

Evesham		CFS0087 Off Red Lane, School Road	CFS0099 Land off Evesham Road, North of the Twyford Roundabout	CFS0122 Land at Hampton	CFS0128 Sterling Stables with adjacent land to Sherwood Boston Lane (Plot 1)	CFS0129 Sterling Stables with adjacent land to Sherwood Boston Lane (Plot 2)	CFS0130 Land on the south side and lying to the north of Inches Lane	CFS0142 Land adjacent Broadway Road (Parcel A)
MAJOR CRITERIA	SHELAA Site Reference and Address:	CFS0087 Off Red Lane, School Road	CFS0099 Land off Evesham Road, North of the Twyford Roundabout	CFS0122 Land at Hampton	CFS0128 Sterling Stables with adjacent land to Sherwood Boston Lane (Plot 1)	CFS0129 Sterling Stables with adjacent land to Sherwood Boston Lane (Plot 2)	CFS0130 Land on the south side and lying to the north of Inches Lane	CFS0142 Land adjacent Broadway Road (Parcel A)
	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary of Town	No - removed from Development Boundary	Yes - Adjacent to Development Boundary of Town			Yes - Within Development Boundary - Town	Yes
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes - Available Now	Yes - Available Now	Yes - Available within 5 years			Yes - Available within 5 years	Yes - available now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	All of site within Flood Zone 1.	No	All of site within Flood Zone 1.			All of site within Flood Zone 1.	All of site within FZ 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes			Yes	Yes
	Can the site be provided with safe access onto the public highway?	No Highways comment provided	Yes	No Highways comment provided			Technically yes but Inches Lane is a private road not highway. The signals may need to be 4 arm which would be expensive and also to the detriment of capacity.	Not suitable. No bus stop or train station within 400m - county Highways. SRN accessed via Broadway Road, 650m from A46 - Highways England.
	Are the Sewerage and Water supplies adequate in the area?	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Site will drain to Twyford Bank SPS although lower parts may need pumping. Offsite sewers will be required to connect to SPS. Twyford Bank pumps to gravity sewer downstream of which have known flooding and pollution issues. The site will eventually drain to Abbey Road TPS via Blind Lane CSO. Impact on sewer system - low	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.			Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Sewerage Network Impact Medium
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless airports helpads poultry farms etc.	No	No - unless airports helpads poultry farms etc.			No - unless airports helpads poultry farms etc.	No - unless infrastructure, air pollution, waste, combustion or waste discharge.
	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?	Evesham Town Plan was adopted in 2016	No	Evesham Town Plan was adopted in 2016			Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - residential to the south of the site	No - removed from Development Boundary	Yes - residential to the east and part south of the site			High School to the north and railway line to the south of the site		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Comment not provided	Comment has not been 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			Yes. The site is located within allocated Green Space	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not in Conservation Area. Archaeology: Known medieval agricultural activity, some Romano/British occupation.	Site not in Conservation Area	Site not in Conservation Area. Archaeology: Prehistoric activity - Evaluation and possible mitigation			Site not in Conservation Area. Archaeology: Prehistoric activity - Evaluation and possible mitigation	Site not in conservation area. Archaeology: no comments received.
	Would development of the site have a detrimental impact on Listed Building (s).	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings			No detrimental impact on listed buildings	No detrimental impact on listed buildings
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	No			No	No
	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?	less than 140m to Clark's Hill LWS & close to River Avon LWS and connected networks; used to comprise traditional orchard with noble chafar records, now scrub?; lies within dispersal extent between orchards; site may feature valuable habitat	Yes, this site overlaps known traditional orchards	yes - elevated site. Would bring new urban edge of Evesham into view in rural views from the west - public footpaths/ Charlton Lane.			No	No comments received
	Would development of the site have a detrimental impact on TPOs.	No	No	No			No	No
	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	Comment has not been provided	No			No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Unknown	Comment has not been provided	No			No	No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	no details to confirm there has been a surface water flooding event	Comment has not been provided	no details to confirm there has been a surface water flooding event			no details to confirm there has been a surface water flooding event	Very low; groundwater spring issues
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	Comment has not been provided	No			No	Yes - Grade 2 (top third of site)
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities	Comment has not been provided	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities			Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - Potential current use as allotments is a PCL activity. Within 2No. 250m landfill Buffer. Risk assessment required	No history of PCL activities.
	Is there a bus stop or train station within 400m of the site? Please state distance.	No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 3058 metres (1.9 miles).	No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 1931 metres away (1.2 miles).	No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 3219 metres away (2 miles).			Yes. Closest bus stop is 322 metres away (0.2 miles). Closest train station is Evesham which is 483 metres away (0.3 miles).	No. Closest bus stop is 805 metres away (0.5 miles). Closest train station is Evesham which is 3058 metres (1.9 miles)
	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.	Primary School (St Andrews C of E First School) is 1287 metres (0.8 miles). General Store (SPAR Evesham) is 805 metres away (0.5 miles). Post Office (Hampton Post Office) is 805 metres away (0.5 miles). Doctors Surgery (Merstow Green Medical Practice) is 2253 metres away (1.4 miles). Town Hall (Evesham Town Hall) is 2253 metres away (1.4 miles).	Primary School (Swan Lane First School) is 2092 metres (1.3 miles). General Store (Co-op) is 483 metres away (0.3 miles). Post Office (Evesham Post Office) is 2253 metres away (1.4 miles). Doctors Surgery (Abbey Medical Centre) is 2736 metres away (1.7 miles). Village Hall (Norton Village Hall) is 1609 metres away (1 mile).	Primary School (St Andrews C of E First School) is 1287 metres away (0.8 miles). General Store (Hampton Farm Shop) is 644 metres away (0.4 miles). Post Office (Hampton Post Office) is 805 metres away (0.5 miles). Doctors Surgery (Merstow Green Medical Practice) is 2414 metres away (1.5 miles). Town Hall (Evesham Town Hall) is 2575 metres away (1.6 miles).			Primary School (Swan Lane First School) is 644 metres away (0.4 miles). General Store (Co-op) is 644 metres away (0.4 miles). Post Office (Evesham Post Office) is 644 metres away (0.4 miles). Doctors Surgery (Abbey Medical Practice) is 1288 metres away (0.8 miles). Town Hall (Evesham Town Hall) is 966 metres away (0.6 miles)	Primary School (St Richards C of E First School) is 2575 metres away (1.6 miles). General Store (Co-op) is 1448 metres away (0.9 miles). Post Office (Cheltenham Road Post Office) is 3058 metres away (1.9 miles). Doctors Surgery (Demontford Medical Centre) is 1931 metres away (1.2 miles). Town Hall (Evesham Town Hall) is 2736 metres (1.7 miles).
