

South Worcestershire Development Plan

Proposed Modifications to Housing Allocations in South Worcestershire

Site Assessment Forms (Additional New Sites and Amended Sites Only)

Wider Worcester Area (WWA)

Site Assessment Forms

Ref. and Hyperlink	Location	Category	Approx. No. of dwellings	Size of site (ha)	New site / amended allocation
<u>SWDP45/1</u>	Worcester South Urban Extension	WWA	2450 2,600	246 247	A
<u>SWDP45/2</u>	Worcester West Urban Extension	WWA	975 2,150	77.56 139	A
<u>WC004</u>	Land east of A440, Swinesherd Way	WWA	300	18.42	N

Strategic Sites- WWA

SHLAA/ Site Ref	SWDP 45/1 Land at Worcester south.INTENSIFICATION
Land owner has indicated site is available	Yes, this is an intensification of a current allocation, SWDP 45/1 for 2,450 dwellings and 20ha of employment land.It is subject to several current planning applications that illustrate there is further capacity, to increase the number of dwellings to 2,600. The site area is 243.6ha, but the site boundary has changed only marginally (in the south west corner) .Thus the site capacity is increased by 159 dwellings.
Check site not within Flood Zones 3a or 3b. State Flood Zone. State Flood Zone.	The site has been reassessed by the EA and SWLDP. Known flood risk issues have been flagged up, as before, concerning the small water courses on the site, and potential water surface flooding. The development can be accommodated by avoiding the areas within flood risk, and through associated SuD's and other mitigation works. In particular surface water flooding in the north east of the site reduces the additional capacity there.
Site more than 450 metres from hazardous pipeline or gas compressor station	No issue
The site can accommodate safe access onto the public highway	Yes, detailed transport modelling has been discussed between the agents for the landowner, and WCC as Highway Authority.Large scale development already assessed through WTS
Are there public rights of way across the site?	Yes, there are several public rights of Way across the site that will need to be accommodated or diverted, as acknowledged against the original allocation.
Sewerage and water supply adequate	Capacity already assessed for larger site.
Site in Green belt- Yes/ No?	No
Site is in an AONB- Yes/ No?	No
Compatibility of adjacent land uses	Part of existing proposed urban extension to Worcester. Additional land found within the site which was not allocated to specific land uses in policy diagram, and in particular in the north west corner of the site.
There is no adverse impact on a Green Infrastructure Network	This has already been assessed in the existing proposed allocation and the background draft Green Infrastructure Study. Green infrastructure corridors along the watercourses, in surface water flooding areas, and in buffer zones will not be impacted upon.
There is no significant loss of protected open space	No
There is no detrimental impact on a Conservation Area	No
There is no detrimental impact on a Listed Building	The additional dwellings can be accommodated whilst taking account of the few listed buildings on the site, as assessed in masterplanning exercises
There is no detrimental impact on a scheduled Ancient Monument	No
There is no detrimental impact on a special Wildlife Site/ Local nature reserve? Regionally important Geological Site or any other locally designated wildlife/ landscape site	No
There is no detrimental impact on TPO's	There is one TPO adjacent to Broomhall Grange , in the east of the site, which would have been accounted for in the original allocation.
There is no detrimental impact on a Strategic Gap	The site is within the Strategic Gap- but this is acknowledged in the current allocation.
There is no detrimental impact on ancient woodland	No
There is no detrimental impact on ancient hedgerow	
Site has not been subject to a surface water flooding event and if so there is a viable engineering solution.	Surface water flooding has been highlighted in the north part of the site in particular, and no development will take place in that area.
Would not result in loss of Grade 1 or 2 agricultural land (BMV)	As for existing allocation, mainly grade 3, with some grade 2 on western side.
Not contaminated land not likely to be detrimentally affected by contaminated land.	No major concerns, although a Phase I survey will be required to be submitted with any application on the site due to the potential for contamination due to the former industrial use of the site.
Access to public transport is within 400m of site, or could be made to be within this distance	Yes, as for the existing proposed allocation, public transport measures and facilities can be provided.

Will have reasonable access to local services.	Yes, as for the existing proposed allocation there will be specific allocations for a primary school, local retail and recreation facilities and GP services to serve the site, within the site boundary.
SUMMARY	The additional dwellings can be accommodated as an intensification of the existing proposed allocation of this area as a major urban extension to Worcester, and therefore as part of the Wider Worcester Area (WWA). The additional capacity has been identified through background masterplanning work and in the light of current planning applications. There are considered to be no additional adverse impacts that cannot be mitigated, and additional traffic and public transport impacts have been assessed through transport modelling.

