

| Droitwich Spa | | CFS0107 Hill Top Farm, Newland Lane | CFS0250 Land at Corner Mead, Newland Lane | CFS0310 Land at Hadzor, adjacent and including St Huberts | CFS0370 Land off Tagwell Road | CFS0469 Land at Pulley Lane and Newland Road | CFS0625 Land at Chawson Lane |
|--|--|--|---|--|--|--|---|
| MAJOR CRITERIA | Is the site within or adjacent to a Town, Category 1, 2 or 3 Village? | Town | Town | Town | Town | Town | Town |
| | Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)? | Available now | Available now | Available within 5 years | Available within 5 years | Available now | Available now |
| | Is the site within Flood Zone 1 or 2? If yes, state Flood Zone. | No | No | No | No | No | No |
| | Is the site more than 450 metres of hazardous pipeline or gas compression station? | 361m away from a hazardous pipeline | 308m away from a hazardous pipeline | 2km away from a hazardous pipeline | 600m away from a hazardous pipeline | 331m away from a hazardous pipeline | Gas pipeline runs through the middle of the site |
| | Can the site be provided with safe access onto the public highway? | Yes | No comment provided from Highways | No comment provided from Highways | Yes | No comment provided from Highways | Not suitable |
| | Are the Sewerage and Water supplies adequate in the area? | Sewerage low | Sewerage low | No comment provided from Severn Trent | Sewerage medium | Sewerage medium | Sewerage low |
| | Would development of the site compromise Internationally or Nationally designated site of ecological importance? | No | Within SSSI Impact Risk Zone - consult NE for development over 50 houses (in combination) | No | Partially within SSSI Impact Risk Zone - consult NE for development over 100 houses | Yes - any residential development of 50 houses or more outside existing settlement | No |
| | Is the site in Green Belt? | No | No | No | No | No | No |
| | Is the site in the AONB, or affect the setting of? | No | No | No | No | No | No |
| | Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what? | No | No | No | No | No | No |
| Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are. | The site is greenfield with the Yew Tree Hill development to north and the rest being surrounded by greenbelt/open countryside | The site is greenfield with the Yew Tree Hill development to north and the rest being surrounded by greenbelt/open countryside | The site is greenfield with Swan Pool to the north, Dell Wood to the east, Gaudet Luce Golf Club to the south and bound by the M5 to the west. | The site is greenfield with the M5 to the east, field to the south and residential dwellings to the west and the north. A telephone mast is also located to the south of the site. | The site is greenfield with the Yew Tree Hill development to north and the rest being surrounded by greenbelt/open countryside | The site is greenfield with Droitwich to the north, A railway line and Copcut development to the east and open countryside to the south and west of the site. | |
| OTHER CRITERIA | Would development of the site have an adverse impact on Green Infrastructure Network? | Comment not provided | Comment not provided | Comment not provided | Comment not provided | Comment not provided | Comment not provided |
| | Would development of the site result in a significant net loss of protected open space? | No | No | No | No | No | No |
| | Would development of the site have a detrimental impact on a conservation area? | No | No | No | No | No | Yes. Detrimental impact on the listed Salwarpe parish church and conservation area. |
| | Would development of the site have a detrimental impact on Listed Building (s). | No | No | No | No | No | Yes. Detrimental impact on the listed Salwarpe parish church. |
| | Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology? | Unknown Medieval Core | Unknown Medieval Core | Comment not provided | Known medieval agricultural activity, some Romano/British occupation | Known medieval agricultural activity, some Romano/British occupation | Known medieval agricultural activity, some Romano/British occupation. |
| | Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site? | No | Close to Oakley Wood LWS - beware of connectivity in GI. | No comment provided | No | No comment provided | Part of site a priority habitat for connectivity through GI of fauna and biodiversity. |
| | Would development of the site have a detrimental impact on TPOs. | No | TPOs along the western and northern boundaries of the site | No | TPOs along the north, east and west boundary | A row of TPOs run along partly through the southern boundary of the site | No |
| | Would development of the site have a detrimental impact on a Significant Gap? | No | No | No | No | No | No |