Would development of the site result in an adverse impact on local health provision?	Isolated from community - only after cycle/ped bridge is constructed and open. Footbridge to be designed to accommodate high risk of flooding and so allow access to town centre should flooding out off access by road. Must have excellent continuous cycle routes to this location. ?flooding. Sewage treatment works to North - ? Odours	Comment has not been provided	Isolated from community - only after cycle/ped bridge is constructed and open. Must have excellent continuous cycle routes to this location. ?flooding - close to Merry Brook			Potentially yes - traffic issues at end of road - lights / air pollution. Next to railway line - noise?	Yes - Jo Hall. No comments received from Matthew Fung	
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?	Landscape Comments: Loss of vegetation/orchard? Comments provided previously on this site - pre-app? WWT comments: Yes, this site overlaps with traditional orchard. Conservation comments: Habitat	No	Conservation Comments: Looks like it still has remnants of the old market gardening field system on 2016 aerial photos			Conservation Comments: BF, Habitat.	No	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - Nature Designation and Access	In - Employment	Out - Access	Out - Isolated	Out - Isolated	Out - Loss of Valued Green Space and Access	In
	Should the site be carried forward for potential allocation in the SWDPR?	No	Yes	No	No	No	No	Yes - employment only
	Summary	Rule out - Nature Designation. Concerns re access also as road narrows significantly and turns into track. Landscape and Biodiversity concerns as well established orchard / scrubland.	Considered suitable by the Economic Development teams as an employment site. This site is a duplicate (smaller cut) of 0131	Rule out - Access - track is narrow and unsuitable for multiple units. Landscape concerns re elevated site and bringing urban edge into visible view	Rule out - Isolated. Site would not meet proposed devt strategy. Site closer to Charlton than Evesham	Rule out - Isolated. Site would not meet proposed devt strategy. Site closer to Charlton than Evesham	Concerns re access. Site lies within designated Green Space - biodiversity. Site area 0.97 ha (23 dwellings with 20% GI)	Smaller cut of 0990 - suitable as an employment site. See Employment spreadsheet for details. Inconsistent highway comments - see 0143

Evesham								
SHELAA Site Reference and Address:		CFS0143 Land adjacent Broadway Road (Parcel B)	CFS0269 Triangle site at Aldington Lodge	CFS0307 Land east of Abbey Road (A4184)	CFS0308 Land at Common Road	CFS0309 Land off Greenhill (A4184) and Worcester Road (B4624)	CFS0348 Land off Pershore Road, Hampton	CFS0367 Pershore Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes	Yes - Adjacent to Development Boundary - Town		Yes - Within Development Boundary - Town	Yes - adjacent to Development Boundary - Town		Yes - Edge of development boundary
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes - available now	Yes - Available within 5 years		Yes - available now	Yes - available now		Yes - Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	All of site within FZ 1	All of site within Flood Zone 1. No historical flooding recorded.		All of site within Flood Zone 1. No historical flooding recorded.	All of site within Flood Zone 1. No historical flooding recorded.		Yes, the site is within flood zones 2 and 3.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes		Yes	Yes		Yes
	Can the site be provided with safe access onto the public highway?	Yes - county highways. SRN accessed via Broadway Road, 650m from A46 - Highways England	No Highways comment provided		Yes	No Highways comment provided		Yes - impact on Abbey Bridge signals will be key
	Are the Sewerage and Water supplies adequate in the area?	Sewerage Network Impact: Medium	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.		Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings. Medium The site would drain to Worcester Rd SPS and CSO and Abbey Rd TPS. Hydraulic modelling is recommended to determine the impact.		The Development site will drain to Hampton Rd Syphon, Pershore Rd CSO and Abbey Road TPS. It is recommended that detailed hydraulic modelling is completed for the cumulative growth in this area. Impact on sewer system - Medium
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No unless infrastructure, air pollution or combustion.	No - unless airports helipads poultry farms etc.		No - unless airports helipads poultry farms etc.	No - unless airports helipads poultry farms etc.		No
	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?	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016		Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016		Evesham Town Plan was adopted in 2016
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		Yes - previous allocation borders two sides of the site		Railway line to the north, residential dwelling to the east and allotment gardens to the south and west	Yes - residential and other uses surround the site		Existing residential development to the east of the site with the River Isbourne to the west	
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 has not been provided
	Would development of the site result in a significant net loss of protected open space?	No	No		The site is located within allocated Green Space	No		No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not in conservation area. Archaeology: no comments received.	Site not in Conservation Area. Archaeology: Prehistoric activity		Site not in Conservation Area. Archaeology: no comments received.	Yes - potential detrimental impact on Conservation Area although site not within it - setting. Archaeology: Possible medieval battle site - DBA, survey and targeted evaluation and possible mitigation		Comment has not been provided
	Would development of the site have a detrimental impact on Listed Building (s).	No detrimental impact on listed buildings	No detrimental impact on listed buildings		No detrimental impact on listed buildings	No detrimental impact on Listed Buildings		Comment has not been provided
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No		No	No		Comment has not been provided
	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 comments received	Habitat: ORCHARD		No subject to landscaping to eastern boundary	No - subject to substantial landscape belt being provided to western and northern boundaries - on rising land, potentially visible from west and Shakespeare's Avon Way. Northern boundary would be new urban-rural interface. Close to River Avon LWS and comprises some traditional orchard habitat		No. The landscaping must include a community orchard, meadow areas, hedgerow reinstatement and native tree and shrub planting
	Would development of the site have a detrimental impact on TPOs.	No	No		No	Possibly - TPO affects south east border of site.		Row of TPOs that cut across the north part of the site along a footpath
	Would development of the site have a detrimental impact on a Significant Gap?	No	No		No	No		Located within the significant gap
	Would development of the site have a detrimental impact on ancient woodland?	No	No		No	No		Comment has not been provided
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No		No	No		Comment has not been provided
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Very Low	no details to confirm there has been a surface water flooding event		5% risk of 1000 yr surface water flooding.no details to confirm there has been a surface water flooding event	1 % risk of 30 yr, 2% risk of 100 yr and 6% risk of 1000 yr surface water flooding. potential surface water flow across the Nw boundary and through the middle of the site but no details to confirm there has been a surface water flooding event.		Comment has not been provided
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	Yes - grade 2		No	Yes - grade 2.		Southern portion of the site is located within Grade 2 Agricultural land
	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.	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities		Air Quality -No Mitigation Measures Required. Contamination - Potential current use as allotments is a PCL activity. Within 3 No. 250m landfill Buffer. Risk assessment required	Air Quality -Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities on site. PCL sites adjacent - infilled pond, 7No. Depots, Works. Risk assessment required		Comment has not been provided
	Is there a bus stop or train station within 400m of the site? Please state distance.	No. Closest bus stop is 1075 metres away. Closest train station is Evesham which is 3238 metres away.	No. Closest bus stop is 805 metres away (0.5 mile). Closest train station is Evesham which is 3058 metres away (1.9 miles)		Yes	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is Evesham which is 1287 metres away (0.8 miles).		Yes. Closest bus stop is 120 metres away (0.075 miles). Closest train station is Evesham which is 1931 metres away (1.2 miles).
