

Harvington									
SHELAA Site Reference and Address:		CFS0005 Land at Harvington (between Evesham Road and Village Street)	CFS0015 Land to the south of Crest Hill	CFS0038a Land adjacent to The Conifers, Crest Hill	CFS0038b (smaller cut - duplicate with 0656) Land adjacent to The Conifers, Crest Hill	CFS0038c Land adjacent to The Conifers, Crest Hill	CFS0115 Land at Crest Hill (R/O Bromley Close)	CFS0219 Land at Sandy Corner, Leys Road, Harvington, Evesham	CFS0220 Land at Harvington, B4088 (Land adjacent Alcester Road)
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Cat 1	Yes - Cat 1	Yes - Cat 1	No - Cat 1	No - Cat 1	No - Cat 1	Yes - Cat 1	Yes - Cat 1
	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 now				Yes - Available within 5 years	Yes - Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood zone 1 - 100%, no risk of flooding from surface water in 100years.	Flood zone 1 - 100%, no risk of flooding from surface water in 100years.	Flood zone 1 - 100%, no risk of flooding from surface water in 100years.				Flood zone 1 89%, FZ2 and FZ3 11% , no risk of flooding from surface water in 100years.	Flood zone 1 - 100%, no risk of flooding from surface water in 100years.
	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?	Access considered suitable- WCC Highways	Access considered suitable- WCC Highways	Access considered suitable- WCC Highways				TBC by WCC Highways	Access considered suitable- WCC Highways
	Are the Sewerage and Water supplies adequate in the area?	LOW IMPACT - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	LOW IMPACT - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	LOW IMPACT - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.				HIGH IMPACT - Site will drain by gravity to the works, size of development in relation to the existing network may cause issues, hydraulic modelling is recommended to determine impact. A combined site strategy with CFS0909 and CFS0220 is recommended. LOW IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	HIGH IMPACT - Site will drain by gravity to the works, size of development in relation to the existing network may cause issues, hydraulic modelling is recommended to determine impact. A combined site strategy with CFS0909 and CFS0220 is recommended. LOW IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Biodiversity - No - unless infrastructure, minerals or air pollution (SH)	Biodiversity - No - unless infrastructure, air pollution, waste, combustion or water discharge (sh)	Yes, overlaps with Orchard (WWT, 2019) Biodiversity - No - unless infrastructure, air pollution, waste, combustion or water discharge. Habitat.				Yes, possibly affecting an orchard (WWT, 2019), Biodiversity - No - unless infrastructure, minerals or air pollution. Landscape	Yes, possibly affecting an orchard. Biodiversity - No - unless infrastructure, minerals or air pollution. Habitat, Landscape, LB
	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?	Yes - Allocated for 35 dwellings and community uses in the emerging Neighbourhood Plan - Policy IH5. The Plan successfully went through the referendum on 25 July 2019.	No - not directly	No				No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - housing	Yes - housing	Yes - housing				Yes - housing	Yes - housing	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC by WCC	TBC WCC	TBC WCC				TBC WCC	TBC WCC
	Would development of the site result in a significant net loss of protected open space?	No	No	No				No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	CA - No impact. DBA, survey, targeted evaluation and possible further mitigation (Archaeology).	Yes impact on CA. Archaeology - Mitigation	No impact on CA. Archaeology - Evaluation and possible mitigation			DBA, survey, targeted evaluation and possible further mitigation.	CA - No impact. DBA, survey, targeted evaluation and possible further mitigation (Archaeology).	CA - No impact. DBA, survey, targeted evaluation and possible further mitigation (Archaeology).