| | Would development of the site have a detrimental impact on ancient woodland? | No | Close to Oakley Wood ancient woodland & entirely within dispersal area for priority habitats - beware of connectivity in GI. | No comment provided | No | No comment provided | No |
| | Would development of the site have a detrimental impact on ancient hedgerow? | Boundary hedges present; impact unlikely if retained | Unsure | No comment provided | Boundary hedges present; impact unlikely if retained | No comment provided | Unlikely if boundary hedges retained |
| | Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it? | No | No | No comment provided | Yes | Yes | Yes |
| | Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land? | No | No | No | No | No | No |
| | Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development? | No History of PCL activities | No History of PCL activities | No comment provided from WRS | PCL on site - Unknown Filled Ground (Pond). PCL site adjacent - Garage Repairs. Risk Assessment and likely Site Investigation required. | PCL on site - 2no. Unknown Filled Ground (Pond and Old Clay Pit). Risk Assessment and likely Site Investigation required. | No History of PCL activities on site. PCL site adjacent - Landfill Site and railway tracks and within 250m landfill buffer. Risk assessment required and likely site investigation required |
| | Is there a bus stop or train station within 400m of the site? Please state distance. | Bus stop is over 1km away; train station is 4km away | Bus stop is over 1km away; train station is 4km away | Bus stop is 1km away; train station is located 2km away. | Bus stop is 322m away and the train station is located 3km away. | Bus stop is over 1km away; train station is 4km away | Both the bus stop and train station is 2km away |
| | How far is the site from the following key services - primary school, general store, post office, doctors surgery and parish/village hall? Please list the distance in travelling metres for each key service. | St Peters First School is 2km away; Tesco Express is 1.6km away; Witton Post Office is 2km away; The Corbett Medical Practice; Salwarpe Village Hall is 3km away | St Peters First School is 2km away; Tesco Express is 1.6km away; Witton Post Office is 2km away; The Corbett Medical Practice; Salwarpe Village Hall is 3km away | St Peters First School is 1.7km away; Waitrose is 1.4km away; Witton Post Office is 2km away; The Corbett Medical Practice; Salwarpe Village Hall is 3km away | St Peters First School is 2km away; Tesco Express is 1.6km away; Witton Post Office is 2km away; The Corbett Medical Practice; Salwarpe Village Hall is 3km away | St Peters First School is 2km away; Tesco Express is 1.6km away; Witton Post Office is 2km away; The Corbett Medical Practice; Salwarpe Village Hall is 3km away | Chawson First School is 3km away; M&S BP Garage is 2.4km away; Witton Post Office is 2.5km away; Salters Medical Practice is 2.4km away; Salwarpe Village Hall is 482m away |
| | Would development of the site result in an adverse impact on local health provision? | No but conditions re active travel | No but conditions re active travel | No comment provided | Yes | No but conditions re active travel | Yes |
| | Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan. | No | No | No | No | No | No |
| Would the development of the site, including the creation of an access, materially affect the character of the settlement? | No | No | No | No | No | No | |
| OUTCOME | Ruled in or out of SHELAA? If out, reason? | In | In | In | In | In | Out. Detrimental impact on listed building and conservation area. Access inappropriate. |
| | Should the site be carried forward for potential allocation in the SWDPR? | Yes | No | No | Yes | No | No |
| | Summary | There are no significant physical or environmental constraints that prevent development on this site. The site lies adjacent and forms a logical rounding off of the Yew Tree Hill development (SWDP 49/2) and is therefore appropriate to allocate. | The site is greenfield and is adjacent to the Yew Tree Hill allocation/development. Any development of this site would impact on a nearby ancient woodland and within the vicinity of SSSI. | The site is greenfield and there are no significant physical or environmental constraints limiting development but does lie in the open countryside. However the site is separated from the town by the M5 and is isolated from services and facilities in the town. Development of the site would set a precedent of extending the town beyond the M5 in an unsustainable location. | The site is greenfield with the M5 to the east, field to the south and residential dwellings