees along the southern boundary offer some screening. A waste facility would fit within the context of the site	No "to let" signs seen during the visit.		The site is suitable for a small sized waste facility but proximity to housing may be a constraint. However it appears that there are no available units at the moment
Redditch	East Moons Moat	Redditch, B98 0RE	A large industrial estate with numerous buildings of mixed size and use. Access from Palmers Rd is predominantly tree lined with several office based premises. Access via Oxleasow Rd is more industrial.	The site is surrounded by industrial estates.	Palmers & Oxleasow Rds are accessed off Alders Drive leading to the A4023. Both are suitable for HGV.	The area is industrial. Palmers Rd is lined with mature trees. A waste facility would fit within the context of the site	Some industrial space available.		The site is suitable for a medium sized waste facility.
Redditch	Park Farm Industrial Estate	Redditch, B98 7SN	A sizeable industrial estate with many large warehouses present. Some brick/metal buildings and several metal warehouses. Businesses include a HWRC and skip hire firm.	Arrow Valley Park, Housing (to the west) - not visible from the industrial estate due to large buildings along the boundary.	Crossgate and Howard roads both lead off Forge Drive, which leads to the A435.	The estate has numerous very large warehouses present, as well as a HWRC and skips hire. Some of the warehouses along the western boundary (along Studley Road) have chimneys present. A waste facility would fit within the context of the site	Some industrial space available.		The site is suitable for a medium to large sized waste facility
Redditch	Kingfisher Enterprise Park.	Arthur Street, Redditch, B98 8LG	Large industrial estate with mostly one and two storey buildings present. (*)	Highly industrial area but does have some residential houses overlooking the site in the north west corner.	Arthur Rd leads off Holloway Drive off the A4189. Arthur Rd loops through the estate, it is suitable for HGV.	This established industrial area has no screening for the adjacent residential area. A waste facility would fit within the context of the site	Some industrial space available, but is close (<100 m) from residential properties.	Access only from the east.	The site is suitable for a small waste facility but its proximity to residential areas may be a constraint



District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
Wyre Forest	Rushock Trading Estate	Droitwich Road, Rushock, WR9 0NR	A fairly large estate with gated entrance. Mostly large warehouses which comprise of smaller units, some undeveloped spaces and small area of office based premises (adjacent to entrance).	Rural/agricultural land, Housing (in the immediate vicinity),	Access via the A442. A fairly narrow HGV but a number of HGV witnessed along the road (several industrial estates along this road). Roads within the site are suitable for HGV access	Some very large warehouses already present on the site. Hedges/trees provide good screening from the road. Some operations built slightly lower than ground level. A waste facility would fit within the context of the site	No to let signs seen (except for v small office space), but a couple of areas of open space as yet undeveloped.	Proximity to Rushock village.	The site is suitable for a small to medium sized waste facility. However it appears that there are no available units at the moment
Wyre Forest	Sandy Lane Industrial Estate	off Worcester Road, Stourport-on-Severn, DY13 9QB	A very large industrial estate with several large premises but also smaller units within warehouses. The site is well established and looks to have expanded over time. Mostly single storey buildings present.	Marina, caravan park, other industrial areas, houses, restaurant (adjacent to the entrance)	Accessed off the A4025. Same access road used to reach the Marina and caravan park.	Already a very large sprawling industrial estate. Some of the more industrial units are set back off the A4025. A waste facility would fit within the context of the site	Some to let signs.		The site is suitable for a medium to large sized waste facility but its proximity to housing may be a constraint.
Wyre Forest	Firs Industrial Estate	Oldington Road, Kidderminster, DY11 7QN	A large older industrial estate. Lots of buildings of mixed uses, sizes and ages. Number of automotive repairs and similar mechanics based industries. Two main roads within the side. Road No.1 is has a steep incline with no suitable turning circle for HGV. Road No.2 is wider and fairly level, mostly smaller units. Large factory on opposite side of Oldington Rd. Access on this side (to building with unknown use (high wall) a bend on downhill incline.	Industrial estate (across A451, agricultural/open fields (quite hilly).	Access via Oldington Road off A451. Road No.1 is fairly narrow as is not suitable for HGV movements. Road No.2 is wider and almost level, and is suitable for HGV but it serves serving mostly smaller units	A waste facility would fit within the context of the site	No to let signs seen.	Oldington Road is quite narrow and already very busy.	The site is suitable for a small to medium sized waste facility but access is less than ideal. However it appears that there are no available units at the moment
	Firs Industrial Estate	Kidderminster, DY11 7QN							