	Would development of the site have a detrimental impact on Listed Building (s).	No	No	No				No	Yes - Impact on isolated setting of Harvington Lodge
	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?	No comment on Landscape at this stage. WWT - This site partially overlaps a known traditional orchard and the relevant section should be removed from any allocation and buffered from development	WWT - Yes, overlaps with orchard, This site partially overlaps a known traditional orchard and the relevant section should be removed from any allocation and buffered from development	No landscape comment received at this stage. WWT - This site overlaps with a known traditional orchard and should not be allocated			Yes - part orchard, extends into open countryside, not respect landscape character in terms of settlement pattern, development on rising ground would be visible from across river at Cleeve Hill - WWT - This site overlaps with a known traditional orchard and should not be allocated	WWT - This site overlaps with a traditional orchard. This element of the site should be removed from any allocation and buffering of the orchard will be needed. Landscape - Yes - extends village northwards into open countryside 'leap-frogging' orchard POS which makes a natural 'full stop' to the village. Not respect identified nucleated settlement pattern in terms of landscape character.	WWT - This site overlaps with parcels of known traditional orchard. Their presence and extent needs confirmation but if they are of sufficient size they may make it better to avoid this site completely, if not, buffering and significant mitigation will be required. Landscape - Yes - development on the majority of the site would extend the settlement unacceptably in a linear manner northwards into open countryside. However, there would be scope to develop the triangular area to the south of the public footpath in conjunction with adjacent CFS 0909.
	Would development of the site have a detrimental impact on TPOs.	No comment	Conservation area trees may be affected by development of this site.	No comment				No comment	No comment
	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					
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No	No					
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Yes. Flood flow route along western boundary and presence of surcharge chamber / monitoring device (Engineers, 2019)	No details to confirm there has been a surface water flooding event (Engineers, 2019)	No details to confirm there has been a surface water flooding event (Engineers, 2019)			No details to confirm there has been a surface water flooding event (Engineers, 2019)	Yes. Overland flood flows from higher ground drain into attenuation ponds within Harvington Community Orchard, adjacent to SE of the site. Regular occurrence during heavy periods of rainfall(Engineers, 2019)	yes. Overland flood flows from higher ground flowing to southern end of the site (Engineers, 2019)
	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?	Standard Mitigation Measures applicable to sites of ≥10 residential dwellings - PCL on site - Tank indicated. Risk assessment required	No Mitigation Measures Required. No History of PCL activities	Standard Mitigation Measures applicable to sites of ≥10 residential dwellings No History of PCL activities				Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL activities	Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL activities on site. PCL site adjacent - Garage (repairs). Risk assessment required
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 200m	Yes- 120m	Yes- 51m				No - 750m	Yes - 140m
	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.	3 / 5. School - 300m, VH - 350m, Shop - 180km, Doctors - Not in village, Employment Opp - not in village.	2 / 5. School - 450m, VH - 1km, Shop - 580km, Doctors - Not in village, Employment Opp - not in village.	2 / 5. School - 420m, VH - 800m, Shop - 500m, Doctors - Not in village, Employment Opp - not in village.				3 / 5. School - 990 m, VH - 1000M, Shop - 1.183m, Doctors - Not in village, Employment Opp - not in village.	3 / 5. School - 653m, VH - 663M, Shop - 428m, Doctors - Not in village, Employment Opp - not in village.
Would development of the site result in an adverse impact on local health provision?	Yes	No	No				Yes	Yes	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Yes	Yes - contribution towards the community projects identified in the Neighbourhood Plan	Yes - contribution towards the community projects identified in the Neighbourhood Plan				No not directly	Yes - contributions towards local community projects / cycle travel	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No - provided that any new development is designed to respect existing properties on Evesham Road and Village Street.	Concern accessing the site, narrow road	Potentially - removal of orchards				Yes - would not respect the traditional landscape and considered encroaching into the open countryside.	No if a smaller cut is considered and mitigation of orchards / sewerage	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	In	In	In?	Out - Location / duplicate	Out - Location	Out - Location	Out - Landscape/Open countryside	In?
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	No	No	No
	Summary	This site is allocated in the Neighbourhood Plan for 35 dwellings and therefore will become an allocation in the SWDP review. Possible contamination on site - Tank indicated, risk assessment required. Traditional orchard overlaps on part of the site - the relevant section should be removed from any allocation and buffered from development. Surface water will need to be managed to the west of the site.	Traditional orchard overlaps on part of the site - the relevant section should be removed from any allocation and buffered from development. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.	The site is a traditional orchard however there is opportunity for potential development provided any application is in line with NP Policy EH1 - Green Infrastructure, Criteria B and C. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.	Rule out of the SHELAA for location / duplicate.	Rule out of the SHELAA for location.	Rule out of the SHELAA for location.	This site has a landscape objection as considered encroaching in the open countryside and not respecting the nucleated pattern of development. Also concern over drainage - hydraulic modelling recommended to determine impact. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.	Presence and extent of orchard needs confirmation but if they are of sufficient size they may make it better to avoid this site completely, if not, buffering and significant mitigation will be required. Landscape objection to larger portion of the site, however a smaller cut may be suitable - landscape Officer supportive of the triangular area to the south of the public footpath in conjunction with adjacent CFS 0909. Concern over sewerage / drainage - hydraulic measuring recommended. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.