	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.	Primary School (St Richard's C of E First School) is 2575 metres away (1.6 miles). General Store (Co-op) is 1448 metres away (0.9 miles). Post Office (Cheltenham Road Post Office) is 2253 metres away (1.4 miles). Doctors Surgery (Dumontford Medical Centre) is 1931 metres away (1.2 miles). Town Hall (Evesham Town Hall) is 2736 metres (1.7 miles).	Primary School (Bengworth CE Academy) is 1287 metres (0.8 miles). General Store (The Corner Shop) is 1770 metres away (1.1 miles). Post Office (Evesham Post Office) is 2897 metres away (1.8 miles). Doctors Surgery (Dumontford Medical Centre) is 1770 metres away (1.1 miles). Village Hall (Offenham Village Hall) is 2736 metres (1.7 miles).		Primary School (Swan Lane First School) is 966 metres (0.6 miles). General Store (Co-op) is 805 metres (0.5 miles). Post Office (Evesham Post Office) is 805 metres away (0.5 miles). Doctors Surgery (Merstow Green Medical Practice) is 1287 metres away (0.8 miles). Town Hall (Evesham Town Hall) is 966 metres away (0.6 miles).	Primary School (Swan Lane First School) is 1287 metres away (1.8 miles). General Store (Tesco's) is 1609 metres away (1 mile). Post Office (Evesham Post Office) is 1287 metres away (0.8 miles). Doctors Surgery (Merstow Green Medical Practice) is 1931 metres away (1.2 miles). Town Hall (Evesham Town Hall) is 1609 metres away (1 mile).		Primary School (St Andrews C of E Primary School) is 1127 metres away (1.2 miles). General Store (Spears Produce) is 644 metres away (0.4 miles). Post Office (Evesham Post Office) is 1448 metres away (0.9 miles). Doctors Surgery (D A L Swindefurth - Riverside Surgery) is 805 metres away (0.5 miles). Town Hall (Evesham Town Hall) is 1127 metres away (0.7 miles)
	Would development of the site result in an adverse impact on local health provision?	Yes - Jo Hall. No comments received from Matthew Fung	No - Although close to schools, 15-20 min walk time to nearest school so ensure continuous separate cycle route to schools. Traffic noise will be a significant issue and potentially air pollution with the site being so close to the A46.		No - Near to local school but close to 1/30 flood risk on opp. Side of road. Also separate from the rest of the community. Would benefit from proposed cycle route to The Valley	Potentially yes		Comment has not been provided
	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	WWT comments: Yes, this site overlaps with traditional orchard. The status of the site should be confirmed. If the land qualifies as traditional orchard it should be removed from the proposed allocations. Conservation Comments: Habitat ORCHARD		No	WWT comments: Yes, partial overlaps with traditional orchards. This site overlaps with traditional orchard parcels. These should be removed from and buffered against any allocation. Conservation Comments: Habitat, HPG, Landscape, TPO, BF		No - providing no access off Pershore Road	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	In	In	Out - Flood Risk and Loss of Valued Open Space	In	Out - Nature Designation and Archaeology	Out - Duplicate	In
	Should the site be carried forward for potential allocation in the SWDPR?	Yes - employment only	No	No	Yes	No	No	Yes
	Summary	Smaller cut of 0990 - suitable as an employment site. See Employment spreadsheet for details. Inconsistent highway comments - see 0142	Site not preferred site to take forward given landscape concerns, health concerns and grade 2 land - other sites preferable. However aware of previous planning permission (now expired). Includes smaller cut (0369) Duplicate site.	Level 1 site - approx. third of site in flood plain. Concerns re loss of POS, high agri land grading, adjacent to Conservation Area and impact on SAM. Submitted for both housing and employment.	Take forward as potential allocation for small housing site. See comments re landscaping. Site area 0.30 (7 dwellings with 20% GI)	Rule out - not a suitable site for allocation - Battlefield / heritage / Conservation Area / Orchards / Access / agri land. Submitted for mixed use - also need to consider for employment.	Rule out - Duplicate (superseded by 1056)	Suggest change name of site to Land r/o Lingfield Road to reflect location. Whole of site within Sig Gap - see appeal decision. Take forward part of site outside the Flood plain for development with the remainder serving as protected POS. Whole site area 8.07 ha. 56 units shown on Master Plan.

Evesham								
SHELAA Site Reference and Address:		CFS0369 Land Adjacent to, Aldington Lodge, Offenham Road	CFS0382 Land adjacent The Villa, Hinton on the Green	CFS0384 Land adjacent The Villa (5776)	CFS0388 Land at Greville Hall Farm, Hinton on the Green	CFS0421 Land at Greville Hall Farm (2873 etc.)	CFS0422 Land at Downrip Farm, Bevans Lane	CFS0423 Land at Narrow Meadow Farm, Cheltenham Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Town			No			No
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?							
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.							The site is within both flood zones 2 and 3.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?							
	Can the site be provided with safe access onto the public highway?							
	Are the Sewerage and Water supplies adequate in the area?							
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?							
	Is the site in Green Belt?							
	Is the site in the AONB, or affect the setting of?							
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?							
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.								
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?							
	Would development of the site result in a significant net loss of protected open space?							
	Would development of the site have a detrimental impact on a conservation area or on archaeology?							
	Would development of the site have a detrimental impact on Listed Building (s).							
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?				Yes - SAM sits within site			Yes - SAM sits within site
	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?							
	Would development of the site have a detrimental impact on TPOs.							
	Would development of the site have a detrimental impact on a Significant Gap?							
	Would development of the site have a detrimental impact on ancient woodland?							
	Would development of the site have a detrimental impact on ancient hedgerow?							
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?							
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?							
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?							
	Is there a bus stop or train station within 400m of the site? Please state distance.				No. Closest bus stop is 805 metres away (0.5 miles). Closest train station is Evesham which is 3380 metres away (2.1 miles).			No. Closest bus stop is 966 metres away (0.6 miles). Closest train station is Evesham which is 3380 metres (2.1 miles).
	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.				Primary School (St Richard's C of E First School) is 2575 metres away (1.6 miles). General Store (Tesco Esso Express) is 1448 metres away (0.9 miles). Post Office (Cheltenham Road Post Office) is 1609 metres away (1 mile). Doctors Surgery (D A L Swindelhurst - Riverside Surgery) is 1770 metres away (1.1 miles). Town Hall (Evesham Town Hall) is 2575 metres away (1.6 miles).			Primary School (St Richard's C of E First School) is 2575 metres away (1.6 miles). General Store (Tesco Esso Express) is 1448 metres away (0.9 miles). Post Office (Cheltenham Road Post Office) is 1609 metres away (1 mile). Doctors Surgery (D A L Swindelhurst - Riverside Surgery) is 2092 metres away (1.3 miles). Town Hall (Evesham Town Hall) is 2736 metres away (1.7 miles).