District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
Wyre Forest	Vale Industrial Estate	Stourport Road, Kidderminster, DY11 7QU	A small estate with few businesses present. An operational factory occupies most of the area. One large warehouse split into 3-5 units.	Open space to the north - appeared to be fairly recent demolition of factory, Housing (to the west across A451)	Private access road onto A451 - which is very busy.	The site is already highly industrial area. Site well screened from the road. Large warehouse set at lower level than the road. A waste facility would fit within the context of the site	No to let signs seen.		The site is suitable for a small sized waste facility. However it appears that there are no available units at the moment
Wyre Forest	Hoo Farm Industrial Estate	Worcester Road, Kidderminster, DY11 7RA	A large and fairly old (some parts) industrial estate with mixed used buildings of varying sizes and age. Some office based premises present, e.g.. EA but also warehousing, e.g.. Travis Perkins.	Easter park (to the east), Industrial area, Housing	Access of (newly built) roundabout on the A449. Suitable for HGV.	The site is an established estate with a number of buildings present. Not overlooked by housing (although it is adjacent to western boundary). A waste facility would fit within the context of the site	Some to let signs seen for industrial uses.	A busy estate with a number of parked cars lining parts of the roads. Public footpath in SW corner.	The site is suitable for a small sized waste facility but it would have to be located away from the offices on the complex and the residential area adjacent to the site
Wyre Forest	Finepoint Business Park	Kidderminster, DY11 7FB	A large modern newly built site with 4 very large warehouses present. One being used for one company but others divided into smaller units.	Coppice Trading Estate (to the north), industrial area to the east)	Access via the A451 onto Walter Nash East Rd. Suitable for HGV.	The site is surrounded by established industrial estates. A waste facility would fit within the context of the site	Some to let signs seen.		The site is suitable to for a medium to large sized waste facility
Wyre Forest	Gemini Business Park	Stourport Road, Kidderminster, DY11 7QL	A fairly small gated site. Few large buildings present. Very busy in terms of the number of parked cars and containers. Weighbridge present.	Predominantly industrial, Sewage works (to the east)	Access off the A451.	The site has several industrial estates in the immediate vicinity. A waste facility would fit within the context of the site	No to let signs seen.		The site is suitable for a medium sized waste facility. However it appears that there are no available units at the moment
Wyre Forest	Oldington Trading Estate	Stourport Road, Kidderminster, DY11 7QP	A large industrial/trading estate with several large single storey buildings. Number of automotive businesses. One main road leading through the site.	Large area adjacent (works) has been demolished. Other uses include houses (to the west), Industrial uses (to the	Access from the A451 from two points. Closest access is Walter Nash Rd East onto slip road parallel with A451. All suitable for HGV.	Some fairly large buildings already occupying the industrial estate. Good screening is also available. A waste facility would fit within	No to let signs seen. Only at adjacent demolished site which is not part of Site 115		The site is suitable for a small to medium sized waste facility although proximity to housing may be a

