

Appendix E: SWDP SA of Significant Changes to and Newly proposed Urban Capacity Sites

Appraisal Key	
++	Development actively encouraged as it would resolve an existing sustainability problem
+	No Sustainability constraints and development acceptable
0	Neutral effect
-	Potential sustainability issues; mitigation and /or negotiation possible
--	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
X	Absolute sustainability constraints to development
?	Uncertain/ unknown effect

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
SWDP 43: Worcester City Allocations (formerly SWDP 6: Worcester City Allocations)														
A1. Housing	+	+	+	++	0	+	-	0	-	-	?	-	-	-
A2. Mixed Use	++	++	+	++	0	-	-	0	-	-	-	-	-	-
SWDP 44: Worcester City Centre (formerly SWDP 7: Worcester City Centre)														
B. Opportunity Zones	+	++	+	++	0	-	+	0	-	?	+	-	-	-
Pershore														
SWDP 46: Pershore Allocations (formerly SWDP 18: Pershore Allocations)	+	+	+	++	0	+	-	0	-	?	?	?	?	-
Droitwich Spa														
SWDP 48: Droitwich Spa Allocations (formerly SWDP 9: Droitwich Spa Allocations)	+	+	+	++	0	-	-	0	-	?	+	-	?	-
Evesham														

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
SWDP 50: Evesham Allocations (formerly SWDP 11: Evesham Sites)	+	+	+	++	0	+	-	0	-	?	+	?	-	-
Malvern														
SWDP 52: Malvern Allocations (formerly SWDP 13: Malvern Sites)	+	+	+	++	0	+	-	0	-	-	-	-	?	0
Tenbury Wells														
SWDP 57: Tenbury Wells Allocations (formerly SWDP 20: Tenbury Wells Sites)	+	+	+	++	0	+	-	0	-	?	-	?	?	0
Upton-upon-Severn														
SWDP 58: Upton-upon-Severn Allocations (formerly SWDP 21: Upton-upon-Severn Allocations)	+	+	+	++	0	+	-	0	-	?	-	?	?	0

* Whether a site is Greenfield or Brownfield in nature has been determined using Google Maps (2014) and the interpretation of the definition of previously development land provided in the National Planning Policy Framework (NPPF) 2012. In addition, all references made to sites being adjacent or close to sewage works, main roads or railways and other uses have been determined through use of Google Maps (2014).

SWDP 43: Worcester City Allocations (formerly SWDP 6: Worcester City Allocations)

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Appraisal Summary	+	+	+	++	0	+	-	0	-	-	?	-	-	-
A1. Housing	Potential Sites: SWDP43/1 Land south of Leopard Hill (100 dwellings); SWDP43/2 Gregory’s Bank Industrial Estate (164 dwellings); SWDP43/3 Ribble Close and gas holder site (40 dwellings); SWDP43/4 Old Northwick Farm (45 dwellings subject to FRA); SWDP43/5 Wyvern Service Station (6 dwellings); SWDP43/6 Land at Albert Road (20 dwellings); SWDP43/7 Sansome Walk Swimming Pool (33 dwellings); SWDP43/8 Grasmere Drive / Ullswater Close (18 dwellings); SWDP43/9 Old Brewery Service Station, Barborne Road (12 dwellings); SWDP43/10 Dudley Close (north of Dines Green) (8 dwellings); SWDP43/11 Stanley Road (6 dwellings); SWDP43/12 Brookthorpe Close (10 dwellings); WC001 - Bromwich Road (11 Dwellings); WC002 – Martley Road (18 dwellings); WC003 – Malvern Gate (45 dwellings); WC005 – Land at Ambrose Close (24 dwellings); WC006 – Land at Hopton Street (30 dwellings); WC007 – Land at Medway Road (10 dwellings); WC008 – Land at Sabrina Avenue (12 dwellings); WC009 – County Council Offices, Sherwood Road (15 dwellings); WC010 – County Council Offices, Bilford Road (15 dwellings); WC012 – Laughern Garage, Bransford Road (10 dwellings); WC013 – Lowesmoor Wharf (100 dwellings); WC014 – Crown Packaging Site (200 dwellings); WC015 – Crown Packaging Offices and Car Park (40 dwellings); WC016 – Bromyard Terrace (30 dwellings); WC017 – Battenhall Road (former NALGO Sports Ground) (20 dwellings); WC018 – Tolladine Golf Course (Club House and Putting Green) (30 dwellings); WC019 – Earls Court Farm (Community Land) (13 dwellings); WC020 – Royal Mail Sorting Office, Westbury Street (20 Dwellings); WC021 – Langdale Drive (10 dwellings); WC022 – Zig Zag Site, St John’s (10 dwellings); WC023 – The Bridge Inn, Lowesmoor Terrace (15 dwellings); WC024 – Rose Avenue (8 dwellings);													

	<p>WC025 – Holy Trinity Church, Lichfield Avenue (8 dwellings); WC026 – Cavalier PH St George's Lane (8 dwellings); WC027 – Coach Park adjacent to Barley Crescent (7 dwellings); WC029 - Brickfields Road (10 dwellings); WC030 – 23 – 24 Foregate Street (10 dwellings); WC031 – Christian Meeting Room, Diglis Lane (17 dwellings); WC032 – White Ladies Close (C2 Apartments) (37 dwellings); WC033 – East Bank Drive (C2 Apartments) (38 dwellings); WC035 - Bransford Road (158 dwellings); WC036 – Diglis Basin, Diglis Dock Road (150 dwellings); WC038 – Worcester City Football Club (98 dwellings); WC039 – Earls Court Farm (15 dwellings); WC040 – Gresham Road (51 dwellings); WC041 – Heenan & Froude Social Club (16 dwellings); and WC042 – Chamberlain House, Armstrong Drive (22 dwellings).</p> <p>Indicative Dwellings Total: 1793</p>
	<p>Development at all sites is likely have minor long-term positive effects on the SA Objective of housing with indirect minor positive effects on health and well-being as the development will provide the opportunity to supply additional high quality and affordable housing to meet identified housing needs. Sites SWDP43/, SWDP43/2 , WC013, WC014, WC040 and WC037 are to provide a large number of dwellings and so are more likely to achieve major positive effects on the SA Objective for housing although there is potential to major positive cumulative effects across Worcester from development of housing at all sites. There is also the potential for minor positive effects economy and employment through providing additional high quality homes, which could retain the existing and attract a new workforce. Increases in population can also increase spending on local services and facilities which can benefit the local economy. Furthermore, as all the sites are located adjacent or in Worcester City, it is anticipated that there are sufficient employment opportunities/ services (health, food stores, leisure etc.) available to accommodate any increase in population. Worcester City is the administrative centre of the county, provides the greatest range of services and it is the main employment destination for people from Malvern Hills and Wychavon.</p> <p>All sites are located within or adjacent to the main settlement boundary for Worcester City and as a result it is likely that the new development will be able to be integrated with the existing community and also be able to support existing local services and therefore the viability and vitality of the centre leading to minor positive effects on SA Objective 2.</p> <p>It is expected that any new development will make appropriate and timely provision for / contribution to necessary supporting infrastructure in line with the NPPF and with the Infrastructure Delivery Plan to accompany the South Worcester Development Plan. In addition, as all of the sites are within or adjacent to the Worcester City's main development boundary, they are likely to be able to use and support existing infrastructure. As a result development at all sites is considered to have minor positive effects on SA Objective 3 – infrastructure. Development at sites SWDP43/4, WC019, WC039, WC006, WC009, WC010, WC012, WC017, WC018, WC021, WC027, and</p>

WC005 could lead to minor negative effects on SA Objective 3 with regard to loss of green infrastructure, some of which are graded as of average value¹.

With regard to the SA Objective of quality design and sustainable construction, the effects are anticipated to be neutral. This is because there is the potential for all development to have high quality design and be sustainably constructed, as the NPPF requires that all development should achieve high quality and inclusive design, establish a strong sense of place, respond to local character and create safe and accessible environment. In addition, any new development will need to meet with the requirements of Policy SWDP 21: Design.

Air, light and noise pollution along with emissions contributing to climate change are likely to increase - particularly in the short-term during the construction phase on all sites leading to minor negative effects on the SA Objectives of pollution and climate change. However, the overall cumulative effects with regard to most forms of pollution are considered to be uncertain at this stage until lower level studies and assessments are carried out to determine if there are underlying pollution issues. The following sites contain or are adjacent to existing uses which are likely to lead to minor negative health effects on any new residential development: SWDP43/1 is adjacent to the AQMA Newtown Road; sites SWDP43/5, SWDP43/9, WC001 and WC003 are all adjacent to the A449; WC002 contains an electricity pylon and overhead cables and is adjacent to a historic landfill²; sites WC010 and WC036 are adjacent to a historic landfill³; sites WC013, WC023 and WC041 are within the Lowesmoor/ Rainbow Hill AQMA; WC014 and WC035 are adjacent to the railway; WC020 is adjacent to the railway and Lowesmoor/ Rainbow Hill AQMA; WC030 – close to the railway; and WC039 is adjacent to the A44. In addition, development at all sites is likely to affect all the existing AQMAs in Worcester City (AQMA Bridge Street/ Dolday, Lowesmoor/ Rainbow Hill and Newtown Road)⁴ through cumulative traffic increases leading to minor negative cumulative effects on the SA Objective relating to pollution. All development will be expected to meet the requirements of the following policies, which will help reduce the negative effects identified: SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; and SWDP 31: Pollution.

Development at all the sites is likely to increase waste temporarily in the short-term during construction but also permanently in the long-term by additional households generating waste day to day. However, the NPPF requires that waste is minimised and therefore it is considered that any development could minimise waste and as a result, the effects on waste are considered to be neutral. Most sites are likely to be able to take advantage of existing waste infrastructure given their location within or close to an existing settlement. Mitigation is also available in the form of Policy SWDP 33: Waste, which requires proposals for new development to incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.

¹ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

² Environment Agency (2014) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed June 2014]

³ Environment Agency (2014) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed June 2014]

⁴ Defra (2014) Air Quality Management Areas. Online at <http://uk-air.defra.gov.uk/aqma/> [accessed June 2014]

Development at all sites is likely to increase traffic in both the short- and the long-term but all of sites are considered to have very good access to public transport as a result of their location within or adjacent to the city of Worcester. It is anticipated that the effects on traffic will be less as development at the sites will involve redevelopment of existing uses. However, the Transport Assessment⁵ indicates that the level of projected development is likely to make the road network more congested and lead to longer travel times. These effects are particularly relevant on roads leading to the City Centre, the A4440 and motorway junctions. Development is likely to lead to minor long-term negative cumulative effects.

There are no internationally or nationally designated sites for nature conservation on or adjacent to any of the potential development sites⁶. Sites that are adjacent to existing sites of regional or local wildlife importance⁷ could provide opportunities to deliver greater connectivity and create a wildlife corridor to expand the habitats (SWDP43/2, WC015, WC018, WC020, WC026, WC035, WC036, WC038 and WC042). This could lead to minor positive effects if connectivity is achieved. Only three sites (SWDP43/6, WC012 and WC014) contain or partly contain the local priority habitat of deciduous woodland⁸, which could lead to minor negative effects if lost through development. It is assumed that for all other sites, the effects on biodiversity and geodiversity will be uncertain until lower level studies and assessments are carried out. Site WC018 has been identified as containing Great Crested Newts, which would require sufficient mitigation in development proposals⁹. However, there is a risk of negative cumulative effects on a number of Sites of Special Scientific Interest (SSSIs) in and around Worcester in particular Lyppard Grange Ponds, Northwick Marsh and River Teme SSSIs from increased recreational activity and/or increased water abstraction resulting from development at all sites. Policies SWDP 5: Green Infrastructure and SWDP 22: Biodiversity and Geodiversity will help mitigate negative effects.