	Strategic Sites- WWA
SHLAA/ Site Ref	SWDP 45/2 Land at Worcester West
Land owner has indicated site is available	Yes, the site has been put forward through the SWDP Submission consultation (January 2013) as being able to deliver additional housing land, up to a total of 5,000 dwellings. The site area put forward is much larger than this proposed allocation. The existing SWDP allocation is for 975 dwellings and 5ha of employment land. This increases the level of housing on the site to 2150 dwellings, or an additional 1175 .dwellings.
Check site not within Flood Zones 3a or 3b. State Flood Zone. State Flood Zone.	A detailed flood risk assessment was carried out for the existing allocation, and for a larger area at an earlier stage. Flood risk has also been submitted as part of a planning application of the southern part of the site- that covers the southern area of the additional site and the proposed extension.: Primary flood risk to the existing site is fluvial, resulting from overtopping of the unnamed tributaries of the Laughern Brook, confined to the lakes and channels to the north, west and central parts of the site. The central and northern parts of the site falls within Flood Zone 3b and the Blue Zone of the Policy Maps. The right arm of the A44 Bromyard road, the A4440 Grove Way, Tudor Way and the Oldbury Road, some of the main access roads to the site, are at risk from fluvial flooding. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk. The A44 Bromyard road, the A4440 Grove Way, Tudor Way and the Oldbury road, the main access roads to the site, are at risk from surface water. Surface Water Drainage: As an indication of requirements to manage surface water runoff at the development site an assessment of the soil types, greenfield runoff rate and attenuation storage volume is included below. There are also surface water issues adjacent to the Laughern Brook in the NE boundary of the sitent The most recent surface water assessment states: Careful consideration needs to be given to existing OWCs and reservoirs/ponds. However, the allocation boundary excludes most of the ponds.
Site more than 450 metres from hazardous pipeline or gas compressor station	? Not according to mapping
The site can accommodate safe access onto the public highway	The proposed allocation has been put forward as part of the modelling of the WTS. The landowner has undertaken detailed studies and discussions with WCC Highway Authority to demonstrate that safe highway access and public transport requirements are likely to be delivered.
Are there public rights of way across the site?	Yes, Public rights of way will need to be accommodated in the development of the site.
Sewerage and water supply adequate	Assessed at earlier stage for larger site allocation.
Site in Green belt- Yes/ No?	No
Site is in an AONB- Yes/ No?	No

Compatibility of adjacent land uses	Site is an extension to a proposed urban extension to the west of Worcester.
There is no adverse impact on a Green Infrastructure Network	Impact on Green infrastructure has been assessed previously in relation to the larger potential allocation of Worcester West at the Preferred Options stage. The draft Green Infrastructure report for this site relates to this, showing opportunities and the need for mitigation, but no overriding constraints.
There is no significant loss of protected open space	No.
There is no detrimental impact on a Conservation Area	No. In terms of the general historic environment, the county Council have stated: These site contain designated heritage assets or are within a designated landscape. Any development will therefore require a high attention to the impact on the historic environment before determination of any application..
There is no detrimental impact on a Listed Building	No, not on the extended part of the site
There is no detrimental impact on a scheduled Ancient Monument	No, not on the extended part of the site, although Submitted allocation is adjacent to Earl Court SAM.
There is no detrimental impact on a special Wildlife Site/ Local nature reserve? Regionally important Geological Site or any other locally designated wildlife/ landscape site	Site is adjacent in eastern boundaries to Laughern Brook SWS- See Green infrastructure report.
There is no detrimental impact on TPO's	There are two TPO's below Middle Temple Farm cottages
There is no detrimental impact on a Strategic Gap	Yes, the site is in the current MHDLP Strategic Gap, although the SWDP recognises the need to extend Worcester into the Strategic gaps to the west and South of the city. This increases the land taken from the significant gap to the north and west.
There is no detrimental impact on ancient woodland	No
There is no detrimental impact on ancient hedgerow	
Site has not been subject to a surface water flooding event and if so there is a viable engineering solution.	See under flood risk above.
Would not result in loss of Grade 1 or 2 agricultural land (BMV)	Site is mainly grade 3 although some grade 2 in the northern part of the site.
Not contaminated land not likely to be detrimentally affected by contaminated land.	No major concerns, although a Phase I survey will be required to be submitted with any application on the site due to the potential for contamination due to the former industrial use of the site.
Access to public transport is within 400m of site, or could be made to be within this distance	The site has been modelled as part of the WTS, and assessed for additional public transport requirements. The site is well placed on the western main road entry to the city along which is a strategic bus route.

Will have reasonable access to local services.	A primary school, local retail facilities and open space are planned as part of the overall allocation. A new GP surgery and employment uses are being developed opposite the southern part of the site adjacent to the A44.
Summary	The site as extended will deliver a larger urban extension adjacent to the west of Worcester to deliver a mixed use scheme, including residential and employment uses. It is considered that the site can be integrated into the city via existing pedestrian, and extended public transport routes, and deliver local facilities to serve the new occupiers, including a school, and local shopping facilities. A draft Green infrastructure report shows there is potential to increase public use of green corridors and mitigate flood risk and promote additional recreational facilities in a sustainable location.