District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
				east)		the context of the site	(?).		constraint. However it appears that there are no available units at the moment
Wyre Forest	Ikon Trading Estate	Droitwich Road, Nr. Hartlebury, DY10 4EU	A medium sized industrial estate in terms of the number of buildings present. One main route leads through the site. Buildings present are bricks/concrete and are quite large, some comprise of smaller units.	Predominantly rural/agricultural land, Houses (opposite site entrance)	Access via the A442. A fairly narrow HGV but a number of HGV witnessed along the road (several industrial estates along this road). Roads within the site are suitable.	The estate is set a short distance back from the road, and mature trees and hedging provide good screening from the road. A waste facility would fit within the context of the site	Some to let signs seen for industrial uses.	Telephone poles run across the site..	The site is suitable for a small sized waste facility although proximity to housing may be a constraint.
Wychavon	Hartlebury Trading Estate	Hartlebury, Kidderminster, DY10 4JB	A very large trading estate, with numerous large mixed used warehouses. Some divided into smaller units too.	Waresley landfill site adjacent to the east. Railway line runs adjacent to western boundary.	Access of A449. Good links to M5. All roads within the estate are suitable for HGV.	Already site with several large warehouses. The site is also adjacent to a landfill site; so waste uses exist in the area. A waste facility would fit within the context of the site	Several units to let. Some very large.		The site is suitable for a waste facility of any size (up to large-scale).
	Hartlebury Trading Estate	Off the A449, Hartelbury, DY10 4JB							
Wychavon	Berry Hill Industrial Estate	Droitwich, WR9 9AU	Massive site with mostly huge manufacturing and distribution units. The site is relatively open with large metal warehouses and some smaller brick structures. Some small units exist as well. Users include DHL, Morrison's, builders, truck manufactures, home delivery systems etc.	Droitwich (across the road), open fields, residences (less than 100m away)	Good access, suitable for HGV usage. However within the site there is a one way system in place to facilitate the heavy on street parking	The site is quite well screened. Offices are located near the residences whereas bigger units are at the north of the site, away from the houses. A waste facility would fit within the context of the site.	2.7 acre + 29,760 sq ft + 200,000 sq ft + 1332 sq ft + 7000 sq ft  The 200,000 site is a massive warehouse called the big berry and the 7000 sq ft premises are a large		The site is suitable for a waste facility of any size (up to large-scale).

District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
							warehouse and an office block		
Wychavon	Hampton Lovett Industrial Estate	Hampton Lovett, Droitwich, WR9 0QG	Large site with mixed uses including offices, warehouses, light engineering. The units are both small and large and include uses like hair saloon, electronics, builders, offices etc.	Open land, Coppice, Plantation	Good access, suitable for HGV usage.	Due to the size of the estate and its units, a waste facility would fit within the context of the site.	1.78 acre - industrial premises + 2000 sq ft unit for industrial use		The site is suitable for a facility of any size (including a large scale facility), provided the right space is available.
Wychavon	Four Pools Industrial Estate	Evesham, WR11 1XJ	Small industrial estate with a mix of uses such as warehouses and wholesale distributors. Buildings are mostly 1-2 storied, clad with brick or metal.	Housing (less than 100 m) and a retail estate (Including Mc Donald's & Morrison's), which is adjacent to the site	Good access, suitable for HGV usage. The roads within the site are quite busy.	Housing is located very close to the site. However a small waste facility would fit within the context of the site	5000 sq ft of office/ warehouse space available.	A lot of cars are using the access road within the site.	The site is suitable for a small sized waste facility. However the access within the site might need improvement
Wychavon	Keytec7 Business Park	Goodwood Road, Pershore, WR10 2JN	Large and modern site with huge 2 storied metal clad industrial units. Main users include Royal Mail, Infotech, light engineering and packaging systems	Other industrial estates, open fields, high school	Good access. Suitable for HGVs. Railway line to the north of the site. Busy access road - Goodwood road	The estate is very large with large units. A waste facility would fit within the context of the site	Fully built up and occupied. Only 1 vacant site is available and its undeveloped - area unknown		The site is suitable for a waste facility of any size (up to large-scale).
Wychavon	Racecourse Road Trading Estate	Pershore, WR10 2DL	Medium sized estate with mostly 1-2 storey metal clad units for warehousing and storage uses. Individual units are quite sizable. Main uses include metal work, storage, Somerfield (super store located on site) waste compacting, tyres etc.	Other industrial estates	Good access. Suitable for HGVs	There are large warehouses on the site. A waste facility would fit within the context of the site	No apparent vacant plots or buildings available on the estate. One small unit to let		The site is suitable for a small-medium sized waste facility. However it appears that there are no available units at the moment
Wychavon	Vale Business Park	Evesham, WR11 1TD	Very large site with mixed uses. Lots of businesses, warehouses and offices are	The town of Evesham which is across the bypass and open	Excellent access into the site. suitable for HGVs	The site is very large with large units. A waste facility would fit within	Space is available in some parts of		The site is suitable for a waste facility of any size (up to