	Would development of the site result in an adverse impact on local health provision?							
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.							
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?							
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - Duplicate (smaller cut)	Out - Duplicate (Smaller cut) and Isolated	Out - Duplicate (Smaller cut) and Isolated	Out - Duplicate (Smaller cut) and Isolated	Out - Duplicate (Smaller cut) and Isolated	Out - Duplicate (Smaller cut) and Isolated	Out - Duplicate (Smaller cut) and Isolated
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	No	No
	Summary	Rule out - Duplicate - Smaller cut of 0269	Rule out - Site would not meet Development Strategy - too far removed from Town. Smaller cut of 0531g	Rule out - Site would not meet Development Strategy - too far removed from Town. Smaller cut of 0531g	Rule out - Site would not meet Development Strategy - too far removed from Town. Smaller cut of 0531h	Rule out - Site would not meet Development Strategy - too far removed from Town. Smaller cut of 0531h	Rule out - Site would not meet Development Strategy - too far removed from Town. Smaller cut of 0531h	Rule out - Site would not meet Development Strategy - too far removed from Town. Smaller cut of 0531g

Evesham								
SHELAA Site Reference and Address:		CFS0465 Land at Hampton, between Evesham and Haselor Lane	CFS0520 Land off Friars Mead Lane	CFS0531g Land at Hinton on the Green and Sedgeberrow	CFS0531h Land at Hinton on the Green and Sedgeberrow	CFS0534 Land at Summer House, Badsey Lane (Plot 1)	CFS0535 Land at Summer House, Badsey Lane (Plot 2)	CFS0616 Land to the South of Enstone Way, Hampton
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	No						
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?							
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Yes, the site is within flood zone 2						
	Is the site more than 450 metres of hazardous pipeline or gas compression station?							
	Can the site be provided with safe access onto the public highway?	No Highways comment provided						
	Are the Sewerage and Water supplies adequate in the area?	No comment provided from Severn Trent.						
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?							
	Is the site in Green Belt?							
	Is the site in the AONB, or affect the setting of?	No						
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?							
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.								
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?							
	Would development of the site result in a significant net loss of protected open space?							
	Would development of the site have a detrimental impact on a conservation area or on archaeology?							
	Would development of the site have a detrimental impact on Listed Building (s).							
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?							
	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?							
	Would development of the site have a detrimental impact on TPOs.							
	Would development of the site have a detrimental impact on a Significant Gap?							
	Would development of the site have a detrimental impact on ancient woodland?							
	Would development of the site have a detrimental impact on ancient hedgerow?							
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?							
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?							
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?							
	Is there a bus stop or train station within 400m of the site? Please state distance.	No. Closest bus stop is 805 metres away (0.5 miles). Closest train station is Evesham which is 3219 metres away (2 miles).						
	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.	Primary School (St Andrew's C of E First School) is 966 metres away (0.6 miles). General Store (Hampton Farm Shop) is 1127 metres away (0.7 miles). Post Office (Hampton post Office) is 966 metres away (0.6 miles). Doctors Surgery (Merstow Green Medical Practice) is 2575 metres away (1.6 miles). Town Hall (Evesham Town Hall) is 2575 metres away (1.6 miles).						
	Would development of the site result in an adverse impact on local health provision?							
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.							
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?							
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - Isolated	Out - Flood Risk and Loss of Valued Open Space	Out - Isolated	Out - Isolated	Out - Isolated	Out - Isolated	Out - Isolated
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	No	Out
	Summary	Rule out - Isolated. Does not meet the Development Strategy.	Level 1 site - rule out - Flood Risk and Loss of Valued Open Space	Rule out - Isolated. Comprises several smaller cuts of land. Would not meet the Development Strategy. Submitted for mixed use. Need to consider for housing and employment.	Rule out - Isolated. Comprises several smaller cuts of land. Would not meet the Development Strategy. Submitted for mixed use. Need to consider for housing and employment.	Rule out - Isolated. Would not meet Development Strategy.	Rule out - Isolated. Would not meet Development Strategy.	Rule out - Location and Landscape / Heritage concerns. Would not meet Development Strategy. Duplicate with 1066 (now removed)

Evesham								
SHELAA Site Reference and Address:		CFS0642a Land off the Offenham Bypass	CFS0642b Land off the Offenham Bypass	CFS0642c Land off the Offenham Bypass	CFS0660 Land off Pershore Road, Hampton	CFS0673 Land off Church Road and Mill Road, Hampton	CFS0674 Land at Peewit Road, Hampton	CFS0675 Land at Peewit Road, Hampton
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?					Yes - Adjacent to Development Boundary -Town		Yes - Adjacent to Development Boundary -Town
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?					Yes - Available Now		Yes - Available Now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.					75 % Flood Zone 1, 25% Flood Zone 2, 15% Flood Zone 3a, 14% Flood Zone 3b. 25% of site historical flooding.		95% Flood Zone 1, 5% Flood Zone 2, 2% Flood Zone 3a, 2% Flood Zone 3b. 6% of site historical flooding.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?					Yes		Yes
	Can the site be provided with safe access onto the public highway?					No Highways comment provided		No Highways comment provided
	Are the Sewerage and Water supplies adequate in the area?					Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.		Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?					No - unless airports helipads poultry farms etc.		No - unless airports helipads poultry farms etc.
	Is the site in Green Belt?					No		No
	Is the site in the AONB, or affect the setting of?					No		No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?					Evesham Town Plan was adopted in 2016		Evesham Town Plan was adopted in 2016
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.					Some resi to the northern tip and an existing primary school abuts the site at this end.		Resi to the north of the site	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?					Comment not provided		Comment not provided
	Would development of the site result in a significant net loss of protected open space?					No but sits within SG		No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?					Site not in Conservation Area. Archaeology: Medieval agricultural activity, could mask significant previous activity or occupation - DBA, survey and targeted evaluation and possible mitigation. Possible medieval battlefield site.		Site not in Conservation Area. Archaeology: Medieval agricultural activity, could mask significant previous activity or occupation - DBA, survey and targeted evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).					No detrimental impact on listed buildings		No detrimental impact on listed buildings
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?					No		No
	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?					adjacent to River Isbourne LWS - potential impacts on river and wider network;		adjacent to River Isbourne LWS - potential impacts on river and wider network - retain buffer along river & vegetation along disused railway line within GI
	Would development of the site have a detrimental impact on TPOs.					No		No
	Would development of the site have a detrimental impact on a Significant Gap?					Yes - whole of site sits within SG		Yes - whole of site sits within SG
	Would development of the site have a detrimental impact on ancient woodland?					No		No
	Would development of the site have a detrimental impact on ancient hedgerow?					No		No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?					no details to confirm there has been a surface water flooding event. 2% 30yr, 5% 100 yr, 13% 1000 yr surface water risk.		Yes. Overland flow flows from higher ground coming into Lilac Close. Also potential high risk of surface water flooding from the southern boundary flowing towards the river on eastern boundary. 30 yr, 5% 100 yr, 15% 1000yr surface water risk.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?					No - mainly 'urban'		No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?					Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities		Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - PCL on site - pond (inflated), railway tracks. Risk Assessment and likely Site Investigation required.