Harvington							
SHELAA Site Reference and Address:	CFS0245 Village Street (R/O The School)	CFS0528 Land off Stratford Road	CFS0656 Land adjacent to the Conifers, Crest Hill - Ruled Out	CFS0796 Land at Harvington (Land off Crest Hill)	CFS0841 1 Oldfield Cottage, (26 Village Street)	CFS0909 Land South of Harvington Lodge Harvington (Mixed Use Site - also on the employment spreadsheet)	CFS1089 Land off Anchor Lane (additional site)
Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Cat 1	Yes - Cat 1	No - Cat 1	No - Cat 1	No - Cat 1	Yes - Cat 1	Yes - Cat 1
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		Availability unknown		Yes - Available now	Yes - Available within 5 years
Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood zone 1 - 100%, no risk of flooding from surface water in 100years.	Flood zone 1 78%, FZ2 22%, FZ3a 20%, FZ3 20%, 1% risk of flooding from surface water		Flood zone 1 - 94% FZ 2 - 6%. No risk of flooding from surface water in 100years		100% Flood Zone 1, no risk of flooding from surface water in 100 years	Yes Flood zone 1, tbc % FZ3
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?	TBC by WCC Highways. 3.3km from existing SRN access, likely to use existing junctions. Suitable transport study required, no substantial impact anticipated (Highways Agency)	TBC by WCC Highways. 3.1km from existing SRN access, likely to use existing junctions. Suitable transport study required, no substantial impact anticipated (Highways Agency)		TBC by WCC Highways. 3.3km from existing SRN access, likely to use existing junctions. Suitable transport study required, no substantial impact anticipated (Highways Agency)	TBC by WCC Highways	Access considered suitable- WCC Highways	TBC by WCC Highways
Are the Sewerage and Water supplies adequate in the area?	MEDIUM IMPACT - Site will drain by gravity to the works, size of development in relation to the existing network may cause issues, hydraulic modelling is recommended to determine impact. LOW IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	LOW IMPACT - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. LOW IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.				HIGH IMPACT - Site will drain by gravity to the works, size of development in relation to the existing network may cause issues, hydraulic modelling is recommended to determine impact. A combined site strategy with CFS0220 and CFS0219 is recommended. LOW IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	TBC
Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Biodiversity - No - unless infrastructure, minerals or air pollution. Conservation Area, LB	Biodiversity - No - unless infrastructure, air pollution, waste, combustion or water discharge. Conservation Area, LB.				Biodiversity - No - unless infrastructure, minerals or air pollution, landscape, habitat.	TBC
Is the site in Green Belt?	No	No				No	No
Is the site in the AONB, or affect the setting of?	No	No				No	No
Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No				No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - housing, shop, school	Yes - housing				Yes - housing	Yes - Housing
Would development of the site have an adverse impact on Green Infrastructure Network?	TBC WCC	TBC WCC				TBC WCC	TBC WCC
Would development of the site result in a significant net loss of protected open space?	No but Village Street allotments present	No				No	No
Would development of the site have a detrimental impact on a conservation area or on archaeology?	No impact on CA, DBA, survey, targeted evaluation and possible further mitigation (Archaeology).	Yes impact on CA, Archaeology - Evaluation and possible mitigation				No impact on CA, Archaeology - DBA, survey, targeted evaluation and possible further mitigation.	Yes impact on CA.