District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
			located on site including food processing plants. Most units are metal clad and 2-3 storied.	fields		the context of the site.	the site. A 2.78 acre site is available for warehouse uses. Part of the site is still under construction - so might be available after completion		large-scale). However, it would be more appropriate to locate them near to the warehouses than the offices.
Wychavon	Pershore Trading Estate	Pershore, WR10 2DD	Medium sized estate with 1 storey brick clad units. Individual units are too small. Uses on site include light engineering, paints, graphic designers and garage services	Other industrial estates, Somerfield's (superstore), high school, veterinary surgery	Good access. Suitable for HGVs	A small waste facility would fit within the context of the site	No vacant plots or buildings available on the estate		The site is suitable for a small sized waste facility. However it appears that there are no available units at the moment
Wychavon	Stonebridge Cross Business Park	Point on Way, Hampton Lovett, Droitwich, Worcester, WR9 0LW	A brand new business park with a few large metal clad units, some warehouses and some modern offices	Fields and other industrial estates	Excellent access into the site off Point on Way. Suitable for HGVs	A waste facility would fit within the context of the site. However it might be better to locate them away from the offices	44000 sq ft available for office purposes		The site is suitable for a medium sized waste facility.
Malvern Hills	Merebrook Industrial Estate	Hanley Road, Welland, Malvern, WR13 6NP	Small site with mostly brick clad commercial and office buildings. Some wood working warehouses are located in the rear of the site. Uses on site include speech machines and computers	Residential units (within 1 km), fields, farm buildings	Good access (off Hanley Road). Suitable for HGVs	Very open site, although it is set back from the road. Well screened in parts but visible from Blackmore Park road and houses nearby. However a waste facility would fit within the context of the site	No		The site is suitable for a small sized waste facility. However they would have to be at the rear of the site. However it appears that there are no available units at the moment
Malvern Hills	Ball Mill Top	Worcester Road,	Small site with only 5-6 huge warehouses on it. Each	Houses (overlooking the site), open fields	Good access off the A443. Suitable for HGVs	The site is well screened from the main road. It is	2740 sq ft industrial/office		The site is suitable for a small sized

District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
	Business Centre	Grimley, WR2 6PD	warehouse has 3 units. The units themselves are not very large. Main uses include aqua solutions, welding etc.			also bundled and is at a lower level. A waste facility would fit within the context of the site	e space available but this space might be too small		waste facility
Malvern Hills	Enigma Business Park	Grovewood Road, Malvern, WR14 1XZ	Large site with large metal clad modern units. The site is very spacious and has mostly 2 storied buildings. Users include environmental services, warehouses, injection moulding etc.	Other industrial estates	Good access road (Townsend way). Suitable for HGVs	A waste facility would fit within the context of the site.	One modern office unit is available but it has smaller units split out of it.	Electricity lines running over the site, but they are sufficiently high.	The site is suitable for a medium-large sized waste facility
Malvern Hills	Link Business Centre	Bond House, Link Way, Howsell Rd, Malvern, WR14 1UQ	Reasonably large business centre with mixed uses including plastics, ironmongery, takeaway and warehouses. Mostly 2 storied metal clad structures with smaller units.	Housing (less than 10 m on three sides), railway line to the east	Good access. Suitable for HGVs.	There site is surrounded by housing. However it's a large site and a waste facility would fit within the context of the site	No. But some units are still under construction		The site is suitable for a small sized waste facility. However it appears that there are no available units at the moment
Malvern Hills	Spring Lane Industrial Estate	Malvern, WR14 1AL	Large site with a mixture of old and new units. Some concrete warehouses exist on site and so do office buildings. The buildings vary in size. Main uses include bio systems, tyres, joinery, foster care, electronics etc.	Industrial estates, houses (across the road, less than 20 m away), electricity sub station (adjacent to the site)	Good access road which is reasonably busy. Suitable for HGVs.	The site is very close to housing. However, a waste facility would fit within the context of the site	1 small office building to let.		The site is suitable for a small to medium sized waste facility. However it appears that there are no available units at the moment
Worcester City	Diglis Industrial Estate	Trow Way, Worcester, WR5 3BX	Very large industrial estate with a variety of uses. Part of the site has new houses; the other part houses large 2 storied metal warehouses and wholesale depots etc. Uses include builders,	New houses (Diglis basin, built on one edge of the site), river	Excellent access. Suitable for HGVs. River might be used for alternative transportation	Residential units and the recreational ground might be receptors if a waste facility is built. However the site is very large and these receptors are at quite a distance	80,000 sq ft unit available for industrial uses. Another 4000 sq ft unit is available. Some undeveloped		The site is suitable for a medium to large sized waste facility