	Is there a bus stop or train station within 400m of the site? Please state distance.					Yes. Closest bus stop is 160m (0.1 miles) away.		Yes. Closest bus stop is 322 metres away (0.2 miles). Closest train station is Evesham which is 2897 metres away (1.8 miles).
	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 Andrews C of E First School is 965m (0.6 miles) away. General store is SPAR 482m (0.3 miles) away. Post Office is 482m (0.3 miles) away. Doctors surgery (Abbey Medical Practice) is 1287m (0.8 miles) away. Evesham Town Hall is 1448m (0.9 miles) away.		Primary School (St Andrew's C of E First School) is 483 metres away (0.3 miles). General Store (Hampton Farm Shop) is 805 metres away (0.5 miles). Post Office (Hampton post Office) is 483 metres away (0.3 miles). Doctors Surgery (Merstow Green Medical Practice) is 2092 metres away (1.3 miles). Town Hall (Evesham Town Hall) is 2253 metres away (1.4 miles).
	Would development of the site result in an adverse impact on local health provision?					Yes - parts of the site. Pot. Flooding in some areas by R Isbourne, flooding risk 1/30 for some parts of the site. Congestion is already an issue for Evesham		Yes, parts of site. Pot. Flooding in some areas by R Isbourne, flooding risk 1/30 for some parts of the site. Congestion is already an issue for Evesham
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.					No		No
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?					Conservation comments: LWS, SSSI		Landscape Comments: open countryside. Elevated position – visible from Bredon Hill to the south-west and Haselot Lane to the west. LVIA carried out for allocated site to the north identified high visibility from Bredon Hill. Conservation Comments: LWS, SSSI.
Ruled in or out of SHELAA? If out, reason?	Out - Isolated and Market Suitability	Out - Isolated and Market Suitability	Out - Isolated	Out - Isolated	In	Out - Isolated	In	
Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	No	No	
Summary	Rule out - Location / Landscape / health concerns / high agri land grading / Access issues from Highways England and Market Suitability. Submitted for mixed use - also need to consider for employment.	Rule out - Location / Landscape / health concerns / high agri land grading / Access issues from Highways England and Market Suitability. Submitted for mixed use - also need to consider for employment.	Rule out - Location / Access issues from Highways England. Submitted for mixed use - need to consider for both housing and employment.	Rule out - Isolated. Does not meet Development Strategy. 0892 is a smaller out of this site.	Not suitable for development - Significant Gap and Flood Risk. Includes 0676 - (smaller out of land). Also need to consider for employment.	Rule out - Isolated (and Market Suitability). Does not meet the Development Strategy. Submitted for mixed use - consider for both housing and employment.	Not a suitable site for development - either housing or employment. Significant Gap and Landscape concerns. Also Surface water concerns and Market Suitability. Submitted for mixed use - consider for both housing and employment.	

Evesham							
SHELAA Site Reference and Address:	CFS0676 Land to the rear of Church Road and Mill Road, Hampton	CFS0679 Land at Red Lane, Hampton	CFS0680 Land off Sawmills Walk / Briar Close	CFS0681 Land off Sawmills Walk, Coxlea Close and Blind Lane	CFS0687 Charlton Hollow, Red Lane, Hampton	CFS0709 No 72 High Street	CFS0734 Land to the rear of 31 Cowl Street
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary -Town	Yes - Adjacent to Development Boundary -Town	Yes - Adjacent to Development Boundary -Town	Yes - Adjacent to Development Boundary -Town	Yes - Within Development Boundary - Town	
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes - Available Now	Yes - Available Now	Yes - Available Now	Yes - Available Now	Yes - Available within 5 years	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1. No historical flooding recorded.	74% Flood Zone 1, 26% Flood Zone 2, 5% Flood Zone 3a and 2% Flood Zone 3b. 26% of site historical flooding.	84% Flood Zone 1, 17% Flood Zone 2, 5% Flood Zone 3a and 3% Flood Zone 3b. 17% of site historical flooding.	All of site within Flood Zone 1. No historical flooding recorded.	100 % Flood Zone 1. No historical flooding recorded.	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes	
	Can the site be provided with safe access onto the public highway?	No Highways comment provided	Yes	Access may be possible but this location will be challenging due to existing on street parking and congestion.	No Highways comment provided	Access possible but would suggest a parking free development	
	Are the Sewerage and Water supplies adequate in the area?	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless airports helpads poultry farms etc.	No - unless airports helpads poultry farms etc.	No - unless airports helpads poultry farms etc.	No - unless airports helpads poultry farms etc.	No - unless airports helpads poultry farms etc.	No - unless airports helpads poultry farms etc.
	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?	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	No - site feels isolated from town	Surrounded by Briar Business Park to the north and east, CFS0681 to the south and an open field looking onto the River Avon to the west.	The site has residential development to the east and south with Evesham Sports Club to the west	Surrounded by commercial development with residential dwellings to the north			
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?	No	Located within green space	The site is located within Green Space and it has views towards the River Avon	No	No	
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not in Conservation Area. Archaeology: Medieval agricultural activity, could mask significant previous activity or occupation - DBA, survey and targeted evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Iron Age Occupation - DBA, survey and targeted evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Iron Age Occupation - DBA, survey and targeted evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Iron Age Occupation - DBA, survey and targeted evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Iron Age Occupation - DBA, survey and targeted evaluation and possible mitigation	Site lies within Conservation Area. Archaeology: Medieval occupation - Evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings	In core of Conservation Area with a large number of listed buildings abutting the site. Very sensitive in regard to built heritage.