Development a number of the sites is not expected to have an effect on any known Conservation Areas, Listed Buildings, Scheduled Monuments or Areas of Local Archaeological and Historic Importance (ALAHIs)^{10&11}, however, the potential for archaeology on the majority of sites is unknown and as a result, the effects on the historic environment are considered to be uncertain at this stage (SWDP43/1, SWDP43/2, SWDP43/3, SWDP43/8, SWDP43/10, SWDP43/11, SWDP43/12, WC002, WC005, WC006, WC007, WC008, WC009, WC010, WC012, WC015, WC018, WC021, WC024, WC025, WC027, WC029, WC040, WC033 and WC035). All other sites are considered to have the potential to have minor negative effects on SA Objective 12 for the following reasons: sites SWDP43/4, SWDP43/7, WC013, WC020, WC042 and WC023 – within a ALAHI and Conservation Area; sites SWDP43/5, WC031 and WC019 – within a ALAHI; SWDP43/6 –

⁵ CH2MHILL (2014) SWDP2 – Phase 1 – Impacts on Transport Network Performance

⁶ Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

⁷ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁸ Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

⁹ Worcester City – Sites Assessment

¹⁰ English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

¹¹ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

adjacent to Listed Buildings and a ALAHI; sites SWDP43/9, WC016, WC032, WC041 and WC022 – adjacent to a Listed Building(s) and within a Conservation Area and ALAHI; sites WC026 and WC038 – adjacent to a ALAHI and a Conservation Area; WC001 – within a Conservation Area and adjacent to a ALAHI; WC003 – on a registered battlefield and adjacent to a Listed Building; WC014 – partly within a ALAHI and adjacent to a Scheduled Monument; WC017 – on a registered battlefield and adjacent to ALAHI; WC039 – within a ALAHI and adjacent to a Scheduled Monument; WC030 – contains a Listed Building, within a Conservation Area and ALAHI and is adjacent to a number of other Listed Buildings; WC012 is located in the Canal Conservation Area; WC027 is adjacent to a Conservation Area; and WC036 – contains a Listed Building and is within Conservation Area and a ALAHI. The latter two sites are considered particularly sensitive to development considering the number of heritage assets that could be affected and their location. Mitigation for any potential negative effects can be provided at the development management level and is available from policies SWDP 6: Historic Environment and SWDP 24: Management of the Historic Environment.

The sites located on Brownfield land within or adjacent to the settlement boundary (the majority of sites) are considered to lead to minor positive effects on climate change and also on landscape and townscape. The sites located on Greenfield land and/or which contain agricultural land (SWDP43/1, SWDP43/4, SWDP43/6, SWDP43/8, SWDP43/9, WC005, WC006, WC007, WC008, WC016, WC017, WC018, WC019, WC021 and WC039) are considered to lead to permanent minor negative effects on climate change and on landscape and townscape. It is anticipated that the use of Greenfield land which does not contain agricultural land/ allotment land and which is within or adjacent to the settlement boundary, will have less of a negative effect on both climate change and landscape and townscape (SWDP43/1, SWDP43/6, SWDP43/9, WC005, WC007, WC039, WC016, WC017, WC018, WC019, WC021, WC008). There is concern that the loss of Greenfield land within the centre of Worcester could have negative cumulative effects on landscape and townscape if green/ open space is not provided elsewhere. However, mitigation is available from the following policies to help reduce the negative effects identified for landscape in particular: SWDP 5: Green Infrastructure; SWDP 25: Landscape Character and SWDP 21: Design.

All sites that are located partly or within a zone of medium to high flood risk and/or in an area susceptible to surface water flooding¹² are considered to have minor negative effects on the SA Objective relating to water (SWDP43/2, SWDP43/3, SWDP43/4, WC042, SWDP43/9, SWDP43/12, WC001, WC002 (surface water risk at entrance only), WC003, WC006, WC008, WC012, WC013, WC014, WC017, WC020, WC021, WC023, WC031, WC035, WC036, WC039, WC041 and SWDP43/7)¹³. For all other sites the effects on water are considered to be neutral, however, there is a risk of increasing flooding elsewhere as a result of development at all sites through introduction of impermeable surfaces leading to long-term cumulative negative effects. Sites WC036, WC042 and WC012 are considered to be particularly sensitive as they are both with a flood risk zone and are susceptible to surface water flooding issues. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but

¹² Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

¹³ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

where development is necessary, making it safe without increasing flood risk elsewhere. In addition, any new development will need to meet with the requirements of the following policies, which will help reduce the negative effects on water: SWDP 29: Sustainable Drainage Systems; SWDP 31: Pollution; SWDP 30: Water Resources, Efficiency and Treatment; and SWDP 28: Management of Flood Risk.

Summary

Most of the sites are within or adjacent to the settlement boundary and contain Brownfield and so are more likely to support the SA Objectives regarding strengthening communities, climate change, infrastructure, and landscape and townscape. There is concern that the loss of Greenfield land within the centre of Worcester could have negative cumulative effects on landscape and townscape if green/ open space is not provided elsewhere but most development is located on Brownfield land and so the cumulative effects are considered to be uncertain at this stage. Sites within or close to the City centre are more sensitive to development in terms of heritage assets and also flood risk along the main river. Most of the sites suffer from flooding issues and development at all sites is likely to have a negative cumulative effect on flooding if not properly mitigated. In addition, given the number of sites which may affect heritage assets and areas of historical importance, there is also potential for minor negative long-term cumulative effects on the historic environment if development is not carefully mitigated. Further negative cumulative effects resulting from increases in traffic resulting from development at all sites could exacerbate existing air quality issues particularly where the AQMA is designated but sites within or adjacent to the AQMA will have a greater effect upon it. Moreover, there is a risk of negative cumulative effects on a number of SSSIs in and around Worcester in particular Lyppard Grange Ponds, Northwick Marsh and River Teme SSSIs from increased recreational activity and/or increased water abstraction resulting from development at all sites. The cumulative effects on transport are considered to be minor negative due to growth pressures on the existing infrastructure. However, all development is considered to support the SA Objectives for housing, economy and employment and health. Furthermore, given the location of each site within or adjacent to Worcester City and the need to meet the requirement of the NPPF, it was considered unlikely that there would be any significant effects against the SA Objectives regarding quality design and sustainable construction and waste.

Key Positive Sustainability Effects

- Major positive cumulative effects for housing.

Key Negative Sustainability Effects

- Negative cumulative effects on water given the number of sites located within areas at risk from flooding (surface and fluvial).
- Negative effects individually and cumulatively on the AQMA.
- Negative cumulative effects on historic environment given the location of the majority of sites and the presence of known heritage assets.

The following potential sites have progressed to the proposed main modifications:

SWDP43/2, SWDP43/4, SWDP43/7, SWDP43/9, SWDP43a (WC001), SWDP43b (WC002), SWDP43c (WC003), SWDP43d (WC005), SWDP43e (WC006), SWDP43f (WC009), SWDP43g (WC010), SWDP43h (WC012), SWDP43aa (WC013), SWDP43i (WC014), SWDP43j (WC015), SWDP43k (WC016), SWDP43l (WC017), SWDP43m (WC018), SWDP43n (WC019), SWDP43o (WC020), SWDP43p (WC021), SWDP43q (WC022), SWDP43r (WC023), SWDP43s (WC024), SWDP43ab (WC025), SWDP43ac (WC026), SWDP43t (WC027), SWDP43v (WC029), SWDP43w (WC030), SWDP43x (WC031), SWDP43y (WC032), and SWDP43z (WC033) (New dwelling total of 1053 + SWDP43/25 [not appraised] of 60 dwellings)

The SA findings for cumulative effects are changed by the reduction in sites progressing to the proposed modifications. The negative cumulative effects on AQMA's is less due to the reduced quantum of development, and the rejection of sites that are adjacent to AQMA areas (e.g. SWDP43/1). The negative cumulative effects on water are significantly reduced through the rejection of many sites that are situated in medium to high flood risk areas. The negative cumulative effects on the historic environment are also reduced by the rejection of many sites identified as having the potential for negative effects on the historic environment. It is considered that the number of sites progressing is still likely to have major positive cumulative effects for housing.

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	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Appraisal Summary	++	++	+	++	0	-	-	0	-	-	-	-	-	-
A2. Mixed Uses	<p>Potential Sites: SWDP43/13 Claines Recreation Ground and adjacent land (housing, British Legion Club House, sports facilities and super play area) (36 dwellings) (this site also contains WC011 – Cornmeadow Lane Playing Field); SWDP43/14 Former Ronkswood Hospital (care home, care village and residential) (181 dwellings); SWDP43/15 Worcester Woods Business Park, Newtown Road (B1, B2 employment, care home, hotel, car / motorbike showroom, hospital expansion) (11 ha employment land); SWDP43/16 Government buildings, Whittington Road (B1 office and residential) (120 dwellings and 4 ha employment); SWDP43/18 Grove Farm (medical centre, business innovation centre, research and development, university campus) (11 ha) and 100 dwellings; SWDP43/19 Cedar Avenue / Blackpole Road (residential / residential and B1 Business use) (115 dwellings and 1.2 ha employment); SWDP43/20 Land at Nunnery Way (football stadium) (8 ha employment); and SWDP43/21 Land adjacent to The Masonic Hall, mixed C3 (30 units) and C2 (20 units) development).</p> <p>Indicative Dwellings and Employment Land Total: 602 dwellings and 35.2 ha of employment land</p>													
<p>Development at all the sites which are to provide is likely have minor long-term positive effects on the SA Objective of housing with indirect minor positive effects on health and well-being as the development will provide the opportunity to supply additional high quality and affordable housing to meet identified housing needs. Sites SWDP43/14, SWDP43/16, SWDP43/18, SWDP43/19 and SWDP43/21, in light of their large size are likely to lead to major positive effects against housing with the potential for major positive long-term cumulative effects if all sites which are to provide housing are developed. There is also the potential for major positive cumulative effects on economy and employment through providing sites SWDP43/15, SWDP43/16, SWDP43/18, SWDP43/19 and SWDP43/20 providing additional employment land and all other sites providing additional high quality homes, which could retain the existing and attract a new workforce. Increases in population can also increase spending on local services and facilities which can benefit the local economy. Furthermore, given that all the sites are located in Worcester City, it is anticipated that there are sufficient services (health, food stores,</p>														

leisure etc.) available to accommodate any increase in population. Worcester City is the administrative centre of the county, provides the greatest range of services and it is the main employment destination for people from Malvern Hills and Wychavon.

All sites which are located within or adjacent to the existing settlement boundary are likely to support existing local services and the viability and vitality of the town centre leading to minor positive effects (SWDP43/14, SWDP43/16, SWDP43/21, SWDP43/19 and SWDP43/13). In particular, sites which are within the existing settlement boundary are also considered to bring regeneration benefits to the existing built up area and be able to be integrated well with the existing communities leading to minor positive long-term effects on the SA Objective relating to communities (SWDP43/14, SWDP43/16, SWDP43/21 and SWDP43/19). Also, the majority of the sites will provide a mix of uses which is likely to lead to further positive effects on communities. Site SWDP43/18 although in close proximity to the settlement boundary it is separated by the A44 which will make integration with the existing community of Worcester difficult. Therefore, this particular site is considered not to support SA Objective 2 leading to minor negative effects. In addition, sites SWDP43/15 and SWDP43/20 have been allocated for employment land only and although they are separated from the main settlement boundary, because of their intended use and that they have good access to the M5, development at the sites is considered to support SA Objective 2.

It is expected that any new development will make appropriate and timely provision for / contribution to necessary supporting infrastructure in line with the NPPF and with the Infrastructure Delivery Plan to accompany the South Worcester Development Plan. In addition, as the majority of the sites are within or adjacent to the Worcester City's main development boundary, they are likely to be able to use and support existing infrastructure. As a result development at all sites is considered to have minor positive effects on SA Objective 3 – infrastructure. Development at sites SWDP43/20, SWDP43/18 and SWDP43/15 could lead to minor negative effects on SA Objective 3 with regard to loss of green infrastructure. This is because these sites are located on Greenfield land outside of the settlement boundary and they fall within a green infrastructure network, which for sites SWDP43/15 and SWDP43/20, the value is considered to be premium and for SWDP43/18, the value is considered to be average¹⁴.

With regard to the SA Objective of quality design and sustainable construction, the effects are anticipated to be neutral. This is because there is the potential for all development to have high quality design and be sustainably constructed, as the NPPF requires that all development should achieve high quality and inclusive design, establish a strong sense of place, respond to local character and create safe and accessible environment. In addition, any new development will need to meet with the requirements of Policy SWDP 21: Design.