District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
			tractor manufacturing, timber etc.			from the centre of the site. A waste facility would fit within the context of the site	land is also available.		
Worcester City	Warndon Business Park	Worcester, WR4 9NE	Large site with a few large purpose-built industrial units. Most of them were individually owned. Users include Royal Mail	Other industrial estates, houses( less than 500 m away)	Good access. Suitable for HGVs.	A waste facility would fit within the context of the site	No		The site is suitable for a small to medium sized waste facility. However it appears that there are no available units at the moment
Worcester City	Blackpole Trading Estate	Blackpole Road, Worcester, WR3 8SG	Very large estate with mixed uses and buildings of different ages and types. Most of them are large warehouses which are either brick or metal clad. Main uses include light engineering, bathrooms, ford, car repairs, leukaemia care, plumbers and some offices	Cricket ground, golf course, other industrial estates, open land and railway line	Excellent access. Suitable for HGVs. (A4449/B4550). The A4449 is quite a busy road as it serves many industrial areas. Railway line crosses the site but it is at a higher level	A waste facility of any size would fit within the context of the site	a 13000 sq ft industrial space to let. Other small units/offices also available		The site is suitable for a large sized waste facility if the right space is found.
Worcester City	Worcester Trading Estate	Blackpole Road, Worcester, WR3 8SG	Small estate subdivided into smaller units. Most buildings are brick clad and quite high. Some big warehouses are also present. Uses include turbine manufacturing, powder coating, motor repair, packaging etc.	Other industrial uses, retail park, houses (less than 500 m away), railway line, business centre and petrol station	Good access off the busy Blackpole Road. Suitable for HGVs.	Though the estate is small, the buildings are quite big. A small waste facility would fit within the context of the site	No		The site is suitable for a small to medium sized waste facility. However it appears that there are no available units at the moment. As its units are quite small, one of the larger units would have to be available for waste purposes



District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
Worcester City	Former Kays warehouse	250 Bransford Road, WR2 5YA	A large site with a massive derelict brick warehouse (belonging to Kays) sitting on the northern edge. The warehouse is several stories high and is currently being demolished	Houses (less than 500 m away), railway line, country club and golf course	Not an ideal access from a busy A44. Suitable for HGVs. The access from Bransford Road is excellent, although its through a residential area	The site is at an elevated level and clearly visible from the nearby houses and streets. A waste facility would fit within the context of the site but would have to be well screened.	Yes (10 acre)		The site is suitable for a large sized waste facility. However the facility's placement within the site would have to be carefully considered as the site is at a higher level and very visible from all the nearby areas.
Worcester City	Weir Lane Industrial Estate	Worcester, WR2 4AY	Reasonably large site with a mixture of uses. Buildings are mostly 2 storied brick or metal clad. Main uses include light engineering, wholesale units and warehouses. Units are mostly large in size although some smaller units are also present.	Another industrial estate, houses (less than 50 m away), golf range, swimming pool	Good access road (Bromwich Road). Suitable for HGVs.	The site is quite large and a waste facility would fit within the context of the site	No	Historic battleground towards the south of the site	The site is suitable for a small to medium sized waste facility. However it appears that there are no available units at the moment
Worcester City	Gregory's Bank Industrial Estate	Gregory's Bank, Worcester, WR3 8AB	A small estate with small units and a large car park. Most buildings are brick clad one storied structures. Main uses include car repairs, windows and light engineering. The eastern wing of the site has massive warehouses and large units.	Houses on two sides of the estate (less than 20m away), a massive car park (to the south of the eastern wing of the site), railway line	Access to the site is good but the access road passes through residential areas. Moreover the residential areas have on street parking. Suitable for HGVs. Possibility of rail access.	The estate is very close to residential areas. However, a waste facility would fit within the context of the eastern wing of the site	6370 sq ft available		The eastern wing of the site is suitable for a medium sized facility. However the access through residential areas may be a constraint.
Worcester City	Venture Business Park	Weir Lane, Bromwich Road, Worcester, WR2 4BD	Small site with a mixture of uses. Buildings are mostly 2 storied metal clad. Uses include light engineering, wholesale and warehouses.	Another industrial estate, houses (less than 50 m away), golf range, swimming pool	Good access road (Bromwich Road). Suitable for HGVs.	A waste facility would fit within the context of the site	3 small units (7500 sq ft) are available to let. Another parcel of land of 51,000	Historic battleground towards the south of the site	The site itself is too small but the larger parcel of undeveloped land (51,000 sq ft) is