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	No	No	No	No
	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?	whole eastern boundary immediately adjacent to Clark's Hill LWS (grassland); close to River Avon LWS & associated networks; within dispersal of BAP habitats, such as grassland and traditional orchard	No	No	close to Clark's Hill LWS & River Avon LWS; eastern half lies within dispersal extent between orchards; noble chafer record;	No	No
	Would development of the site have a detrimental impact on TPOs.	No	No	No	No	No	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	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Unknown	No	No	Unknown	No	No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	low risk of potential surface water flows within the site but no details to confirm there has been a surface water flooding event. 30 yr <1%, 100 yr <1%, 1000 yr 4% risk of surface water flooding.	no details to confirm there has been a surface water flooding event. <1% risk of surface water flooding.	no details to confirm there has been a surface water flooding event. 30yr 0%, 100 yr <1%, 1000 yr 6% risk of surface water flooding.	no details to confirm there has been a surface water flooding event.	no details to confirm there has been a surface water flooding event.	Potential surface water ponding in the middle of the site but no details to confirm there has been a surface water flooding event. 0% 30 yr, 2% 100 yr and 5% 1000yr surface water flooding.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No	Access is within grade 1 agricultural land	No	No	No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities on site. PCL site adjacent - railway tracks. Within 250m landfill buffer. Risk assessment required	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - Current use on site as a Nursery is a PCL use. PCL site adjacent - Sawmill and Industrial Estate. Risk assessment required	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - Current use as a Nursery is a PCL activity. Risk assessment required	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - PCL on site - Former Garage. Potential significant PCL issues on site. Risk Assessment and likely Site Investigation required.	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - PCL on site - Former Garage. Potential significant PCL issues on site. Risk Assessment and likely Site Investigation required.	
	Is there a bus stop or train station within 400m of the site? Please state distance.	No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 3058 metres away (1.9 miles).	No. Closest bus stop is 805 metres away (0.5 miles). Closest train station is Evesham which is 805 metres away (0.5 miles).	No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 644 metres away (0.4 miles).	No. Closest bus stop is 483 metres away (0.3 miles). Closest train station is Evesham which is 3058 metres (1.9 miles).	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is Evesham which is 483 metres away (0.3 miles).	
	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.	Primary School (St Andrew's C of E First School) is 1448 metres away (0.9 miles). General Store (Hampton Farm Shop) is 1127 metres away (0.7 miles). Post Office (Hampton Post Office) is 805 metres away (0.5 miles). Doctors Surgery (Merstow Green Medical Practice) is 2253 metres away (1.4 miles). Town Hall (Evesham Town Hall) is 2414 metres away (1.5 miles).	Primary School (St Mary's Catholic Primary School) is 483 metres away (0.3 miles). General Store (Co-op) is 644 metres away (0.4 miles). Post Office (Evesham Post Office) is 805 metres away (0.5 miles). Doctors Surgery (Merstow Green Medical Practice) is 1287 metres away (0.8 miles). Town Hall (Evesham Town Hall) is 966 metres away (0.6 miles).	Primary School (St Mary's Catholic Primary School) is 483 metres away (0.3 miles). General Store (Co-op) is 644 metres away (0.4 miles). Post Office (Evesham Post Office) is 644 metres away (0.4 miles). Doctors Surgery (Merstow Green Medical Practice) is 1287 metres away (0.8 miles). Town Hall (Evesham Town Hall) is 805 metres away (0.5 miles).	Primary School (St Andrew's C of E First School) is 1287 metres away (0.8 miles). General Store (Hampton Farm Shop) is 483 metres away (0.3 miles). Post Office (Hampton Post Office) is 644 metres away (0.4 miles). Doctors Surgery (D A L Swindlehurst - Riverside Surgery) is 1770 metres away (1.1 miles). Town Hall (Evesham Town Hall) is 2414 metres away (1.5 miles).	Primary School (St Mary's Catholic Primary School) is 483 metres away (0.3 miles). General Store (ALDI) is 20 metres away (0.012 miles). Post Office (Evesham Post Office) is 125 metres away (0.08 miles). Doctors Surgery (Abbey Medical Practice) is 644 metres away (0.4 miles). Town Hall (Evesham Town Hall) is 322 metres away (0.2 miles).	
	Would development of the site result in an adverse impact on local health provision?	Likely to increase traffic through villages Charlton Crophome and Fladbury. will add to car movement through residential streets, condition that cycle/footbridge has been built and open before occupation. Footbridge to be designed to accommodate high risk of flooding and so allow access to town centre should flooding cut off access by road.	No	No- Very close to flood plain and potential risk of flooding in current climate change situation	No	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?	Landscape Comments: Rising ground – visible from east and will obscure views from Shakespeare's Avon Way over River Avon from west? Extends into open countryside. WWT comments: Yes, this site overlaps with traditional orchard and is contiguous with known grassland inventory sites. This site overlaps with known traditional orchards, which should be deleted from any allocation. It also falls adjacent to several species-rich grasslands and these will need buffering from development. Conservation comments: Habitat, LWS	Conservation Comments: BF, Habitat	Conservation Comments: BF, Habitat	Landscape Comments: Loss of vegetation/orchard? Comments provided previously on this site – pre-app? Conservation Comments: Habitat	Conservation Comments: CA, LB		
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - Duplicate	Out -Nature Designation	In - employment	Out - Loss of Valued Open Space	Rule out - Nature Designation	In - Size
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	Yes	No	No	No
	Summary	Rule out - Duplicate - Smaller cut of 0673	Rule out - Landscape / Orchard / Character / LWS / Concerns re access	Rule in and take forward as a potential employment site.	Rule out - not suitable for residential. Loss of Green Space and access / highway concerns.	Rule out - Nature / Landscape / Heritage / Character	Very sensitive scheme required due to Heritage importance. Loss of retail units. More suitable for mixed uses. Units depending on final scheme and density. Site area is 0.580 ha. If half resi assume 25 units and mixed uses

Evesham							
SHELAA Site Reference and Address:	CFS0735 Former Red Cross Centre, Briar Close	CFS0755 Badsey Road	CFS0896 Prince Henrys High School, Victoria Avenue	CFS0892 Pershore Road, Hampton	CFS0914 The Oxstalls, Off A46 Evesham Bypass	CFS0990 Land adjacent to Vale Park Business Park, Longdon Hill	CFS0991 Riverside Shopping Centre
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary -Town	Yes - Adjacent to Development Boundary -Town	Yes - Adjacent to Development Boundary -Town	Yes - Adjacent to Development Boundary -Town	Yes - Adjacent to Development Boundary -Town	Yes - Within Development Boundary - Town
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes - Available now	Yes - available within 5 years	Yes - available within 5 years	Yes - Available within 5 years	Yes - Available within 5 years	Yes - Available Now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	All of site within Flood Zone 1. 1% No historical flooding recorded.	All of site within Flood Zone 1. 1% No historical flooding recorded.	All of site within Flood Zone 1. 1% No historical flooding recorded.	95% Flood Zone 1, 5% Flood Zone 2, <1% Flood Zone 3a, 5% of site historical flooding.	95% Flood Zone 1, 5% Flood Zone 2, <1% Flood Zone 3a, 5% of site historical flooding.	99% Flood Zone 1, 1% Flood Zone 2, 1% Flood Zone 3a and <1% Flood Zone 3b. 1% of site historical flooding.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	No Highways comment provided	No Highways comment provided	No Highways comment provided	No Highways comment provided	No Highways comment provided	Yes
	Are the Sewerage and Water supplies adequate in the area?	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless airports helpads poultry farms etc.	No - unless airports helpads poultry farms etc.	No - unless airports helpads poultry farms etc.	No - unless airports helpads poultry farms etc.	No - unless airports helpads poultry farms etc.	No - unless airports helpads poultry farms etc.