Would development of the site have a detrimental impact on Listed Building (s).	No	Yes				Yes - Impact on isolated setting of Harvington Lodge	No
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	No comment on Landscape at this stage	No comment on Landscape at this stage		CFS0796 - site dismissed previously at appeal. Impact on setting of church (Conservation issue). Visibly extend the village away from its nucleated heart - this would be discernible in views from across the river to the east on elevated land at Clevee Hill.		Landscape - No - In terms of settlement pattern as an indicator of landscape character, this site (in conjunction with part of CFS0220) would extend the village such that it maintains a nucleated pattern. Subject to satisfactory boundary planting to open countryside	Yes, would not respect identified settlement pattern as an indicator of landscape character. Harvington is in Village Farmlands with Orchards Landscape Type where a nucleated settlement pattern is identified. Development on this site would not respect that pattern but would extend the village away from its nucleated heart
Would development of the site have a detrimental impact on TPOs.	No comment	Yes				No	No
Would development of the site have a detrimental impact on a Significant Gap?	No	No				No	No
Would development of the site have a detrimental impact on ancient woodland?	No	No				No	No
Would development of the site have a detrimental impact on ancient hedgerow?	No	No				No	No
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	yes. Overland flood flows from higher ground flowing to southern end of the site and into the school (Engineers, 2019)	no details to confirm there has been a surface water flooding event. flooding to southern end of the site from adjacent ordinary watercourse (Engineers, 2019)		no details to confirm there has been a surface water flooding event. Flooding to NE corner of the site from adjacent ordinary watercourse		yes. Major flood flow route along southern boundary and from higher ground. Regular occurrence during heavy periods of rainfall. (Engineers, 2019)	TBC
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No				No	No
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Standard Mitigation Measures applicable to sites of >10 residential dwellings PCL on site - Allotments. Risk assessment required	Standard Mitigation Measures applicable to sites of >10 residential dwellings No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required. Noise assessment required to determine the extent and impacts of noise at this location. Mitigation may be required.				Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. No History of PCL activities	No comment received
Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 380m	Yes - 345m				No - 630m	Yes-320m
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.	3 / 5. School -553m, VH - 663M, Shop -428m, Doctors - Not in village, Employment Opp - not in village.	3 / 5. School -680m, VH - 650M, Shop -710m, Doctors - Not in village, Employment Opp - not in village.				3 / 5. School -880m, VH - 940M, Shop -800m, Doctors - Not in village, Employment Opp - not in village.	3 / 5. School -880m, VH - 940M, Shop -800m, Doctors - Not in village, Employment Opp - not in village.
Would development of the site result in an adverse impact on local health provision?	Yes	Yes				Yes	Yes
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No - Neighbourhood Plan designates this site as open green space and developing this site would only be acceptable in special circumstances.	Not directly but the Plan recognises this is the most visually significant entry point to the Conservation Area of the village and establishes its character / views of the steeple.				No not directly	No not directly
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes - Local green space	Yes - Confirmation re access from Shakespeare Lane/ Stratford Road? Site lies adjacent the conservation area and would need to be sympathetic to its setting. Neighbourhood Plan recognises Stratford Road as an important entry point to the Conservation Area.				Potentially - surface water would need to be managed as the site has been subject to flood flow after heavy rainfall. Any development would also need to be sympathetic to the setting of Harvington Lodge.	Yes - Impact on Conservation Area and landscape objection. The policy in the NP seeks to resist development that is visible from Anchor Lane.
Ruled in or out of SHELAA? If out, reason?	Out - Open Space	Out - Heritage / Access?	Out - Location	Out - Availability unknown	Out - Small site	In	Out
Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	No	No
Summary	The Neighbourhood Plan supports this site as an important local green space for allotments. Concern over surface water. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.	Concern over whether access is suitable / impact on Conservation area / Listed buildings and view points as indicated in the Neighbourhood Plan. Flooding to the south of the site, other preferable sites. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.	Rule out of the SHELAA for location	Rule out of the Shelaa - unknown availability	Rule out - Small site	The site has been put forward as a mixed use site for residential, school, Shop, Amenity, Small Workshop / Loft Facilities i.e. car repair for local needs. Potential site for development in conjunction with part of CFS0220. Subject to satisfactory boundary planting to open countryside. However concern over surface water / sewerage would need adequate mitigation. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.	Site not considered suitable due to impact on conservation area / Landscape objection / NP. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.