District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
			Units are mostly small in size.				sq ft is also available.		suitable for a small-medium sized waste facility
Worcester City	Shrub Hill Industrial Estate	Shrub Hill Rd, Worcester, WR4 9EE	Small site with a mix of old and new buildings. One part of the site is predominantly one storied brick buildings with small units. The other (and larger) part of the site is mostly large warehouses, including some large brick structures. Main uses include industrial cleaning, glass, car servicing etc.	Other industrial areas, houses (within 500m), railway line (to the east)	The first part of the site has good access to the site but not within, due to too many parked cars. Access to the second part of the site is much better and is suitable for HGVs.	A small-medium waste facility would fit within the context of the larger part of the site.	11,000 sq ft space available for industrial and warehousing uses		The site is suitable for a small to medium sized waste facility
Worcester City	Sherriff Street Industrial Estate	Worcester, WR4 9AB	Reasonably large site with big metal clad units. Some brick units also exist on the site. Other uses include a cement batching plant, bottling plant, café, self storage etc.	Railway line (to the north of the site), other industrial estates, possible rail sidings	Good access off Sherriff Street. Suitable for HGVs.	A large cement batching plant already exists on site. Any waste facility would fit within the context of the site	3000 sq ft - warehouse available but it might be too small for waste uses		The site is suitable for a small sized waste facility
Worcester City	Great Western Business Park	Tolladine Road, Worcester, WR4 9PT	Brand new unoccupied business park. Only 1 unit is occupied, the rest are all available to let. All the units are quite large, metal clad and 2 stories high. A parcel of undeveloped land is also available adjacent to the railway line	Houses (less than 20 m away), railway line	Good access. Suitable for HGVs. However the access road is through residential areas.	The site is quite visible from surrounding housing areas at a higher level. Any waste facility however would fit within the context of the site.	Almost the entire site is available 6800+7200+6700+5600+5720+8500+500+7200+8500 sq ft		The site is suitable for a small to medium sized waste facility.
Bromsgrove	Harris Industrial Estate	Hanbury Road, Stoke Prior, B60 4AA	Medium sized predominantly office based business park, which lies adjacent to similar business park/industrial areas.	Business park, rural/agricultural land, canal along northern boundary with some canal boats	Access off the B4091, which links to the A38 (suitable route for HGV).	There are already several medium to large warehouses present. A waste facility would fit within the context of the	Some industrial units to let.	Several very large electricity pylons run across the	The site is suitable for a small to medium sized waste facility.
	Harris	Hanbury							

District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
	Business Park.	Road. Bromsgrove, B60 4BD	There are some warehouses with more industrial uses.	on it.		site		site (roughly north to south).	
Bromsgrove	Saxon Business Park	Hanbury Road, Stoke Prior, B60 4AE	Medium sized predominantly office based business park, which lies adjacent to several other business parks (north). There are some warehouses with more industrial uses.	Business park of similar appearance, Rural/agricultural land	Access off the B4091, which links to the A38 (suitable route for HGV).	There are already several medium to large warehouses present. A waste facility would fit within the context of the site	Some industrial units to let.	Several very large electricity pylons run across the site (roughly north to south).	The site is suitable for a small to medium sized waste facility.
Bromsgrove	Bromsgrove Technology Park	Aston Road, B60 3EX	Large site but undeveloped at present. One large steel frame currently under construction.	Newly built residential area, other business parks and Severn Waste Recycling Centre. Railway runs adjacent to south eastern boundary.	Access via Sherwood and Aston Rds off the A38. Roads within the site are newly built and are suitable for HGV.	Western boundary is in close proximity to new housing. However, a waste facility would fit within the context of the site	Open undeveloped space available.	The exit off the A38 is a small and very busy roundabout.	The site is suitable for a small sized waste facility
Bromsgrove	Buntsford Hill Industrial Estate	Buntsford Park Road, B60 3DX	A large site with numerous large metal warehouses present.	Surrounded by further industrial area.	Access via Sherwood and Buntsford Park Rds off the A38.	The immediate area is predominantly industrial. There is some good screening provided by the number of mature trees lining the roads in the area. A waste facility would fit within the context of the site	Some industrial units to let.	The exit off the A38 is a small and very busy roundabout.	The site is suitable for a medium to large sized waste facility
	Buntsford Hill Business Park	Buntsford Park Road, B60 3DX							
Bromsgrove	Aston Fields Industrial Estate	Sugarbrook Road, B60 3DR	A sprawling industrial over a hilly area with no clearly defined boundary with the surrounding residential area. Mostly single storey	A large estate which is in close proximity to residential housing to the north.	Accessed off the A38. Sherwood Rd leads through the estate. Sugarbrook Rd in turn leads off Sherwood Rd. Suitable for HGV.	The estate is spread over a fairly hilly area meaning that some area of the estate are more visible than others. However, a waste facility	Some industrial units to let.	Proximity to housing.	The site is suitable for a medium to large sized waste facility but its close proximity to housing may be a