Air, light and noise pollution along with emissions contributing to climate change are likely to increase - particularly in the short-term during the construction phase on all sites leading to minor negative effects on the SA Objectives of pollution and climate change. However, the overall cumulative effects with regard to pollution are considered to be uncertain at this stage until lower level studies and

¹⁴ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

assessments are carried out to determine if there are underlying pollution issues. Sites SWDP43/14, SWDP43/16, SWDP43/21 and SWDP43/18 are within close proximity of a main road (A road) and/ or the main railway line and/ or are in or adjacent to an AQMA, which indicates that there are likely to be minor negative health effects with regard to noise, light and air quality on any new residential development. In addition, development at all sites is likely to affect the existing AQMAs within Worcester (cumulative traffic increases)¹⁵ but particularly sites SWDP43/15, SWDP43/14 and SWDP43/21 which are either within/ partly within/ adjacent to the Lowersmoor/ Rainbow Hill or the Newtown Road AQMAs. As a result there is potential for minor negative cumulative effects on the SA Objective relating to pollution. All development will be expected to meet the requirements of the following policies, which will help reduce the negative effects identified: SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; and SWDP 31: Pollution.

Development at all the sites is likely to increase waste temporarily in the short-term during construction but also permanently in the long-term by additional households generating waste day to day. However, the NPPF requires that waste is minimised and therefore it is considered that any development could minimise waste and as a result, the effects on waste are considered to be neutral. Most sites are likely to be able to take advantage of existing waste infrastructure given their location within or close to an existing settlement. Mitigation is also available in the form of Policy SWDP 33: Waste, which requires proposals for new development to incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.

Development at all sites is likely to increase traffic in both the short- and the long-term but the all of sites (with the exception of the two employment sites) are considered to have good access to public transport as they are located within or adjacent to the settlement boundary of Worcester. The Transport Assessment¹⁶ indicates that the road network will experience more congestion and longer travel times as a result of increased development. These effects are especially impacting roads leading to the City Centre, the A4440 and motorways junctions, with the potential for minor negative cumulative impacts on traffic and transport. The two employment sites given the nature of development and as they have good access to the M5 are not considered to require as good access to public transport as residential sites.

There are no internationally or nationally designated sites for nature conservation on or adjacent to any of the potential development sites¹⁷. Sites that are adjacent to existing sites of regional or local wildlife importance¹⁸ could provide opportunities to deliver greater connectivity and create a wildlife corridor to expand the habitats (SWDP43/15, SWDP43/14 and SWDP43/21). This could lead to minor positive effects if connectivity is achieved. Only site SWDP43/21 partly contains a deciduous woodland local priority habitat, which could lead to minor negative effects if lost through development. It is assumed that for all other sites the effects on biodiversity and

¹⁵ Defra (2014) Air Quality Management Areas. Online at <http://uk-air.defra.gov.uk/aqma/> [accessed June 2014]

¹⁶ CH2MHILL (2014) SWDP2 – Phase 1 – Impacts on Transport Network Performance

¹⁷ Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

¹⁸ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

geodiversity will be uncertain until lower level studies and assessments are carried out. However, there is a risk of negative cumulative effects on a number of SSSIs in and around Worcester in particular Lyppard Grange Ponds, Northwick Marsh and River Teme SSSIs from increased recreational activity and/or increased water abstraction resulting from development at all sites. Policies SWDP 5: Green Infrastructure and SWDP 22: Biodiversity and Geodiversity will help mitigate negative effects.

The sites located on Brownfield land within or adjacent to the settlement boundary (SWDP43/19, SWDP43/16 and SWDP43/14) are considered to lead to minor positive effects on climate change and also on landscape and townscape. The sites located on Greenfield land and/or which contain agricultural land (SWDP43/21, SWDP43/20, SWDP43/15, SWDP43/13 and SWDP43/18) are considered to lead to permanent minor negative effects on climate change and on landscape and townscape. It is anticipated that the use of Greenfield land which does not contain agricultural land and which is within or adjacent to the settlement boundary, will have less of a negative effect on both climate change and landscape and townscape (SWDP50/5 and SWDP50/6). Site SWDP43/20 is considered to be particularly sensitive in terms of landscape and townscape as it is located within a settlement gap¹⁹. However, mitigation is available from the following policies to help reduce the negative effects identified for landscape in particular: SWDP 5: Green Infrastructure; SWDP 25: Landscape Character and SWDP 21: Design.

Development at a few of sites is not expected to have an effect on any known Conservation Areas, Listed Buildings, Scheduled Monuments or ALAHIs^{20&21}, however, the potential for archaeology on the majority of sites is unknown and as a result, the effects on the historic environment are considered to be uncertain at this stage (SWDP43/15, SWDP43/13 and SWDP43/16). Site SWDP43/18 is considered to be particularly sensitive to development as contains a Listed Building²² and is within an ALAHI²³. Sites SWDP43/14, SWDP43/19, SWDP43/20 and SWDP43/21 are considered to have the potential for minor negative effects on the historic environment as they are adjacent a Listed Building and/or are adjacent to or within the a Conservation Area or ALAHI²⁴. Mitigation for any potential negative effects can be provided at the development management level and is available from policies SWDP 6: Historic Environment and SWDP 24: Management of the Historic Environment.

¹⁹ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

²⁰ English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

²¹ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

²² English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

²³ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

²⁴ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

All sites (except SWDP43/14 and SWDP43/19) are susceptible to surface water flooding²⁵ are considered to have minor negative effects on the SA Objective relating to water²⁶. There is a risk of increasing flooding as a result of development at all sites through introduction of impermeable surfaces leading to long-term cumulative negative effects. NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. In addition, any new development will need to meet with the requirements of the following policies, which will help reduce the negative effects on water: SWDP 29: Sustainable Drainage Systems; SWDP 31: Pollution; SWDP 30: Water Resources, Efficiency and Treatment; and SWDP 28: Management of Flood Risk.

Summary

The sites which are within the settlement boundary and that contain Brownfield land are more likely to support the SA Objectives regarding climate change, infrastructure, and landscape and townscape. However, the majority of the sites contain Greenfield land and may result in the loss of agricultural land leading to minor negative effects on climate change and landscape and townscape. Given the mix of uses proposed, there are likely to be major positive long-term effects on housing, economy and employment and communities. Most of the sites suffer from surface water flooding issues and development at all sites is likely to have a negative cumulative effect on flooding if not properly mitigated. Increases in traffic resulting from development at all sites could exacerbate existing air quality issues particularly with regard to Worcester's AQMAs. There also could be negative cumulative effects on the historic environment in light of the number of sites which contain, are within or are adjacent to heritage assets. Moreover, there is a risk of negative cumulative effects on a number of SSSIs in and around Worcester in particular Lyppard Grange Ponds, Northwick Marsh and River Teme SSSIs from increased recreational activity and/or increased water abstraction resulting from development at all sites. The cumulative effects on transport are considered to be minor negative due to growth. Furthermore, given the location of each site within or adjacent to Worcester City and the need to meet the requirement of the NPPF, it was considered unlikely that there would be any significant effects against the SA Objectives regarding quality design and sustainable construction and waste.

Key Positive Sustainability Effects

- Major positive cumulative effects for housing, economy and employment and communities.

Key Negative Sustainability Effects

- Negative cumulative effects on water given the number of sites located within areas at risk from flooding (surface and fluvial).
- Negative effects individually and cumulatively on the AQMA.

²⁵ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

²⁶ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

*The following potential sites have progressed to the proposed main modifications:
SWDP43/14, SWDP43/13, and SWDP43/18 (New total of 317 dwellings and 11ha of employment land)*

The SA findings for cumulative effects have changed as a result of the reduced number of sites progressing to the proposed main modifications. The negative cumulative effects on the AQMA is reduced by the rejection of sites contained within or adjacent to existing AQMAs. Further to this the negative cumulative effects on water are significantly reduced by the rejection of sites situated within areas of medium to high flood risk. It is considered that the sites progressing are still likely to result in major positive cumulative effects on housing, economy and employment and communities.

SWDP 44: Worcester City Centre (formerly SWDP 7: Worcester City Centre)

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable Construction	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Appraisal Summary	+	++	+	++	0	-	+	0	-	?	+	-	-	-
B. Opportunity Zones	<p>Potential Sites: SWDP44/4 Shrub Hill (596 dwellings plus student and care accommodation); SWDP44/5 Blockhouse / Carden Street (120 dwellings); and SWDP44/6 Cathedral Quarter and Sidbury (Includes WC028 Royal Worcester Porcelain Site).</p> <p>Indicative Dwelling Total: 716</p> <p>Development at all sites is likely have major long-term positive effects on the SA Objective of housing with indirect minor positive effects on health and well-being as the development will provide the opportunity to supply additional high quality and affordable housing to meet identified housing needs. There is also the potential for minor positive effects on economy and employment through providing employment uses and additional high quality homes, which could retain the existing and attract a new workforce. Increases in population can also increase spending on local services and facilities which can benefit the local economy. Furthermore, in light of that all the sites are located in Worcester City, it is anticipated that there are sufficient employment opportunities/ services (health, food stores, leisure etc.) available to accommodate any increase in population. Worcester City is the administrative centre of the county, provides the greatest range of services and it is the main employment destination for people from Malvern Hills and Wychavon.</p> <p>All sites are located within the city centre and as a result it is likely that the new development will be able to be integrated with the existing community and also be able to support existing local services and therefore the viability and vitality of the centre leading to minor positive effects. In addition, they are all likely to bring regeneration benefits as all are located on Brownfield land and all will be expected to provide mixed use development and therefore there is the potential for the development to lead to long-term major positive on SA Objective 2.</p>													

It is expected that any new development will make appropriate and timely provision for / contribution to necessary supporting infrastructure in line with the NPPF and with the Infrastructure Delivery Plan to accompany the South Worcester Development Plan. In addition, development at the sites will not result in the loss of green infrastructure²⁷ and given the sites' location within the city centre it is assumed that is already a large amount of infrastructure available, it is considered that development at the sites has potential for minor positive effects on SA Objective 3 – infrastructure.

With regard to the SA Objective of quality design and sustainable construction, the effects are anticipated to be neutral. This is because there is the potential for all development to have high quality design and be sustainably constructed, as the NPPF requires that all development should achieve high quality and inclusive design, establish a strong sense of place, respond to local character and create safe and accessible environment. In addition, any new development will need to meet with the requirements of Policy SWDP 21: Design.

Air, light and noise pollution along with emissions contributing to climate change are likely to increase - particularly in the short-term during the construction phase on all sites leading to minor negative effects on the SA Objectives of pollution and climate change. However, the overall cumulative effects with regard to pollution are considered to be uncertain at this stage until lower level studies and assessments are carried out to determine if there are underlying pollution issues. Site SWDP44/4 is adjacent to the main railway line and site SWDP44/5, which means there are likely to be minor negative health/ pollution effects with regard to noise, light and air quality on any new residential development. In addition, development at all sites is likely to affect the existing AQMAs designated in Worcester City, particularly Lowesmoor/ Rainbow Hill and Bridge Street/ Dolday²⁸ leading to minor negative effects on the SA Objective relating to pollution. All development will be expected to meet the requirements of the following policies, which will help reduce the negative effects identified: SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; and SWDP 31: Pollution.

Development at all the sites is likely to increase waste temporarily in the short-term during construction but also permanently in the long-term by additional households generating waste day to day. However, the NPPF requires that waste is minimised and therefore it is considered that any development could minimise waste and as a result, the effects on waste are considered to be neutral. Most sites are likely to be able to take advantage of existing waste infrastructure given their location within or close to an existing settlement. Mitigation is also available in the form of Policy SWDP 33: Waste, which requires proposals for new development to incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.

Development at all sites is likely to increase traffic in both the short- and the long-term but all of sites are considered to have excellent access to public transport as a result of their location within the city centre. It is anticipated that the effects on traffic will be less as

²⁷ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

²⁸ Defra (2014) Air Quality Management Areas. Online at <http://uk-air.defra.gov.uk/aqma/> [accessed June 2014]

development at the sites will involve redevelopment of existing uses. The Transport Assessment²⁹ indicates that the road network will experience more congestion and larger travel times as a result of increased development, especially on roads leading to the City Centre, the A4440 and motorway junctions. This has the potential for long-term negative cumulative impacts on traffic and transport.