to the west and the north. A telephone mast is also located to the south of the site. It lies adjacent to and at grade with the M5 and any development on the site would require noise mitigation. There are TPOs on site and within the vicinity of an SSSI. | The site forms the Yew Tree Hill allocation in the SWDP (SWDP 49/2) which is currently being built out. | This is a greenfield site and any development in this location would extend the built edge of Droitwich further into the open countryside. The site provides an important GI corridor and any allocation would have a negative impact on the setting of Salwarpe parish church and conservation. Access is considered not to be suitable by the Highway Authority |

| Droitwich Spa | | | | | | |
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| SHELAA Site Reference and Address: | | CFS0733 Land off Mayfield Road | CFS0736 Land at Steynors Avenue | CFS0855A Land north of Union Lane | CFS0855B Land south of Union Lane | CFS0968 Land at Pulley Lane & Newland Road |
| MAJOR CRITERIA | Is the site within or adjacent to a Town, Category 1, 2 or 3 Village? | Town | Town | Town | Town | Town |
| | Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)? | Available within 5 years | Available within 5 years | Available within 5 years | Available within 5 years | Available within 5 years |
| | Is the site within Flood Zone 1 or 2? If yes, state Flood Zone. | No | No | No | No | No |
| | Is the site more than 450 metres of hazardous pipeline or gas compression station? | Yes. 2km from hazardous pipeline. | 2.5km away from the nearest hazardous pipeline | Over 2km away from a hazardous pipeline | Over 2km away from a hazardous pipeline | 423m away from a hazardous pipeline |
| | Can the site be provided with safe access onto the public highway? | Yes | Yes | Yes | No comment provided from Highways | No comment provided from Highways |
| | Are the Sewerage and Water supplies adequate in the area? | Sewerage low | Sewerage low | Sewerage low | No comment provided from Severn Trent | Sewerage medium |
| | Would development of the site compromise Internationally or Nationally designated site of ecological importance? | No | No | No | No comment provided | Yes - within SSSI Impact Risk Zone - consult NE for development over 50 houses |
| | Is the site in Green Belt? | No | No | No | No | No |
| | Is the site in the AONB, or affect the setting of? | No | No | No | No | No |
| | Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what? | No | No | No | No | No |
| Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are. | The site is surrounded by residential development. | The site is greenfield and allocated as greenspace. A railway line run along the western boundary and housing surrounding the rest of the site. | The site is brownfield with commercial units to the east, Droitwich Spa railway station to the south and a railway line along the western boundary | The site is brownfield with a derelict site to the north and commercial units surrounding the rest of the site. | The site is greenfield with the Yew Tree Hill development to north and the rest being surrounded by greenbelt/open countryside | |
| OTHER CRITERIA | Would development of the site have an adverse impact on Green Infrastructure Network? | Comment not provided | Comment not provided | Comment not provided | Comment not provided | Comment not provided |
| | Would development of the site result in a significant net loss of protected open space? | The site is incidental open space that has some benefits to the quality of the surrounding area. It is designated open space under SWDP 38. | Yes. The site is public open space which contributes to the environmental quality of the neighbourhood. It is designated open space under SWDP 38. | No | No | No |
| | Would development of the site have a detrimental impact on a conservation area? | No | No | No | No | No |
| | Would development of the site have a detrimental impact on Listed Building (s). | No | No | No | No | No |
| | Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology? | No | Known medieval agricultural activity, some Romano/British occupation. | Known medieval agricultural activity, some Romano/British occupation. | Comment not provided | Known medieval agricultural activity, some Romano/British occupation |
| | Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site? | No | No | adj to Droitwich Canal LWS; impacts possible | No | Has potential for both direct and indirect impacts due to close proximity, especially in the southern part |
| | Would development of the site have a detrimental impact on TPOs. | No | No | No | No | A row of TPOs along the western boundary of Pulley Lane |