District	Name	Address	Site Description	Surrounding Uses	Access/Traffic and Transport	Potential Visual/Landscape Impacts	Is the site available?	Any other constraints/benefits	Any other comments/Conclusions
			buildings/warehouses.			would fit within the context of the site			constraint

Note : (\*) After searching for 45 min, we still could not find the KEP. All details here refer to the large industrial area immediately to the east of Site 60.

Annex F

Waste Facilities  
Operating/Registered on  
Industrial Estates

The waste facilities operating/ registered on industrial estates within Worcestershire are presented in *Table F1.1*.

**Table F1.1 Waste Facilities already operating on Industrial premises**

District	Address	Operator	Facility	Code
Bromsgrove	Bromsgrove Bulking Bays, Aston Road, Aston Fields Industrial Estate, Bromsgrove, B60 3EX	Mercia Waste	WTS	A11
Bromsgrove	Bromsgrove Household Waste Site, Aston Road, Aston Fields Industrial Estate, Bromsgrove, B60 3EX	Mercia Waste	HWRC	A13
Bromsgrove	A-Z Skips Metals and Ores, Trading Estate, Hanbury Road, Stoke Prior, Bromsgrove, B60 4JZ	Mr Banham	WTS	A20
Malvern Hills	Court Reclamation & Salvage Ltd (CRS), Spring Lane South, Malvern Link, WR14 1AT	Mr G Jones	MRS (Mixed)	A20
Malvern Hills	Court Reclamation & Salvage Ltd (CRS), Spring Lane South, Malvern Link, WR14 1AT	Mr G Jones	MRS (Mixed)	PC
Redditch	Delrene Motors, Brook Street, Lakeside, Redditch, B98 8NG	Mr A Williams and Mr T Williams	ELV	A19a
Redditch	Motor Services Redditch Ltd, Haswell Road, Redditch, B97 6AN	Mr T Daxter	ELV	A19a
Redditch	Arrow Metals, Arthur Street, Redditch, B98 8JY	Arrow Metals	MRS (Mixed)	A20
Redditch	Redditch Bulk Bays, Crossgate Road, Park Farm Industrial Estate, Redditch, B98 7SN	Mercia Waste	WTS (bulking up facility)	A11
Redditch	Redditch WTS, Crossgate Road, Park Farm Industrial Estate, Redditch, B98 7SN	Mercia Waste	WTS	A11
Redditch	Redditch Household Waste Site, Crossgate Road, Park Farm Industrial Estate, Redditch, B98 7SN	Mercia Waste	HWRC	A13
Redditch	WH Cossey, Unit 5, Upper Crossgate Road, Park Farm Industrial Estate, Redditch, B98 7SR	Mr S Wood	WTS	A11
Worcester City	RKR Malmoco Used Car Spares Ltd, Sherriff Street, Worcester, WR4 9AB	Mr R Kerkhoven	ELV	A19a
Worcester City	Augean Treatment, Stanier Road, Shires Business Park, Worcester, WR4 9FE	Augean Treatment	WTS	A16
Worcester City	Rainbow Recycling, Sheriff Street, Worcester, WR4 9AB	WCC	WTS	A11
Worcester City	Blackpole Recycling Centre, Blackpole Trading Estate, Worcester, WR3 8TJ	Mr D Dew	WTS	A11
Worcester City	UK Plant and Haulage, Unit 61 Blackpole Trading Estate, Worcester, WR3 8TJ	UK Plant and Haulage Ltd	Household and C&I WTS	OPP
Wychavon	R & C Metals, Honeybourne Airfield Trading Estate, Weston Road, Honeybourne, WR11 7QF	Mr R Huckfield	MRS (Mixed)	A20
Wychavon	Cleansing Services Group Ltd (CSG), Racecourse Road, Pershore, WR10 2EY	Cleansing Services Group Ltd	WTD	WTD
Wychavon	Norton MRF, Area 7 Norton Business Park, Norton	Mercia Waste	MRF	OPP
Wychavon	Estech Ltd, Hartlebury Trading Estate, Hartlebury, Near Kidderminster	Estech Europe Ltd	Waste Treatment Facility	OPP
Wychavon	Sims Recycling Solutions, Long Marston, Stratford-upon-	Simms	MRS	A20