There are no internationally or nationally designated sites for nature conservation on or adjacent to any of the potential development sites³⁰. Sites that are adjacent to existing sites of regional or local wildlife importance³¹ could provide opportunities to deliver greater connectivity and create a wildlife corridor to expand the habitats (SWDP44/5 and SWDP44/6). This could lead to minor positive effects if connectivity is achieved. However, SWDP44/4 contains Worcester & Birmingham Canal sites of regional/ local wildlife importance which could be negatively affected by the development (recreational disturbance, noise, light and dust). It is assumed that for sites SWDP44/5 and SWDP44/6, the effects on biodiversity and geodiversity will be uncertain until lower level studies and assessments are carried out. Policies SWDP 5: Green Infrastructure and SWDP 22: Biodiversity and Geodiversity will help mitigate negative effects.

The sites are all located on Brownfield land within boundary and will provide opportunities to remove large scale structures which have a negative effect on the townscape and also the historic centre. The sites also will not result in the loss of any agricultural land and as a result are considered to lead to minor positive effects on climate change and also on landscape and townscape.

All the sites are located within the historic centre of Worcester City. All sites contain or partly contain an ALAHI and either within or partly within a Conservation Area and therefore could result in minor negative effects on the historic environment³². Site SWDP44/4 also contains a number of Listed Buildings³³ and as a result is considered to be particularly sensitive to development. However as mentioned above there could be opportunities to remove large scale structures which have a negative effects on the historic centre. Mitigation for any potential negative effects can be provided at the development management level and is available from policies SWDP 6: Historic Environment and SWDP 24: Management of the Historic Environment.

All sites that are located partly within an area susceptible to surface water flooding³⁴ and as a result are considered to have minor negative effects on the SA Objective relating to water. Surface water flooding is a particular issue on SWDP44/5. NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. In addition, any new development will need to

²⁹ CH2MHILL (2014) SWDP2 – Phase 1 – Impacts on Transport Network Performance

³⁰ Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

³¹ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

³² Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

³³ English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

³⁴ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

meet with the requirements of the following policies, which will help reduce the negative effects on water: SWDP 29: Sustainable Drainage Systems; SWDP 31: Pollution; SWDP 30: Water Resources, Efficiency and Treatment; and SWDP 28: Management of Flood Risk.

Summary

All the sites are within Worcester city centre and are Brownfield in nature and so are likely to support the SA Objectives regarding strengthening communities, climate change, infrastructure, and landscape and townscape. Also there is an opportunity to remove large scale structures which have a negative effect on the townscape and the historic centre. Most of the sites suffer from surface water flooding issues but it is likely that these can be easily mitigated. Increases in traffic resulting from development individually and cumulatively could exacerbate existing air quality issues particularly where the AQMAs are designated. There are likely minor long-term negative effects arising from the pressures growth exerts on the road network. Until lower level studies and assessments are carried out, the cumulative effects on biodiversity and geodiversity are considered to be uncertain at this stage. All development is considered to support the SA Objectives for housing and economy and employment. Furthermore, given the location of each site (within Worcester City) and the need to meet the requirement of the NPPF, it was considered unlikely that there would be any significant effects against the SA Objectives regarding quality design and sustainable construction and waste.

Key Positive Sustainability Effects

- Major positive cumulative effects for housing and communities.

Key Negative Sustainability Effects

- None.

*The following potential site has progressed to the proposed main modifications:
SWDP43u (WC028 Royal Worcester Porcelain Site only – 8 dwellings)*

The SA findings for cumulative effects have been reassessed and considered unlikely to result in any significant cumulative effects due to the low number of new dwellings progressing.

Pershore

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable Construction	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Appraisal Summary	+	+	+	++	0	+	-	0	-	?	?	?	?	-
SWDP 46: Pershore Allocations (formerly SWDP 18: Pershore Allocations)	<p>Potential Sites: SWDP46/1 Garage, High Street (mixed use) (20 dwellings); SWDP46/2 Former Health Centre, Priest Lane (13 dwellings); SWDP46/3 Garage Court, St. Andrews Road (10 dwellings); SWDP46/4 Garage Court, Abbots Road (13 Dwellings); SWDP46/5 Land adjacent Conningsbury Drive (7 dwellings); WY053 – Depot on New Road (10 dwellings); WY054 – The Ford House, Station Road (12 dwellings); WY055 – Land at Holloway (38 dwellings); WY056 – Land South of Wyre Road (93 dwellings); and WY057 – Land off Defford Road (17 dwellings).</p> <p>Indicative Dwelling Total: 233</p>													
<p>Development at all sites is likely have long-term positive effects on the SA Objective of housing with indirect minor positive effects on health and well-being as the development will provide the opportunity to supply additional high quality and affordable housing to meet identified housing needs. Site WY056 is to provide a large number of dwellings and so is more likely to achieve major positive effects on the SA Objective for housing although there is potential to major positive cumulative effects from development of housing at all sites. There is also the potential for minor positive effects economy and employment through providing additional high quality homes, which could retain the existing and attract a new workforce. Increases in population can also increase spending on local services and facilities which can benefit the local economy. Furthermore, given that all the sites are located in Pershore, which is considered to provide a range of services and employment opportunities and act as local service centre, it is anticipated that there are sufficient employment opportunities/ services (health, food stores, leisure etc.) available to accommodate any increase in population.</p> <p>All sites which are located within or adjacent to the existing settlement boundary are likely to support existing local services and the viability and vitality of the town centre leading to minor positive effects (SWDP46/1, SWDP46/3, SWDP46/2, SWDP46/4, SWDP46/5, WY053,</p>														

WY057 and WY055). In particular sites, which are within the existing settlement boundary are also considered to bring regeneration benefits to the existing built up area and be able to be integrated well with the existing communities leading to minor positive long-term effects on the SA Objective relating to communities. Sites WY054 and WY056 are considered to be remote from the town centre as they are not adjacent to the settlement boundary and also they are separated from the town centre by main roads. Therefore, these two particular sites are considered not to support SA Objective 2 leading to minor negative effects. It should be noted however, that site WY054 is located within the centre of the SWDP47/1 Urban Extension and therefore could be integrated into Pershore as part of the extension.

It is expected that any new development will make appropriate and timely provision for / contribution to necessary supporting infrastructure in line with the NPPF and with the Infrastructure Delivery Plan to accompany the South Worcester Development Plan. In addition, as all of the sites are within or adjacent to the Pershore's main development boundary, they are likely to be able to use and support existing infrastructure. As a result development at all sites is considered to have minor positive effects on SA Objective 3 – infrastructure. Only two sites (WY054 and WY056) are considered to have the potential for minor negative effects with regard to the loss of green infrastructure. This is because the sites are located on Greenfield land outside of the settlement boundary and they fall within a green infrastructure network, which is considered to be of good value in need of protection and support³⁵.

With regard to the SA Objective of quality design and sustainable construction, the effects are anticipated to be neutral positive. This is because there is the potential for all development to have high quality design and be sustainably constructed, as the NPPF requires that all development should achieve high quality and inclusive design, establish a strong sense of place, respond to local character and create safe and accessible environment. In addition, any new development will need to meet with the requirements of Policy SWDP 21: Design.

Air, light and noise pollution along with emissions contributing to climate change are likely to increase - particularly in the short-term during the construction phase on all sites leading to minor negative effects on the SA Objectives of pollution and climate change. However, the overall cumulative effects with regard to pollution are considered to be uncertain at this stage until lower level studies and assessments are carried out to determine if there are underlying air quality or other pollution issues. Sites WY055, WY057 and WY054 are adjacent to the A4104, which indicates that there are likely to be minor negative health effects with regard to noise, light and air quality on any new residential development. All development will be expected to meet the requirements of the following policies, which will help reduce the negative effects identified: SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; and SWDP 31: Pollution.

³⁵ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

Development at all the sites is likely to increase waste temporarily in the short-term during construction but also permanently in the long-term by additional households generating waste day to day. However, the NPPF requires that waste is minimised and therefore it is considered that any development could minimise waste and as a result, the effects on waste are considered to be neutral. Most sites are likely to be able to take advantage of existing waste infrastructure given their location within or close to an existing settlement. Mitigation is also available in the form of Policy SWDP 33: Waste, which requires proposals for new development to incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.

Development at all sites is likely to increase traffic in both the short- and the long-term but the majority of sites (except for WY054 and WY056) are considered to have good access to public transport as they are located within or adjacent to the settlement boundary of Pershore which is a local service centre. Site WY056 is to provide a large number of dwellings and coupled with poor access to public transport, it is likely to lead to greater negative effects on SA Objective 9. The Transport Assessment³⁶ indicates that development in Pershore is likely to make certain roads (particularly approaches to the A4104) operate over-capacity, and increase congestion and travel times in the area. This is likely to lead to minor negative cumulative impacts on traffic and transport.

There are no internationally or nationally designated sites for nature conservation on or adjacent to any of the potential development sites³⁷. Site WY056 is adjacent to an existing site of regional or local wildlife importance³⁸ and as a result could provide opportunities to deliver greater connectivity and create a wildlife corridor to expand the habitats. This could lead to minor positive effects if connectivity is achieved. Only one site (WY055) contains a deciduous woodland local priority habitat³⁹, which could lead to minor negative effects if lost through development. It is assumed that for the majority of sites (except WY055), the effects on biodiversity and geodiversity will be uncertain until lower level studies and assessments are carried out. Policies SWDP 5: Green Infrastructure and SWDP 22: Biodiversity and Geodiversity will help mitigate negative effects.

The sites located on Brownfield land within or adjacent to the settlement boundary (SWDP46/1, SWDP46/3, WY053, SWDP46/4 and SWDP46/2) are considered to lead to minor positive effects on climate change and also on landscape and townscape. The sites located on Greenfield land and/or which contain agricultural land (SWDP46/5, WY054, WY057, WY056, and WY055) are considered to lead to permanent minor negative effects on climate change and on landscape and townscape. However, mitigation is available from the following policies to help reduce the negative effects identified for landscape in particular: SWDP 5: Green Infrastructure; SWDP 25: Landscape Character and SWDP 21: Design.

³⁶ CH2MHILL (2014) SWDP2 – Phase 1 – Impacts on Transport Network Performance

³⁷ Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

³⁸ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

³⁹ Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

Development at the majority of the sites (except for SWDP46/1 and SWDP46/2) is not expected to have an effect on any known Conservation Areas, Listed Buildings, Scheduled Monuments or ALAHIs^{40&41}. The potential for archaeology on the sites is unknown and as a result, the effects on the historic environment are considered to be uncertain at this stage. Sites SWDP46/1 and SWDP46/2 are within the Pershore Conservation Area⁴² and therefore there is the potential for minor negative effect on this heritage feature. Mitigation for any potential negative effects can be provided at the development management level and is available from policies SWDP 6: Historic Environment and SWDP 24: Management of the Historic Environment.

All sites that are located partly or within a zone of medium to high flood risk and/or in an area susceptible to surface water flooding⁴³ are considered to have minor negative effects on the SA Objective relating to water (SWDP46/1, SWDP46/2, SWDP46/4, WY054 and WY057). There is a risk of increasing flooding as a result of development at all sites through introduction of impermeable surfaces leading to long-term cumulative negative effects. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. It is likely that sites that are susceptible to surface water flooding (SWDP46/1, SWDP46/2, SWDP46/4 and WY054) can be more easily mitigated than sites in a medium to high flood risk zone. In addition, any new development will need to meet with the requirements of the following policies, which will help reduce the negative effects on water: SWDP 29: Sustainable Drainage Systems; SWDP 31: Pollution; SWDP 30: Water Resources, Efficiency and Treatment; and SWDP 28: Management of Flood Risk.

Summary

Sites within and adjacent to the settlement boundary are more likely to support the SA Objectives regarding strengthening communities, infrastructure, and landscape and townscape. Sites to the east and the north of the main settlement of Pershore are more susceptible to flooding issues but development at all sites is likely to have a negative cumulative effect on flooding if not properly mitigated. There may be possible health implications for new residential development alongside the A4104 with cumulative traffic increases resulting from development at all sites having a potential negative effect on air quality. Until lower level studies and assessments are carried out, the cumulative effects on biodiversity and geodiversity, historic environment, landscape and townscape and pollution are considered to be uncertain at this stage. All development is considered to support the SA Objectives for housing and economy and employment with indirect minor positive effects on health. Furthermore, given the location of each site (within or adjacent to Pershore) and the need to meet the requirement of the NPPF, it was considered unlikely that there would be any significant effects against the SA Objectives regarding quality design and sustainable construction and waste.

⁴⁰ English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

⁴¹ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁴² Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁴³ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

Key Positive Sustainability Effects

- Major positive cumulative effects for the housing SA Objective.