| | Would development of the site have a detrimental impact on a Significant Gap? | No | No | No | No | No |
| | Would development of the site have a detrimental impact on ancient woodland? | No | No | No | No comment provided | Has potential for both direct and indirect impacts due to close proximity, especially in the southern part |
| | Would development of the site have a detrimental impact on ancient hedgerow? | No | Unlikely | Unlikely | No comment provided | Has potential |
| | Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it? | No | Yes | Yes | No comment provided | Yes |
| | Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land? | No | No | No | No | No |
| | Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development? | PCL on (whole) site - Landfill Site. Potential significant PCL issues on site. Risk Assessment and likely Site Investigation required. | No History of PCL activities on site. PCL site adjacent - railway tracks and within 250m landfill buffer. Risk assessment required | History of 7No. PCL uses on site - Spillage, Manufacture of organic chemicals, Works, Chemical Works, Soap Works, Railway, Coal Yard. Within 250m of 2no. Landfill Sites. Potential significant PCL issues on site. Risk Assessment and site investigation required. | History of 7No. PCL uses on site - Spillage, Manufacture of organic chemicals, Works, Chemical Works, Soap Works, Railway, Coal Yard. Within 250m of 2no. Landfill Sites. Potential significant PCL issues on site. Risk Assessment and site investigation required. | No History of PCL activities |
| | Is there a bus stop or train station within 400m of the site? Please state distance. | Bus stop 560m; train station 2km | Bus stop is 321m away; the train station is 804m away | Both the bus stop and the train station are 321m away | Both the bus stop and the train station are 321m away | Bus stop is over 1km away; train station is 4km away |
| | How far is the site from the following key services - primary school, general store, post office, doctors surgery and parish/village hall? Please list the distance in travelling metres for each key service. | St Peters First School 500m; Post Office 2km; GP 2km; shop 300m. | Westacre Middle School is 804m away; Waitrose is 604m away; Victoria Square Post Office is 604m away; The Spa Medical Practice is 482m away; Droitwich Methodist Church Centre is 1.2km away | Westacre Middle School is 804m away; Waitrose is 604m away; Victoria Square Post Office is 604m away; The Spa Medical Practice is 482m away; Droitwich Methodist Church Centre is 1.2km away | Westacre Middle School is 804m away; Waitrose is 604m away; Victoria Square Post Office is 604m away; The Spa Medical Practice is 482m away; Droitwich Methodist Church Centre is 1.2km away | St Peters First School is 2km away; Tesco Express is 1.6km away; Witton Post Office is 2km away; The Corbett Medical Practice; Salwarpe Village Hall is 3km away |
| | Would development of the site result in an adverse impact on local health provision? | No | Yes | No | No comment provided | No |
| | Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan. | No | No | No | No | No |
| Would the development of the site, including the creation of an access, materially affect the character of the settlement? | No | No | No | No | No | |
| OUTCOME | Ruled in or out of SHELAA? If out, reason? | In | In | In | The site is level 2, but it has not been selected for level 2 filtering (June 2019) on QGIS | In |
| | Should the site be carried forward for potential allocation in the SWDPR? | Yes | No | Yes | Yes | No |
| | Summary | This is incidental open space in a largely residential area. The site is adjacent to the M5 so may require mitigation for noise and land contamination may be an issue as it was the site of a former household tip. | The site is designated open space in the SWDP and any loss to development would have a detrimental impact on the environmental quality of the residential area. | This is a brownfield site in a sustainable location near to the facilities and services in the town centre and adjacent to the railway station. There may be issues relating to land contamination. However the site is suitable to be proposed for a mixed use allocation. | This is a brownfield site in a sustainable location near to the facilities and services in the town centre and adjacent to the railway station. There may be issues relating to land contamination. However the site is suitable to be proposed for a mixed use allocation. | The site is greenfield and is adjacent to the Yew Tree Hill allocation/development. Any development of this site would impact on a row of TPOs, ancient woodland and within the vicinity of SSSI. |