District	Address	Operator	Facility	Code
	Avon, Warwickshire, CV37 8AQ	Commercial Metals	(Mixed)	
Wyre Forest	Waresley Quarry, Hartlebury Trading Estate, Kidderminster, DY10 4JB	Biffa Waste	Landfill	A04
Wyre Forest	Carmas 96, Hoobrook Industrial Estate, Kidderminster, DY10 1HY	Mr D Boraston	ELV	A19a
Wyre Forest	Potters Car & Vehicle Dismantlers, Sandy Lane Industrial Estate, Stourport on Severn, DY13 9PZ	Mr R Hall	ELV	A19a
Wyre Forest	ICL Environmental Services Ltd, Firs Industrial Estate, Stourport Road, Kidderminster, DY11 7QN	ICL Environmental Services Ltd	WTS	A11
Wyre Forest	Pencroft, Arthur Drive, Hoo Farm, Kidderminster, DY11 7RA	Mr C Rogers	WTS taking non-biodegradable waste	A14
Wyre Forest	Kidderminster Bulk Storage, Hoobrook Industrial Estate, Kidderminster, DY10 1HY	Mercia Waste	Bulk storage for recyclables	A11
Wyre Forest	Kidderminster (Hoobrook) Household Waste Site, Hoobrook Industrial Estate, Kidderminster, DY10 1LB	Mercia Waste	HWRC	A13
Wyre Forest	7 TEK Ltd, Stourport Road, Stourport-on-Severn, DY11 7QL	7 TEK Ltd	WTS	A11
Wyre Forest	7 TEK Ltd, Former Collins and Atkinson Site, Steatite Way, Stourport on Severn, DY13 8QT	7 TEK Ltd	WEEE	A11
Wyre Forest	Wyre Forest Recycling Services Ltd, Sandy Lane Industrial Estate, Stourport-on-Severn, DY13 9QB	Mr Downes	WTS	A11
Wyre Forest	I & R Plastic Recycling, Sandy Lane Industrial Estate, Stourport on Severn, DY13 9QA	I & R Plastic Recycling	WTS	A11
Wyre Forest	Lawrence's Skip Hire Yard, 10 Road 2, Hoobrook Industrial Estate, Kidderminster, DY11 5YS	Lawrence's Skip Hire	WTS	A11
Wyre Forest	Lawrence's Skip Hire, Forge House, Stourport Road, Kidderminster, DY11 7QE	Lawrence's Skip Hire	WT	OPP
Wyre Forest	OSS Group, Sandy Lane Industrial Estate, Stourport-on-Severn, DY13 9QB	OSS Group	Physical Treatment Facility	A16
Wyre Forest	Green Street Depot, Green Street, Kidderminster, DY10 1HA	Wyre Forest District Council	Household and C&I WTS	A11
Wyre Forest	Carpet Mills (Kidderminster) Ltd,, Baldwin Road, Stourport-on-Severn, DY13 9AX	Pelican Food Services	Physical Treatment	PC
Wyre Forest	Jones and Sons, Hoobrook Industrial Estate, Kidderminster, DY10 1HY	Mrs K Jones	ELV	OPP

Note

- WTD (Waste Transport Depot) is not an Environment Agency 'A Code' but is a term derived by Worcestershire County Council Planning Policy team to describe two specific sites, which did not neatly fit under any of the 'A Code' Listings, which were primarily used as storage depots.
- OPP (Outstanding Planning Permission) refers to sites with planning permission for Waste Management Facilities but are not yet implemented.
- PC (Pending Consideration) refers to sites, where planning applications had been submitted to the County Council and are pending consideration.



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