Key Negative Sustainability Effects

- Negative cumulative effects on water given the number of sites located within areas at risk from flooding (surface and fluvial).

The following potential site has progressed to the proposed main modifications:

WY057 (New dwelling total of 17)

The SA findings for cumulative effects have been reassessed and considered unlikely to result in any significant cumulative effects due to the low number of new dwellings progressing.

Droitwich Spa

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable Construction	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Appraisal Summary	+	+	+	++	0	-	-	0	-	?	+	-	?	-
SWDP 48: Droitwich Spa Allocations (formerly SWDP 9: Droitwich Spa Allocations)	<p>Potential Sites: SWDP48/1 Land off Vines Lane (100 dwellings); SWDP48/2 Boxing Club, Kidderminster Road (10 dwellings); SWDP48/3 Oakham Place (6 dwellings); SWDP48/4 Acre Lane (20 dwellings); SWDP48/5 Willow Court, Westwood Road (10 dwellings); SWDP48/6 Canal Basin (Netherwich) (80 dwellings); WY046 – Land off Vines Lane (6 dwellings); and WY047 – Tagwell Road (100 dwellings).</p> <p>Indicative Dwelling Total: 332</p>													
<p>Development at all sites is likely have long-term positive effects on the SA Objective of housing with indirect minor positive effects on health and well-being as the development will provide the opportunity to supply additional high quality and affordable housing to meet identified housing needs. Sites SWDP48/1, SWDP48/6 and WY047 are to provide a large number of dwellings and so they are more likely to achieve major positive effects on the SA Objective for housing although there is potential for major positive cumulative effects from development of housing at all sites. There is also the potential for minor positive effects economy and employment through providing additional high quality homes, which could retain the existing and attract a new workforce. Increases in population can also increase spending on local services and facilities which can benefit the local economy. Furthermore, given that all the sites are located in Droitwich, which is considered to provide a comprehensive range of services and employment opportunities and is a main town, it is anticipated that there are sufficient employment opportunities/ services (health, food stores, leisure etc.) available to accommodate any increase in population.</p> <p>All sites which are located within or adjacent to the existing settlement boundary are likely to support existing local services and the viability and vitality of the town centre leading to minor positive effects. In particular, sites which are within the existing settlement</p>														

boundary are also considered to bring regeneration benefits to the existing built up area and be able to be integrated well with the existing communities leading to minor positive long-term effects on the SA Objective relating to communities (WY046, SWDP48/6, SWDP48/5, SWDP48/4, SWDP48/3, SWDP48/2 and SWDP48/1).

It is expected that any new development will make appropriate and timely provision for / contribution to necessary supporting infrastructure in line with the NPPF and with the Infrastructure Delivery Plan to accompany the South Worcester Development Plan. In addition, as the majority of the sites are within or adjacent to the Droitwich's settlement, they are likely to be able to use and support existing infrastructure. As a result development at all sites is considered to have minor positive effects on SA Objective 3 – infrastructure. Development at site WY047 could lead to minor negative effects on SA Objective 3 with regard to loss of green infrastructure. This is because the site is located on Greenfield land outside of the settlement boundary and it falls within a green infrastructure network, which is considered to be of average value in need of restoration and support⁴⁴.

With regard to the SA Objective of quality design and sustainable construction, the effects are anticipated to be neutral. This is because there is the potential for all development to have high quality design and be sustainably constructed, as the NPPF requires that all development should achieve high quality and inclusive design, establish a strong sense of place, respond to local character and create safe and accessible environment. In addition, any new development will need to meet with the requirements of Policy SWDP 21: Design.

Air, light and noise pollution along with emissions contributing to climate change are likely to increase - particularly in the short-term during the construction phase on all sites leading to minor negative effects on the SA Objectives of pollution and climate change. However, the overall cumulative effects with regard to pollution are considered to be uncertain at this stage until lower level studies and assessments are carried out to determine if there are underlying air quality or other pollution issues. All of the sites (except SWDP48/5) are within close proximity of a main road (A or Motorway) and/ or the main railway line, which means there are likely to be minor negative health effects with regard to noise, light and air quality on any new residential development. All development will be expected to meet the requirements of the following policies, which will help reduce the negative effects identified: SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; and SWDP 31: Pollution.

Development at all the sites is likely to increase waste temporarily in the short-term during construction but also permanently in the long-term by additional households generating waste day to day. However, the NPPF requires that waste is minimised and therefore it is considered that any development could minimise waste and as a result, the effects on waste are considered to be neutral. Most sites are likely to be able to take advantage of existing waste infrastructure given their location within or close to an existing settlement. Mitigation

⁴⁴ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

is also available in the form of Policy SWDP 33: Waste, which requires proposals for new development to incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.

Development at all sites is likely to increase traffic in both the short- and the long-term but the all of sites are considered to have good access to public transport as they are located within or adjacent to the settlement boundary of Droitwich which is a main town. The Transport Assessment⁴⁵ indicates that development is likely to impact upon areas of the A38 to make it operate at over capacity, as well as increase congestion and travel times. Development is likely to lead to minor long-term negative cumulative impacts on traffic and transport.

There are no internationally or nationally designated sites for nature conservation on or adjacent to any of the potential development sites⁴⁶. Sites that are adjacent to existing sites of regional or local wildlife importance⁴⁷ could provide opportunities to deliver greater connectivity and create a wildlife corridor to expand the habitats (SWDP48/2, SWDP48/6 and WY046). This could lead to minor positive effects if connectivity is achieved. It is assumed that for all of the sites the effects on biodiversity and geodiversity will be uncertain until lower level studies and assessments are carried out. Policies SWDP 5: Green Infrastructure and SWDP 22: Biodiversity and Geodiversity will help mitigate negative effects.

The sites located on Brownfield land within or adjacent to the settlement boundary (WY046, SWDP48/6, SWDP48/5, SWDP48/4, SWDP48/3, SWDP48/2 and SWDP48/1) are considered to lead to minor positive effects on climate change and also on landscape and townscape. Only one site (WY047) is located on Greenfield land adjacent to the settlement boundary and also contains agricultural land, therefore development here is considered to lead to permanent minor negative effects on climate change and on landscape and townscape. However, mitigation is available from the following policies to help reduce the negative effects identified for landscape in particular: SWDP 5: Green Infrastructure; SWDP 25: Landscape Character and SWDP 21: Design.

Development at the sites SWDP48/4 and WY047 is not expected to have an effect on any known Conservation Areas, Listed Buildings, Scheduled Monuments or ALAHIs^{48&49}, however, the potential for archaeology on these sites is unknown and as a result, the effects on the historic environment are considered to be uncertain at this stage. Sites SWDP48/1 and SWDP48/6 are considered to be particularly sensitive to development as they both contain or partly contains a Scheduled Monument and the latter is also within the Droitwich Spa

⁴⁵ CH2MHILL (2014) SWDP2 – Phase 1 – Impacts on Transport Network Performance

⁴⁶ Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

⁴⁷ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁴⁸ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁴⁹ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

Conservation Area⁵⁰. All other sites are considered to have the potential for minor negative effects on the historic environment as they are adjacent to a known designated heritage asset: WY046 – a Scheduled Monument and Conservation Area; SWDP48/5 – a Listed Building; SWDP48/3 – a Conservation Area; and SWDP48/2 – a Scheduled Monument and Conservation Area. Mitigation for any potential negative effects can be provided at the development management level and is available from policies SWDP 6: Historic Environment and SWDP 24: Management of the Historic Environment.

All sites that are located partly or within a zone of medium to high flood risk and/or in an area susceptible to surface water flooding⁵¹ are considered to have minor negative effects on the SA Objective relating to water (all sites except SWDP48/4)⁵². Site SWDP48/6 is particularly sensitive as it is located in both a medium to high flood risk area as well as being susceptible to surface water flooding⁵³. There is a risk of increasing flooding as a result of development at all sites through introduction of impermeable surfaces leading to long-term cumulative negative effects. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. It is likely that sites that are susceptible or partly susceptible to surface water flooding (WY047; WY046; SWDP48/3; SWDP48/2; and SWDP48/1) can be more easily mitigated than sites in a medium to high flood risk zone. In addition, any new development will need to meet with the requirements of the following policies, which will help reduce the negative effects on water: SWDP 29: Sustainable Drainage Systems; SWDP 31: Pollution; SWDP 30: Water Resources, Efficiency and Treatment; and SWDP 28: Management of Flood Risk.

Summary

Most of the sites are within the settlement boundary and are Brownfield in nature and so are more likely to support the SA Objectives regarding strengthening communities, climate change, infrastructure, and landscape and townscape. Most of the sites suffer from flooding issues and development at all sites is likely to have a negative cumulative effect on flooding if not properly mitigated. Many of the sites have the potential to have long-term effects on the historic environment in the area in light of the wealth of heritage assets in Droitwich. There may be possible health implications for new residential development for the majority of the sites as they are near to the main railway line and/or a main road. There is the potential for long-term minor negative effects on traffic and transport especially around areas of the A38. Furthermore, until lower level studies and assessments are carried out, the cumulative effects on biodiversity and geodiversity, and pollution are considered to be uncertain at this stage. All development is considered to support the SA Objectives for housing and economy and employment. Furthermore, given the location of each site (within or adjacent to Droitwich) and the need to

⁵⁰ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁵¹ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁵² Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁵³ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

meet the requirement of the NPPF, it was considered unlikely that there would be any significant effects against the SA Objectives regarding quality design and sustainable construction and waste.

Key Positive Sustainability Effects

- Major positive cumulative effects for housing.

Key Negative Sustainability Effects

- Negative cumulative effects on water given the number of sites located within areas at risk from flooding (surface and fluvial).
- Negative effects individually and cumulatively on the historic environment given the wealth of heritage assets in Droitwich.

No sites from this assessment have progressed to the proposed main modifications

Evesham

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable Construction	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Appraisal Summary	+	+	+	++	0	+	-	0	-	?	+	?	-	-
SWDP 50: Evesham Allocations (formerly SWDP 11: Evesham Sites)	<p>Potential Sites: SWDP50/2 Employment site, top of Kings Road (100 dwellings); SWDP50/4 Land off Davies Road (former leisure centre) (36 dwellings); SWDP50/5 Land at Offenham Road East (15 dwellings); SWDP50/6 Land behind Lichfield Road (20 dwellings); SWDP50/7 Land off Abbey Road – mixed use (200 dwellings); WY048 – 26 Cowl Street (7 dwellings); WY049 – Land Off Sawmills Lane & to the Rear of Coxlea Close (40 dwellings); WY050 – Cowl Street (7 dwellings); WY051 – Land at Aldington Lodge, Offenham Road (60 dwellings); and WY052 – Former Garage and Depot, Brick-Kiln Street (25 dwellings).</p> <p>Indicative Dwelling Total: 510</p>													
<p>Development at all sites is likely have long-term positive effects on the SA Objective of housing with indirect minor positive effects on health and well-being as the development will provide the opportunity to supply additional high quality and affordable housing to meet identified housing needs. Sites SWDP50/2, SWDP50/7 and WY051 are to provide a large number of dwellings and so they are more likely to achieve major positive effects on the SA Objective for housing although there is potential for major positive cumulative effects from development of housing at all sites. There is also the potential for minor positive effects economy and employment through providing additional high quality homes, which could retain the existing and attract a new workforce. Increases in population can also increase spending on local services and facilities which can benefit the local economy. Furthermore, as that all the sites are located in Evesham, which is considered to provide a comprehensive range of services and employment opportunities and is a main town, it is anticipated that there are sufficient employment opportunities/ services (health, food stores, leisure etc.) available to accommodate any increase in population.</p>														

All sites which are located within or adjacent to the existing settlement boundary are likely to support existing local services and the viability and vitality of the town centre leading to minor positive effects. In particular, sites which are within the existing settlement boundary are also considered to bring regeneration benefits to the existing built up area and be able to be integrated well with the existing communities leading to minor positive long-term effects on the SA Objective relating to communities (SWDP50/2, SWDP50/4, SWDP50/7, WY048, WY049, WY050 and WY052). Site WY051 is considered to be remote from the town centre as it is not adjacent to the settlement boundary and also it separated from the town centre by Offenham Road. Therefore, this particular site is considered not to support SA Objective 2 leading to minor negative effects.