	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?	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.						Commercial units to the north and west, River Avon to the east and part of Abbey Park and St Lawrence and All Saints churches to the south	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?						Comment has not been provided
	Would development of the site result in a significant net loss of protected open space?						Small portion to the south west of the site is located within Green Space
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not in Conservation Area. Archaeology: Romano/British Occupation - Evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Possible battlefield site - Evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Possible battlefield site - Evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Romano/British Occupation - DBA, survey and targeted evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Romano/British Occupation - DBA, survey and targeted evaluation and possible mitigation	Site within Conservation Area. Archaeology: Medieval agricultural activity, could mask significant previous activity or occupation - Evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings	In core of Conservation Area with a large number of listed buildings abutting the site. Very sensitive in regard to built heritage.
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?						A portion of the site located in the south west is identified as an SSSI of the remains of St Mary's Abbey
	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?				yes - open countryside, not respect landscape character. On rising ground, visible from Evesham bypass to east. Adjacent to traditional orchard & within dispersal extent; less than 150m from River Avon LWS		No
	Would development of the site have a detrimental impact on TPOs.	TPO trees may be affected depending on the layout.	No	No	No	No	No
	Would development of the site have a detrimental impact on a Significant Gap?						No
	Would development of the site have a detrimental impact on ancient woodland?				No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?						No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	1% 1000 yr surface water flooding, no details to confirm there has been a surface water flooding event	no details to confirm there has been a surface water flooding event	no details to confirm there has been a surface water flooding event	1% 30 yr, 2% 100 yr and 10% 1000 yr surface water flooding, various potential surface water flows across the site and along the line of old railway.	1% 30 yr, 2% 100 yr and 10% 1000 yr surface water flooding, various potential surface water flows across the site and along the line of old railway.	2% 1000yr surface water flooding, no details to confirm there has been a surface water flooding event
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?						No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination -PCL on site - Engineering works, dismantled railway, Oxstalls Farm. Risk Assessment and likely Site Investigation required.	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination -PCL on site - Engineering works, dismantled railway, Oxstalls Farm. Risk Assessment and likely Site Investigation required.	No comments received
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes. Closest bus stop is 161 metres (0.1 miles). Closest train station is Evesham which is 3701 metres away (2.3 miles).	Yes. Closest bus stop is 85 metres away (0.05 miles). Closest train station is Evesham which is 644 metres away (0.4 miles).	Yes. Closest bus stop is 85 metres away (0.05 miles). Closest train station is Evesham which is 644 metres away (0.4 miles).	No. Closest bus stop is 1127 metres away (0.7 miles). Closest train station is Evesham which is 2736 metres away (1.7 miles).	No. Closest bus stop is 1127 metres away (0.7 miles). Closest train station is Evesham which is 2736 metres away (1.7 miles).	No. Closest bus stop is 483 metres away (0.3 miles). Closest train station is Evesham which is 966 metres away (0.6 miles).
	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.	Primary School (Bengeworth Academy) is 1127 metres away (0.7 miles). General Store (The Corner Shop) is 805 metres away (0.5 miles). Post Office (Evesham Post Office) is 2092 metres away (1.3 miles). Doctors Surgery (Abbey Medical Centre) is 966 metres away (0.6 miles). Town Hall (Evesham Town Hall) is 2253 metres away (1.4 miles).	Primary School (Swan Lane First School) which is 805 metres away (0.5 miles). General Store (Tesco) is 1127 metres away (0.7 miles). Post Office (Evesham Post Office) is 805 metres away (0.5 miles). Doctors Surgery (Demonford Medical Practice) is 1448 metres away (0.9 miles). Town Hall (Evesham Town Hall) is 1127 metres away (0.7 miles).	Primary School (Swan Lane First School) which is 805 metres away (0.5 miles). General Store (Tesco) is 1127 metres away (0.7 miles). Post Office (Evesham Post Office) is 805 metres away (0.5 miles). Doctors Surgery (Demonford Medical Practice) is 1448 metres away (0.9 miles). Town Hall (Evesham Town Hall) is 1127 metres away (0.7 miles).	Primary School (Swan Lane First School) is 2897 metres away (1.8 miles). General Store (Co-op) is 966 metres away (0.6 miles). Post Office (Evesham Post Office) is 3058 metres away (1.9 miles). Doctors Surgery (Abbey Medical Centre) is 3541 metres away (2.2 miles). Village Hall (Norton Village Centre) is 2414 metres away (1.5 miles).	Primary School (Swan Lane First School) is 2897 metres away (1.8 miles). General Store (Co-op) is 966 metres away (0.6 miles). Post Office (Evesham Post Office) is 3058 metres away (1.9 miles). Doctors Surgery (Abbey Medical Centre) is 3541 metres away (2.2 miles). Village Hall (Norton Village Centre) is 2414 metres away (1.5 miles).	Primary School (Swan Lane First School) is 966 metres away (0.6 miles). General Store (Iceland) is 483 metres away (0.3 miles). Post Office (Evesham Post Office) is 805 metres away (0.5 miles). Doctors Surgery (Abbey Medical Centre) is 483 metres away (0.3 miles). Town Hall (Evesham Town Hall) is 322 metres away (0.2 miles).
	Would development of the site result in an adverse impact on local health provision?						Yes - town centre - innovative cycle storage would be needed but also potential to increase town centre congestion & air pollution
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.						
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Conservation comments: Habitat, TPO	Conservation comments: BF, Habitat	Conservation comments: BF, Habitat	Landscape Comments: open countryside, not respect landscape character. On rising ground, visible from Evesham bypass to east. Conservation comments: BF, Habitat, Landscape, TPO	Landscape Comments: open countryside, not respect landscape character. On rising ground, visible from Evesham bypass to east. Conservation comments: BF, Habitat, Landscape, TPO	Conservation comments: CA, LB, SAM	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - Too small	In	Out - Loss of Valued Open Space and Loss of Valued Community Facility	Out - Duplicate (Smaller cut) and Isolated	Out - Nature Designation and Isolated	In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	Yes
	Summary	Rule out - Too small - would be a suitable windfall site	Not considered as a Preferred site at this stage as very close to junction and roundabout. Also concerns re loss of orchards.	Rule out - Site comprises most of school car park, open space and recreational buildings - not suitable for development. Access problems would be exacerbated given road constraints	Rule out - Duplicate (smaller cut of 0660) and Isolated. Does not meet the Development Strategy.	Rule out - Duplicate (smaller cut of 0660) and Isolated. Does not meet the Development Strategy.	Rule out - Landscape Objection. Also concerns re access and highly visible given topography - not considered a suitable site for development at this time.