	Strategic Sites- WWA
SHLAA/ Site Ref	SWDP 45/a Land east of Swinesherd Way
Land owner has indicated site is available	Yes
Check site not within Flood Zones 3a or 3b. State Flood Zone. State Flood Zone.	Table 2-14: Land East of Swinesherd Way SO 88050 53861 Fairly substantial part of site affected by floodplain (modelled extents of ordinary watercourse as not shown in floodplain on EA maps), which is located centrally through site – whilst 71% of site is in FZ1 still, in reality this will constrain the area and design of the development given presence of the M5 along eastern edge and the way the area of FZ2 and FZ3 divides the site into three FZ1 areas. Depending on where the access could be, it may be possible to have two smaller sites, or just one, but it is likely that the flood risk management issues will significantly impact the ability to deliver the quantum of residential development within the site. Surface water also appears quite extensive at this location, and will require management.
Site more than 450 metres from hazardous pipeline or gas compressor station	Yes (although above ground high voltage electricity cables cross site - partly located on land bisecting the site where there is FZ2 and FZ3, and partly on the land adjacent to the eastern boundary and the M5.
The site can accommodate safe access onto the public highway	Current left in left out road access from Swinesherd Way to the northern boundary of the site. The County Council have indicated that there are concerns over increased vehicular movements on to existing Swinesherd Way junction and will not support new access on to A4440 (Swinesherd Way). They have confirmed that they would consider a new access to serve this site from Swinesherd Way, but only on the basis that it was a 'Left in, Left out' (LiLo) junction that complied fully with the requirements set out in the Design Manual for Roads and Bridges (DMRB). Currently, pedestrian links to urban edge of city are poor from this site.
Are there public rights of way across the site?	Yes. Three public footpaths traverse the site at various points.
Sewerage and water supply adequate	The nearest connection point is to the west of the site that will require pumping to. Once in the network, flows will have a very long distance to travel before reaching the treatment works and will interact with multiple, known flooding points. Hydraulic modelling will be essential in order to ascertain the impact of flows from this site. Large site connecting to small diameter system
Site in Green belt- Yes/ No?	No
Site is in an AONB- Yes/ No?	No
Compatibility of adjacent land uses	Limited residential development adjacent to site. Site bounded to the east and west by dualled A4440 and the M5
There is no adverse impact on a Green Infrastructure Network	No
There is no significant loss of protected open space	No
There is no detrimental impact on a Conservation Area	No. Whittington Conservation Area approx 1km distant.
There is no detrimental impact on a Listed Building	Nearest listed building The Elms is approx 350m from southern edge of proposed allocation.
There is no detrimental impact on a scheduled Ancient Monument	No
There is no detrimental impact on a special Wildlife Site/ Local nature reserve? Regionally important Geological Site or any other locally designated wildlife/ landscape site	No
There is no detrimental impact on TPO's	No
There is no detrimental impact on a Strategic Gap	Significant loss of strategic gap would result from development.
There is no detrimental impact on ancient woodland	No

There is no detrimental impact on ancient hedgerow	No
Site has not been subject to a surface water flooding event and if so there is a viable engineering solution.	Yes. Site covered by 1 in 200 (>1m flood); 1 in 200 (0.3-1m flood); 1 in 200 (<0.3m flood). Engineering solution unknown.
Would not result in loss of Grade 1 or 2 agricultural land (BMV)	Grade 2.
Not contaminated land not likely to be detrimentally affected by contaminated land.	No
Access to public transport is within 400m of site, or could be made to be within this distance	No public transport connections available.
Will have reasonable access to local services.	Yes but principally via private vehicle.
Summary	<p>Site lies adjacent to the built form of Worcester City but is currently separated from the edge of Worcester by a dual carriageway (A4440 - Swinesherd Way). The site lies between M5/A4440. Close proximity to Category 3 village of Whittington with limited services, including Whittington primary school. Need measures to secure safe access by non-car modes to Worcester city centre, local employment areas, Nunnery Wood Primary and Secondary Schools, Worcester Sixth Form College & local services at Whittington.</p> <p>Need developer contributions towards community infrastructure necessary to improve accessibility, in particular by non-car modes.</p> <p>Need to minimise car dependency by securing bus penetration and safe cycle and walking access across Swinesherd Way, enabling residents to reach local services and employment opportunities.</p> <p>Need comprehensive landscaping scheme which ensures that traffic noise levels arising from the A4440 and M5 do not breach prescribed standards for residential development - provide a network of open spaces, to include equipped play space, which will deliver both Green Infrastructure & water management objective, & retain separate identity of Whittington and new development.</p> <p>Some flood risk and flood management issues will impact on capacity and layout of site. No residential development beyond Flood Zone 1, or on areas previously the subject of surface water flooding. Needs a comprehensive SuDS scheme that deals with the surface water flooding.</p> <p>Development in this location would impact on the openness of 'gap' between M5 and built up edge of the city.</p>