It is expected that any new development will make appropriate and timely provision for / contribution to necessary supporting infrastructure in line with the NPPF and with the Infrastructure Delivery Plan to accompany the South Worcester Development Plan. In addition, as the majority of the sites are within or adjacent to the Evesham's settlement boundary, they are likely to be able to use and support existing infrastructure. As a result development at all sites is considered to have minor positive effects on SA Objective 3 – infrastructure. Development at sites SWDP50/2 (in part), SWDP50/5, SWDP50/6 and WY051 could lead to minor negative effects on SA Objective 3 with regard to loss of green infrastructure. This is because these sites are located on Greenfield land outside of the settlement boundary and they fall within a green infrastructure network, which is considered to be of good value in need of protection and support⁵⁴.

With regard to the SA Objective of quality design and sustainable construction, the effects are anticipated to be neutral positive. This is because there is the potential for all development to have high quality design and be sustainably constructed, as the NPPF requires that all development should achieve high quality and inclusive design, establish a strong sense of place, respond to local character and create safe and accessible environment. In addition, any new development will need to meet with the requirements of Policy SWDP 21: Design.

Air, light and noise pollution along with emissions contributing to climate change are likely to increase - particularly in the short-term during the construction phase on all sites leading to minor negative effects on the SA Objectives of pollution and climate change. However, the overall cumulative effects with regard to pollution are considered to be uncertain at this stage until lower level studies and assessments are carried out to determine if there are underlying pollution issues. Sites SWDP50/2, SWDP50/7, WY049 and WY051 are within close proximity of a main road (A road) and/ or the main railway line, which indicates that there are likely to be minor negative health effects with regard to noise, light and air quality on any new residential development. In addition, development at all sites is likely to affect the existing AQMA along Port Road⁵⁵ (cumulative traffic increases) leading to minor negative effects on the SA Objective relating

⁵⁴ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁵⁵ Defra (2014) Air Quality Management Areas. Online at <http://uk-air.defra.gov.uk/aqma/> [accessed June 2014]

to pollution. All development will be expected to meet the requirements of the following policies, which will help reduce the negative effects identified: SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; and SWDP 31: Pollution.

Development at all the sites is likely to increase waste temporarily in the short-term during construction but also permanently in the long-term by additional households generating waste day to day. However, the NPPF requires that waste is minimised and therefore it is considered that any development could minimise waste and as a result, the effects on waste are considered to be neutral. Most sites are likely to be able to take advantage of existing waste infrastructure given their location within or close to an existing settlement. Mitigation is also available in the form of Policy SWDP 33: Waste, which requires proposals for new development to incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.

The sites located on Brownfield land within or adjacent to the settlement boundary (SWDP50/2, SWDP50/4, SWDP50/7, WY052, WY048, WY049 and WY050) are considered to lead to minor positive effects on climate change and also on landscape and townscape. The sites located on Greenfield land and/or which contain agricultural land (SWDP50/5, SWDP50/6 and WY051) are considered to lead to permanent minor negative effects on climate change and on landscape and townscape. However, mitigation is available from the following policies to help reduce the negative effects identified for landscape in particular: SWDP 5: Green Infrastructure; SWDP 25: Landscape Character and SWDP 21: Design.

Development at all sites is likely to increase traffic in both the short- and the long-term but the all of sites (except for WY051) are considered to have good access to public transport as they are located within or adjacent to the settlement boundary of Evesham which is a main town. Site WY051 is to provide a large number of dwellings and coupled with having poorer access to existing public transport facilities, it is likely to have greater negative effects on SA Objective 9. The Transport Assessment⁵⁶ indicates that development in Evesham is likely to increase congestion and travel times, with particular effects on areas of the A46 to make it operate at over capacity. This has the potential for long-term minor negative cumulative effects on traffic and transport.

There are no internationally or nationally designated sites for nature conservation on or adjacent to any of the potential development sites⁵⁷. Only two sites (SWDP50/5 and SWDP50/6) contain a traditional orchard and/or deciduous woodland local priority habitat, which could lead to minor negative effects if lost through development. It is assumed that for all other sites the effects on biodiversity and geodiversity will be uncertain until lower level studies and assessments are carried out. Policies SWDP 5: Green Infrastructure and SWDP 22: Biodiversity and Geodiversity will help mitigate negative effects.

⁵⁶ CH2MHILL (2014) SWDP2 – Phase 1 – Impacts on Transport Network Performance

⁵⁷ Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

Development at the majority of sites is not expected to have an effect on any known Conservation Areas, Listed Buildings, Scheduled Monuments or ALAHI^{58&59}, however, the potential for archaeology on the majority of sites is unknown and as a result, the effects on the historic environment are considered to be uncertain at this stage (WY051, WY049, SWDP50/2, SWDP50/4, SWDP50/5 and SWDP50/6). Site SWDP50/7 is considered to be particularly sensitive to development as it partly contains a Scheduled Monument and a Listed Building⁶⁰. Sites WY048, WY050 and WY052 are considered to have the potential for minor negative effects on the historic environment as they are adjacent or within the Evesham Conservation Area⁶¹. Mitigation for any potential negative effects can be provided at the development management level and is available from policies SWDP 6: Historic Environment and SWDP 24: Management of the Historic Environment.

All sites that are located partly or within a zone of medium to high flood risk and/or in an area susceptible to surface water flooding⁶² are considered to have minor negative effects on the SA Objective relating to water (SWDP50/7, SWDP50/5, SWDP50/4 and SWDP50/2 but flooding only affect a very small part of each site)⁶³. There is a risk of increasing flooding as a result of development at all sites through introduction of impermeable surfaces leading to long-term cumulative negative effects. NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. In addition, any new development will need to meet with the requirements of the following policies, which will help reduce the negative effects on water: SWDP 29: Sustainable Drainage Systems; SWDP 31: Pollution; SWDP 30: Water Resources, Efficiency and Treatment; and SWDP 28: Management of Flood Risk.

Summary

The sites which contain Brownfield within the settlement boundary are more likely to support the SA Objectives regarding strengthening communities, climate change, infrastructure, and landscape and townscape. Most of the sites suffer from minor flooding issues and development at all sites is likely to have a negative cumulative effect on flooding if not properly mitigated. Large increases in traffic resulting from development at all sites could exacerbate existing air quality issues particularly where the AQMA is designated. Furthermore, until lower level studies and assessments are carried out, the cumulative effects on biodiversity and geodiversity and historic environment are considered to be uncertain at this stage. All development is considered to support the SA Objectives for housing and economy and employment. Furthermore, given the location of each site (within or adjacent to Evesham) and the need to meet the

⁵⁸ English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

⁵⁹ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁶⁰ English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

⁶¹ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁶² Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁶³ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

requirement of the NPPF, it was considered unlikely that there would be any significant effects against the SA Objectives regarding quality design and sustainable construction and waste.

Key Positive Sustainability Effects

- Major positive cumulative effects for housing.

Key Negative Sustainability Effects

- Negative cumulative effects on traffic and transport as a result of a large increase in the number of dwellings in Evesham.
- Negative cumulative effects on water given the number of sites located within areas at risk from flooding (surface and fluvial).
- Negative effects individually and cumulatively on the AQMA.

*The following potential site has progressed to the proposed main modifications:
WY051 (New dwelling total of 60)*

The SA findings for cumulative effects have been reassessed and considered unlikely to result in any significant cumulative effects due to the low number of new dwellings progressing.

Malvern

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable Construction	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Appraisal Summary	+	+	+	++	0	+	-	0	-	-	-	-	?	0
SWDP 52: Malvern Allocations (formerly SWDP 13: Malvern Sites)	<p>Potential Sites: SWDP52/1 Walsh's Yard, Poolbrook Common Road (5 dwellings); SWDP52/2 BMX Track off Mayfield Road (59 dwellings); SWDP52/3 Former playing fields, Green Lane, Malvern Wells (35 dwellings); SWDP52/4 Homestead, Halfkey (5 dwellings); SWDP52/5 Portland House, Church Street (15 dwellings); SWDP52/6 Land to rear of 12 Priory Road (6 dwellings); SWDP52/7 Lower Howsell Road (6 dwellings); SWDP52/8 Landsowne Crescent (hospital site) (15 dwellings); Land at Lower Howsell Road (former allotments) (81 dwellings); Land at Mill Lane, Poolbrook (62 dwellings); Pickersleigh Grove (part of Hayslan Fields) (44 dwellings); Former Railway Sidings, Peachfield Road (20 dwellings); Victoria Road Car Park (21 dwellings); Land Off Brook Farm Drive, Poolbrook (77 dwellings); and Broadlands Drive, Malvern (33 dwellings).</p> <p>Indicative Dwelling Total: 484</p>													
<p>Development at all sites is likely have long-term positive effects on the SA Objective of housing with indirect minor positive effects on health and well-being as the development will provide the opportunity to supply additional high quality and affordable housing to meet identified housing needs. Sites SWDP52/2, Land at Lower Howsell Road and Land Off Brook Farm Drive, are to provide a large number of dwellings and so they are more likely to achieve major positive effects on the SA Objective for housing although there is potential for major positive cumulative effects from development of housing at all sites. There is also the potential for minor positive effects economy and employment through providing additional high quality homes, which could retain the existing and attract a new workforce. Increases in population can also increase spending on local services and facilities which can benefit the local economy. Furthermore, as all the sites are located in Malvern, which is considered to provide a comprehensive range of services and employment opportunities</p>														

and act as local service centre, it is anticipated that there are sufficient employment opportunities/ services (health, food stores, leisure etc.) available to accommodate any increase in population.

All the sites are located within or adjacent to the existing settlement boundary and so are likely to support existing local services and the viability and vitality of the town centre leading to minor positive effects. In particular, sites which are within the existing settlement boundary are also considered to bring regeneration benefits to the existing built up area and be able to be integrated well with the existing communities leading to further minor positive long-term effects on the SA Objective relating to communities (SWDP52/8, SWDP52/5, SWDP52/6, SWDP52/7, Land at Lower Howsell Road, Pickersleigh Grove and Victoria Road Car Park).

It is expected that any new development will make appropriate and timely provision for / contribution to necessary supporting infrastructure in line with the NPPF and with the Infrastructure Delivery Plan to accompany the South Worcester Development Plan. In addition, as the majority of the sites are within or adjacent to the Malvern's settlement boundary, they are likely to be able to use and support existing infrastructure. As a result development at all sites is considered to have minor positive effects on SA Objective 3 – infrastructure. Development at a number of sites could lead to minor negative effects on SA Objective 3 with regard to loss of green infrastructure (SWDP52/1, SWDP52/3, Land at Lower Howsell Road, Land at Mill Lane, Land Off Brook Farm Drive and Broadlands Drive). This is because these sites fall within a green infrastructure network, which is considered to be of good value in need of protection and support⁶⁴.

With regard to the SA Objective of quality design and sustainable construction, the effects are anticipated to be neutral. This is because there is the potential for all development to have high quality design and be sustainably constructed, as the NPPF requires that all development should achieve high quality and inclusive design, establish a strong sense of place, respond to local character and create safe and accessible environment. In addition, any new development will need to meet with the requirements of Policy SWDP 21: Design.

Air, light and noise pollution along with emissions contributing to climate change are likely to increase - particularly in the short-term during the construction phase on all sites leading to minor negative effects on the SA Objectives of pollution and climate change. However, the overall cumulative effects with regard to pollution are considered to be uncertain at this stage until lower level studies and assessments are carried out to determine if there are underlying pollution issues. Land Off Brook Farm Drive and Land at Mill Lane are within close proximity to a sewage works and Pickersleigh Grove and Former Railway Sidings are adjacent to the main railway line, which means there are likely to be minor negative health effects with regard to noise, light, odour and air quality on any new residential development. All development will be expected to meet the requirements of the following policies, which will help reduce the negative effects identified: SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; and SWDP 31: Pollution.

⁶⁴ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

Development at all the sites is likely to increase waste temporarily in the short-term during construction but also permanently in the long-term by additional households generating waste day to day. However, the NPPF requires that waste is minimised and therefore it is considered that any development could minimise waste and as a result, the effects on waste are considered to be neutral. Most sites are likely to be able to take advantage of existing waste infrastructure given their location within or close to an existing settlement. Mitigation is also available in the form of Policy SWDP 33: Waste, which requires proposals for new development to incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.

Development at all sites is likely to increase traffic in both the short- and the long-term but the all of sites are considered to have good access to public transport as they are located within or adjacent to the settlement boundary of Malvern which is a main town. The Transport Assessment⁶⁵ indicates that development is likely to increase congestion and travel times, with particular effects on areas of the A449, B4211 and B4208 making them operate at over capacity. This has the potential for minor long-term negative cumulative effects on traffic and transport.