		Considered site is suitable for a mixed use development to assist in supporting the shopping centre that is currently suffering. Some concerns about loss of retail / impact on heritage. Site area is 1.452 ha. If assume 50% resi approx. 70 units potential, dependant on density.					

Evesham						
SHELAA Site Reference and Address:						
	CFS1015 Land west of Briar Close Industrial Estate	CFS1042 Land off Conference Way, Vale Park	CFS1052 Land situated to the West of Cheltenham Road	CFS1056 Land at Hampton	CFS1082 Land at Hampton, Pershore Road	CFS1098 Land at the Kestrels, Badsey Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Town	Yes - Town		Yes - Adjacent to Development Boundary - Town	Yes - Edge of development boundary
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes - Available within 5 years	Yes - Available within 5 years		Yes - Available within 5 years	Yes - Available Now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Yes, the site is within flood zones 2 and 3.	No		100% Flood Zone 1. No historical flooding recorded.	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?				Yes	Yes
	Can the site be provided with safe access onto the public highway?	No Highways comment provided	No Highways comment provided		Yes	Comments not received from Highways
	Are the Sewerage and Water supplies adequate in the area?	Sewerage Network Impact: Low	Sewerage Network Impact: Medium		Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WWTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	The nearest sewer is a 150mm dia. approx. 300m from the southern boundary of the site. Local reinforcement of the network may be required and modelling is recommended to establish if needed. Impact on sewer system - Medium
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No, unless air pollution, combustion, quarries and combustion.	No, unless air pollution and combustion.		No - unless airports helipads poultry farms etc.	No
	Is the site in Green Belt?	No	No		No	No
	Is the site in the AONB, or affect the setting of?				No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?				Evesham Town Plan was adopted in 2016	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.				Town of Hampton to the north and open countryside/fields surrounding the rest of the site.	Site is not directly surrounded by residential - appears slightly removed from main built up area of Evesham and provides a gateway orchard view into this part of town.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?				Comment has not been provided	Comment has not been provided
	Would development of the site result in a significant net loss of protected open space?				No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?				Site not in Conservation Area. Archaeology: Medieval agricultural activity, could mask significant previous activity or occupation - DBA, survey and targeted evaluation and possible mitigation	Site not in Conservation Area
	Would development of the site have a detrimental impact on Listed Building (s).				No detrimental impact on listed buildings	No detrimental impact on listed buildings
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?				No	No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geographical Site or any other locally designated wildlife/landscape site?				unlikely	Site is on traditional orchard land - their removal could have an impact on the character of the area and loss of biodiversity etc.
	Would development of the site have a detrimental impact on TPOs.				No	TPOS' sit on Badsey Road frontage
	Would development of the site have a detrimental impact on a Significant Gap?				No	No
	Would development of the site have a detrimental impact on ancient woodland?				No	No
	Would development of the site have a detrimental impact on ancient hedgerow?				No	No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?				1% 30 yr, 2% 100 yr and 6% 1000 yr surface water flooding. Potential surface water ponding in the middle of the northern boundary but no details to confirm there has been a surface water flooding event	Comment has not been provided
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?				No	Grade 2 land on SW part of site
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No unless air pollution and combustion	No unless air pollution and combustion		Air Quality -Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination -No History of PCL activities	Comment has not been provided
	Is there a bus stop or train station within 400m of the site? Please state distance.	No. Closest bus stop is 483 metres away (0.3 miles). Closest train station is Evesham which is 483 metres away (0.3 miles).	No. Closest bus stop is 1287 away (0.8 miles). Closest train station is Evesham which is 4506 metres away (2.8 miles).		No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 3380 metres away (2.1 miles).	Yes. Closest bus stop is 161 metres (0.1 miles). Closest train station is Evesham which is 3701 metres away (2.3 miles).
	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.	Primary School (St Mary's Catholic Primary School) is 322 metres away (0.2 miles). General Store (One Stop) is 483 metres away (0.3 miles). Post Office (Evesham Post Office) is 483 metres away (0.3 miles). Doctors Surgery (Abbey Medical Centre) is 1127 metres away (0.7 miles). Town Hall (Evesham Town Hall) is 644 metres away (0.4 miles).	Primary School (St Richard's C of E First School) is 3380 metres away (2.1 miles). General Store (Morrisons) is 1127 metres (0.7 miles). Post Office (Cheltenham Road Post Office) is 2253 metres (1.4 miles). Doctors Surgery (D A L Swindleyhurst - Riverside Surgery) is 2897 metres away (1.8 miles). Town Hall (Evesham Town Hall) is 4184 metres away (2.6 miles).		Primary School (St Andrew's C of E First School) is 644 metres away (0.4 miles). General Store (Hampton Farm Shop) is 644 metres away (0.4 miles). Post Office (Hampton Post Office) is 805 metres away (0.5 miles). Doctors Surgery (D A L Swindleyhurst - Riverside Surgery) is 1931 metres (1.2 miles). Town Hall (Evesham Town Council) is 2575 metres away (1.6 miles).	Primary School (Bengeworth Academy) is 1127 metres away (0.7 miles). General Store (The Corner Shop) is 805 metres away (0.5 miles). Post Office (Evesham Post Office) is 2092 metres away (1.3 miles). Doctors Surgery (Damonford Medical Centre) is 966 metres away (0.6 miles). Town Hall (Evesham Town Hall) is 2253 metres away (1.4 miles).
	Would development of the site result in an adverse impact on local health provision?				Conditional- Adj to R Isbourne- Flooding risk - must link easily and continuously to cycle/ped bridge - so only after bridge is built	Comment has not been provided
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.				No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	WWT comments: Yes, possibly. This site is adjacent to a LWS and includes woodland. Further information will be needed prior to allocation in order to determine what buffering will be needed for the LWS. The woodland should not be allocated for development and will also need buffering from any adverse impacts. This may affect the developable area.			Conservation comments: SSSI	Possibly - depending on where site is to be accessed. HE will not allow additional routes onto the A46. If accessed from Badsey Road may be too close to existing junction and roundabout.	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - Market Suitability for Employment	In	Out - Isolated	In	Out - Flood Risk
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	Yes	No
	Summary	Rule out - not considered suitable as an employment site at this time.	Site forms a similar area to the previous employment allocation being carried forward - 51/3.	Rule out - isolated location - does not meet Development Strategy/ Site also sits within the Significant Gap. Some flood risk issues and LWS.	Duplicate of ruled out site 0348. Site area is 3.19ha - current planning application. Allocate for approx. 50 units potential.	Level 1 site Ruled out - Flood Risk