There are no internationally or nationally designated sites for nature conservation on or adjacent to any of the potential development sites⁶⁶. The site at the Former Railway Sidings is adjacent to an existing site of regional or local wildlife importance⁶⁷ and as a result could provide opportunities to deliver greater connectivity and create a wildlife corridor to expand the habitats. This could lead to minor positive effects if connectivity is achieved. Only one site (Pickersleigh Grove) partly contains a deciduous woodland local priority habitat⁶⁸, which could lead to minor negative effects if lost through development. There are TPO's on sites SWDP52/3, SWDP52/7, Lower Howsell Rd (Former Allotments), Former Railway Sidings and Land off Brook Farm Drive. It is assumed that for all other sites the effects on biodiversity and geodiversity will be uncertain until lower level studies and assessments are carried out. However, there is a risk of negative cumulative effects on a number of SSSIs around Malvern in particular the Malvern Hills SSSI from increased recreational activity resulting from development at all sites. Policies SWDP 5: Green Infrastructure and SWDP 22: Biodiversity and Geodiversity will help mitigate negative effects.

There are a number of sites that are within or are close to the Malvern Hills Area of Outstanding Natural Beauty (AONB) and therefore it is considered that development at these sites could have potential permanent minor negative effects on landscape (Former Railway Sidings, SWDP52/1, SWDP52/3 and Broadlands Drive). The sites located on Brownfield land within or adjacent to the settlement boundary

⁶⁵ CH2MHILL (2014) SWDP2 – Phase 1 – Impacts on Transport Network Performance

⁶⁶ Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

⁶⁷ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁶⁸ Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

(SWDP52/8, SWDP52/6, SWDP52/5, and Victoria Road Car Park) are considered to lead to minor positive effects on climate change and also on landscape and townscape. The sites located on Greenfield land and/or which contain agricultural land (SWDP52/2, SWDP52/4, SWDP52/3, Land at Lower Howsell Road, Pickersleigh Grove, Land at Mill Lane, Land Off Brook Farm Drive and Broadlands Drive) are considered to lead to permanent minor negative effects on climate change and on landscape and townscape. It is anticipated that the use of Greenfield land which does not contain agricultural land and which is within the settlement boundary, will have less of a negative effect on both climate change and landscape and townscape (SWDP52/7 and Pickersleigh Grove (only Greenfield in part)). However, mitigation is available from the following policies to help reduce the negative effects identified for landscape in particular: SWDP 5: Green Infrastructure; SWDP 25: Landscape Character and SWDP 21: Design.

Development at half of the potential sites is not expected to have an effect on any known Conservation Areas, Listed Buildings, Scheduled Monuments or ALAHIs^{69&70} although the potential for archaeology is unknown and as a result, the effects on the historic environment are considered to be uncertain at this stage for these sites (SWDP52/1, SWDP52/2, SWDP52/4, SWDP52/3, Land at Lower Howsell Road, Land at Mill Lane and Land Off Brook Farm Drive). Pickersleigh Grove is considered to be sensitive to development as it contains Listed Boundary Posts and is also adjacent to a number of a Listed Building⁷¹. The remaining sites are considered to have the potential for minor negative effects on the historic environment as they are adjacent to or within the Evesham Conservation Area and/ or they are adjacent to Listed Buildings⁷² (SWDP52/8, SWDP52/5, SWDP52/6, SWDP52/7, Former Railway Sidings, Victoria Road Car Park and Broadlands Drive). Taking into account the large number of sites that may affect a designated heritage asset, it is considered that there is potential for minor negative cumulative effects on the historic environment in the long-term. Mitigation for any potential negative effects can be provided at the development management level and is available from policies SWDP 6: Historic Environment and SWDP 24: Management of the Historic Environment.

The majority of the sites are not located partly or within a zone of medium to high flood risk and/or in an area susceptible to surface water flooding⁷³ and therefore there are unlikely to be any significant effects on water. All other potential sites are located partly or within a zone of medium to high flood risk and/or in an area susceptible to surface water flooding⁷⁴ and as a result are considered to have minor negative effects on the SA Objective relating to water (SWDP52/3, SWDP52/7, Land at Mill Lane, Pickersleigh Grove and Land Off Brook Farm Drive)⁷⁵. Land at Mill Lane is particularly sensitive as approximately 40% of the sites is with a medium/ high flood risk zone and is

⁶⁹ English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

⁷⁰ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁷¹ English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

⁷² Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁷³ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁷⁴ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁷⁵ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

susceptible to surface water flooding. There is a risk of increasing flooding as a result of development at all sites through introduction of impermeable surfaces leading to long-term cumulative negative effects. NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. In addition, any new development will need to meet with the requirements of the following policies, which will help reduce the negative effects on water: SWDP 29: Sustainable Drainage Systems; SWDP 31: Pollution; SWDP 30: Water Resources, Efficiency and Treatment; and SWDP 28: Management of Flood Risk.

Summary

The sites which contain Brownfield land within the settlement boundary are more likely to support the SA Objectives regarding strengthening communities, climate change, infrastructure, and landscape and townscape. Most of the sites contain or are adjacent to heritage assets and as a result, development at all sites is likely to have a negative cumulative effect on the historic environment if not properly mitigated. There is a risk of negative cumulative effects on a number of SSSIs around Malvern, in particular the Malvern Hills SSSI, resulting from increased recreational activity from development at all sites. Possible health issues have been identified for new residential development on sites adjacent to sewage works and/or the main railway line which will require appropriate mitigation to reduce/prevent negative effects regarding noise, light, air quality and odour. Large increases in traffic resulting from the combined large quantum of development proposed in and around Malvern could lead to congestion. Until lower level studies and assessments are carried out, the cumulative effects on pollution are considered to be uncertain at this stage. All development is considered to support the SA Objectives for housing and economy and employment. Furthermore, given the location of each site (within or adjacent to Malvern) and the need to meet the requirement of the NPPF, it was considered unlikely that there would be any significant effects against the SA Objectives regarding quality design and sustainable construction and waste.

Key Positive Sustainability Effects

- Major positive cumulative effects for housing.

Key Negative Sustainability Effects

- Negative cumulative effects on traffic and transport as a result of a large increase in the number of dwellings in Malvern.
- Negative cumulative effects on historic environment taking into account the number of sites which contain or are adjacent to a heritage asset.
- Negative cumulative effects on biodiversity regarding possible increased recreational activity particularly on the Malvern Hills SSSI.

The following potential sites have progressed to the proposed main modifications:

SWDP52/4, SWDP52d (Land at Mill Lane, Poolbrook), SWDP52f (Pickersleigh Grove), SWDP52i (Land at Lower Howsell Road), SWDP52m (Former Railway Sidings, Peachfield Road), SWDP52s (Victoria Road Car Park), SWDP52w (Land off Brook Farm Drive), and SWDP52y (Broadlands Drive) (New dwelling total of 343)

The SA findings for cumulative effects have not been significantly changed.

Tenbury Wells

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable Construction	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Appraisal Summary	+	+	+	++	0	+	-	0	-	?	-	?	?	0
SWDP 57: Tenbury Wells Allocations (formerly SWDP 20: Tenbury Wells Sites)	<p>Potential Sites: SWDP57/1 Land opposite Morningside (43 dwellings); SWDP57/2 Land at The Haven, Oldwood Road (40 dwellings); SWDP57/3 Former Cattle Market Site, Teme Street (0.88 ha employment); Land at Mistletoe Row, Oldwood road (44 dwellings); and Land south of the Oaklands, Tenbury (35 dwellings).</p> <p>Indicative Dwelling and Employment Total: 162 dwellings</p> <p>Development at all sites is likely have long-term positive effects on the SA Objective of housing with indirect minor positive effects on health and well-being as the development will provide the opportunity to supply additional high quality and affordable housing to meet identified housing needs. There is potential for major positive cumulative effects from development of housing at all sites. There is also the potential for minor positive effects economy and employment through providing additional high quality homes, which could retain the existing and attract a new workforce. Site SWDP57/3 will also directly provide a small amount of employment land and therefore it will also lead to minor positive effects on employment. Increases in population can also increase spending on local services and facilities which can benefit the local economy. Furthermore, as that all the sites are located in Tenbury Wells, which is considered to provide a range of services and employment opportunities and is a local service centre, it is anticipated that there are sufficient employment opportunities/ services (health, food stores, leisure etc.) available to accommodate any increase in population.</p> <p>All sites are located within or adjacent to the existing settlement boundary and therefore are likely to support existing local services and the viability and vitality of the town centre and also allow for integration with the existing community leading to minor positive effects. In particular, site SWDP57/3 which is within the existing settlement boundary is also considered to bring regeneration benefits to the existing built up area leading to further minor positive long-term effects on the SA Objective relating to communities.</p>													

It is expected that any new development will make appropriate and timely provision for / contribution to necessary supporting infrastructure in line with the NPPF and with the Infrastructure Delivery Plan to accompany the South Worcester Development Plan. In addition, as all the sites are within or adjacent to the Tenbury Wells' settlement boundary, they are likely to be able to use and support existing infrastructure. As a result development at all sites is considered to have minor positive effects on SA Objective 3 – infrastructure. However, development at all of the sites (except for SWDP57/3) could lead to minor negative effects on SA Objective 3 with regard to loss of green infrastructure. This is because these sites are located on Greenfield land outside of the settlement boundary and they fall within a green infrastructure network, which is considered to be of average value in need of protection and investment⁷⁶.

With regard to the SA Objective of quality design and sustainable construction, the effects are anticipated to be neutral. This is because there is the potential for all development to have high quality design and be sustainably constructed, as the NPPF requires that all development should achieve high quality and inclusive design, establish a strong sense of place, respond to local character and create safe and accessible environment. In addition, any new development will need to meet with the requirements of Policy SWDP 21: Design.

Air, light and noise pollution along with emissions contributing to climate change are likely to increase - particularly in the short-term during the construction phase on all sites leading to minor negative effects on the SA Objectives of pollution and climate change. However, the overall cumulative effects with regard to pollution are considered to be uncertain at this stage until lower level studies and assessments are carried out to determine if there are underlying pollution issues. Sites SWDP57/1, SWDP57/2 and Land at Mistletoe Row are adjacent to the A4112, which indicates that there are likely to be minor negative health effects with regard to noise, light and air quality on any new residential development. All development will be expected to meet the requirements of the following policies, which will help reduce the negative effects identified: SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; and SWDP 31: Pollution.

Development at all the sites is likely to increase waste temporarily in the short-term during construction but also permanently in the long-term by additional households generating waste day to day. However, the NPPF requires that waste is minimised and therefore it is considered that any development could minimise waste and as a result, the effects on waste are considered to be neutral. Most sites are likely to be able to take advantage of existing waste infrastructure given their location within or close to an existing settlement. Mitigation is also available in the form of Policy SWDP 33: Waste, which requires proposals for new development to incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.

Development at all sites is likely to increase traffic in both the short- and the long-term but the all of sites (except for WY051) are considered to have good access to public transport as they are located within or adjacent to the settlement boundary of Tenbury Wells which is a local service centre. The Land south of Oaklands contains a PROW which should be retained or rerouted. The Transport

⁷⁶ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

Assessment⁷⁷ indicates that development is likely to increase congestion and journey times, with the potential for minor long-term negative cumulative effects.

There are no internationally or nationally designated sites for nature conservation on or adjacent to most of the potential development sites⁷⁸ (SWDP57/1, SWDP57/2, Land at Mistletoe Row and Land south of the Oaklands). It is assumed that for these sites the effects on biodiversity and geodiversity will be uncertain until lower level studies and assessments are carried out. Site SWDP57/3 is adjacent to the River Teme SSSI and as a result there is the potential for indirect minor negative effects through increased light, disturbance and pollution during construction and operation of the development. The land south of Oaklands contains a TPO, and site SWDP57/2 is close to two water bodies, with the potential for ecological or biodiversity assets. Policies SWDP 5: Green Infrastructure and SWDP 22: Biodiversity and Geodiversity will help mitigate negative effects.

Site SWDP57/3 is located on Brownfield land within the settlement boundary and therefore is considered to lead to minor positive effects on climate change and also on landscape and townscape. All other sites consist of Greenfield land adjacent to the settlement boundary and also contain agricultural land (Land at Mistletoe Row and the Land south of the Oaklands is expected to contain Grade 2 agricultural land) and therefore their development is considered permanent minor negative effects on climate change and on landscape and townscape. However, mitigation is available from the following policies to help reduce the negative effects identified for landscape in particular: SWDP 5: Green Infrastructure; SWDP 25: Landscape Character and SWDP 21: Design.

Development at the majority of sites is not expected to have an effect on any known Conservation Areas, Listed Buildings, Scheduled Monuments or ALAHIs^{79&80}, but the potential for archaeology⁷⁹ on the majority of sites is unknown and as a result, the effects on the historic environment are considered to be uncertain at this stage. However, site SWDP57/1 and SWDP57/3 are considered to be particularly sensitive as they are adjacent to a Conservation Area and few Listed Buildings⁸¹. Therefore at this particular site, there is the potential for minor negative effects on heritage. Mitigation for any potential negative effects can be provided at the development management level and is available from policies SWDP 6: Historic Environment and SWDP 24: Management of the Historic Environment.

The majority of the sites are not located partly or within a zone of medium to high flood risk and/or in an area susceptible to surface water flooding⁸² and therefore there are unlikely to be any significant effects on water. Only a small part of site SWDP57/2 is susceptible to

⁷⁷ CH2MHILL (2014) SWDP2 – Phase 1 – Impacts on Transport Network Performance

⁷⁸ Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

⁷⁹ English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

⁸⁰ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁸¹ English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

⁸² Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

surface water flooding⁸³ with the possibility of minor negative effects on SA Objective 14 but it is likely that this can be easily mitigated. However, site SWDP57/3 is located within a medium to high flood risk zone and is also susceptible to surface water flooding⁸⁴ and therefore is likely to lead to minor negative effects on water. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Any new development will need to meet with the requirements of the following policies, which will help reduce the negative effects on water: SWDP 29: Sustainable Drainage Systems; SWDP 31: Pollution; SWDP 30: Water Resources, Efficiency and Treatment; and SWDP 28: Management of Flood Risk.

Summary

As most sites are located on both Greenfield and agricultural land and also contain green infrastructure, minor negative effects were identified against the SA Objectives of climate change and landscape. Development is also likely to increase congestion in the area with the potential for minor negative cumulative effects. Furthermore, until lower level studies and assessments are carried out, the cumulative effects on biodiversity and geodiversity, historic environment and pollution are considered to be uncertain at this stage. All development is considered to support the SA Objectives for housing and economy and employment with indirect minor positive effects on health. Furthermore, given the location of each site (within or adjacent to Tenbury Wells) and the need to meet the requirement of the NPPF, it was considered unlikely that there would be any significant effects against the SA Objectives regarding quality design and sustainable construction and waste.

Key Positive Sustainability Effects

- Major positive cumulative effects for housing.

Key Negative Sustainability Effects

- None.

The following potential sites have been progressed to the proposed main modifications:

SWDP57/1, SWDP57/2, SWDP57a (Land at Mistletoe Row, Oldwood Road), and SWDP57c (Land south of the Oaklands) (Dwelling total is the same 162)

The SA findings for cumulative effects have not been significantly changes

⁸³ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁸⁴ Ibid.

Upton-upon-Severn

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable Construction	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Appraisal Summary	+	+	+	++	0	+	-	0	-	?	-	?	?	0
SWDP 58: Upton-upon-Severn Allocations (formerly SWDP 21: Upton-upon-Severn Allocations)	<p>Potential Sites: SWDP58/1 Land at Sunny Bank Meadow, Holly Green (25 dwellings); SWDP 58 C - Upton-upon-Severn, Upton Marina (70 dwellings); Land Adjacent to Ryall House Farm, Ryall (5 dwellings); Land at Welland Road, Upton (43 dwellings); and Land at Sunny Bank Meadow, Holly Green (Extension) (15 dwellings).</p> <p>Indicative Dwelling Total: 158</p>													
<p>Development at all sites is likely have long-term positive effects on the SA Objective of housing with indirect minor positive effects on health and well-being as the development will provide the opportunity to supply additional high quality and affordable housing to meet identified housing needs. There is potential for major positive cumulative effects from development of housing at all sites. There is also the potential for minor positive effects economy and employment through providing additional high quality homes, which could retain the existing and attract a new workforce. Increases in population can also increase spending on local services and facilities which can benefit the local economy.</p> <p>None of the sites are situated within the settlement boundary of Upton-upon-Severn which is considered to provide a range of services and employment opportunities and act as local service centre. The majority (except for Land at Welland Road) are located within the Ryall & Holly Green settlement which is considered to be a Category 3 settlement with access to at least one key service and a daily bus service to Upton-upon-Severn. Given that the majority of the sites are located close to and have access via public transport to Upton-upon-Severn, it is anticipated that there will be sufficient employment opportunities/ services (health, food stores, leisure etc.) available to accommodate any increase in population.</p>														

It is likely that development at sites SWDP58/1, Land Adjacent to Ryall House Farm and Land at Sunny Bank Meadow which are adjacent to Ryall and Holly Green Settlement will be able to be integrated well with the existing community and are likely to support existing local services. Development at these sites is likely to lead to minor positive effects on SA Objective 2. Land at Welland Road is considered to be remote from Upton-upon-Severn and other main rural villages (Category 1 - 3) and is outside of a defined settlement boundary; therefore it is considered not to support SA Objective 2 leading to minor negative effects. Preference towards sites within or adjacent to the existing settlement boundary in Upton-upon-Severn itself or Upton Marina should be considered when choosing potential sites to be put forward under SWDP 58 C to ensure that positive effects on SA Objective 2 can be realised.

It is expected that any new development will make appropriate and timely provision for necessary supporting infrastructure in line with the NPPF. In addition, sites SWDP58/1, Land Adjacent to Ryall House Farm, Land at Sunny Bank Meadow and Land at Welland Road, if developed, will result in the loss of green infrastructure leading to minor negative effects on SA objective 3. Most will result in the loss of green infrastructure which is considered to be of good value that is in need of protection and support with one site (Land at Welland Road) resulting in the loss of green infrastructure which is considered to be of average value that is in need of restoration and support⁸⁵. Potential sites to be put forward under SWDP 58 C should try and avoid the loss of valued green infrastructure where possible.

With regard to the SA Objective of quality design and sustainable construction, the effects are anticipated to be neutral. This is because there is the potential for all development to have high quality design and be sustainably constructed, as the NPPF requires that all development should achieve high quality and inclusive design, establish a strong sense of place, respond to local character and create safe and accessible environment. In addition, any new development will need to meet with the requirements of Policy SWDP 21: Design.

Air, light and noise pollution along with emissions contributing to climate change are likely to increase - particularly in the short-term during the construction phase on all sites leading to minor negative effects on the SA Objectives of pollution and climate change. However, the overall cumulative effects with regard to pollution are considered to be uncertain at this stage until lower level studies and assessments are carried out to determine if there are underlying air quality or other pollution issues. Land at Welland Road is adjacent to the A4104, which means there are likely to be minor negative health effects with regard to noise, light and air quality on any new residential development at this site. Potential sites to be put forward under SWDP 58 C should consider, where possible, avoiding adjacent uses which could cause nuisance to new residential development which would avoid any potential negative effects. All development will be expected to meet the requirements of the following policies, which will help reduce the negative effects identified: SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; and SWDP 31: Pollution.

⁸⁵ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

Development at all the sites is likely to increase waste temporarily in the short-term during construction but also permanently in the long-term by additional households generating waste day to day. However, the NPPF requires that waste is minimised and therefore it is considered that any development could minimise waste and as a result, the effects on waste are considered to be neutral. Most sites are likely to be able to take advantage of existing waste infrastructure given their location within or close to an existing settlement. Mitigation is also available in the form of Policy SWDP 33: Waste, which requires proposals for new development to incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.

Development at all sites is likely to increase traffic in both the short- and the long-term but the all of the sites are considered to have good access to public transport as they are located within or adjacent to the settlement boundary or are along a main bus route to Upton-upon-Severn⁸⁶ which is a local service centre. The Transport Assessment⁸⁷ indicates that development is likely to increase congestion and travel times, with the potential for long-term minor negative cumulative effects on traffic and transport. Potential sites to be put forward under SWDP 58 C should be located close to existing settlements or close to public transport facilities.

There are no internationally or nationally designated sites for nature conservation on or adjacent to any of the potential development sites⁸⁸. It is assumed that for the majority of sites, the effects on biodiversity and geodiversity will be uncertain until lower level studies and assessments are carried out. Policies SWDP 5: Green Infrastructure and SWDP 22: Biodiversity and Geodiversity will help mitigate negative effects. Potential sites to be put forward under SWDP 58 C should not include international and national sites designated for nature conservation and should avoid where possible local sites of nature conservation importance.

Development at Land at Sunny Bank Meadow and Land Adjacent to Ryall House Farm is not expected to have an effect on any known Conservation Areas, Listed Buildings, Scheduled Monuments or ALAHIs⁸⁹&⁹⁰ although the potential for archaeology is unknown and as a result, the effects on the historic environment are considered to be uncertain at this stage for these sites. Site SWDP58/1 is adjacent to two Listed Buildings and Land at Welland Road contains a Listed Milestone⁹¹ and therefore if these sites are developed there is the potential for minor negative effect on these heritage assets. Potential sites to be put forward under SWDP 58 C should where possible not include heritage assets. Mitigation for any potential negative effects can be provided at the development management level and is available from policies SWDP 6: Historic Environment and SWDP 24: Management of the Historic Environment.

⁸⁶ Google (2014) Google Maps. Online at www.google.co.uk/maps [accessed June 2014]

⁸⁷ CH2MHILL (2014) SWDP2 – Phase 1 – Impacts on Transport Network Performance

⁸⁸ Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

⁸⁹ English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

⁹⁰ Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

⁹¹ English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

All the sites are located on Greenfield land and also contain agricultural land (the Land at Welland Road is expected to contain Grade 2 agricultural land) and therefore are likely to lead to permanent minor negative effects on climate change and on landscape and townscape. However, mitigation is available from the following policies to help reduce the negative effects identified for landscape in particular: SWDP 5: Green Infrastructure; SWDP 25: Landscape Character and SWDP 21: Design. Potential sites to be put forward under SWDP 58 C should encourage the use of Brownfield land if it is not of high environmental value, in line with the requirements of the NPPF. This should ensure that positive effects through regeneration of existing poor quality buildings can be achieved.

The majority of the sites are not located partly or within a zone of medium to high flood risk and/or in an area susceptible to surface water flooding⁹² and therefore there are unlikely to be any significant effects on water. Only a small part along the western edge of site SWDP58/1 is susceptible to surface water flooding with the possibility of minor negative effects on SA Objective 14 but it is likely that this can be easily mitigated. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Potential sites to be put forward under SWDP 58 C should be chosen in line with the NPPF. Any new development will need to meet with the requirements of the following policies, which will help reduce the negative effects on water: SWDP 29: Sustainable Drainage Systems; SWDP 31: Pollution; SWDP 30: Water Resources, Efficiency and Treatment; and SWDP 28: Management of Flood Risk.

Summary

None of the sites are situated within the settlement boundary of Upton-upon-Severn which is considered to provide a range of services and employment opportunities and act as local service centre. The majority are located within the Ryall & Holly Green settlement which is considered to be a Category 3 settlement with access to at least one key service and a daily bus service to Upton-upon-Severn. Given that the majority of the sites are located close to and have access via public transport to Upton-upon-Severn, it is anticipated that the sites are likely to support the SA Objective relating to strengthening communities. As most sites are located on Greenfield and/or agricultural land and also contain green infrastructure, minor negative effects were identified against the SA Objectives of climate change and landscape. Minor negative cumulative effects were also identified against the topic of traffic and transport due to a likely increase in congestion. All development is considered to support the SA Objectives for housing and economy and employment with indirect minor positive effects on health. Furthermore, given the need to meet the requirement of the NPPF, it was considered unlikely that there would be any significant effects against the SA Objectives regarding quality design and sustainable construction and waste.

Key Positive Sustainability Effects

- Major positive cumulative effects for the housing SA Objective.

⁹² Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

Key Negative Sustainability Effects

- None.

*The following sites have been progressed to the proposed main modifications:
SWDP58c (Upton Marina), and SWDP58d (Land at Welland Road) (New dwelling total of 113)*

The SA findings for cumulative effects have not been significantly changed.