

Lower Broadheath								
SHELAA Site Reference and Address:		CFS0045 Glen Rise, 32 Hallow Lane	CFS0085a Land adjacent to Oldbury Farm	CFS0085b Land adjacent to Oldbury Farm	CFS0085c Land adjacent to Oldbury Farm	CFS0119 Bell Lane	CFS0182 Land off Frenchlands Lane	CFS0233 Worcester West Broadheath / Worcester
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes	Not adj to Lower Broadheath but adj to Worcester West - therefore strategic		No	Yes	Yes	Within Worcester West allocation 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				Yes	Yes	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone 1			100% Flood Zone 1	100% Flood Zone 1	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes				No	Yes	
	Can the site be provided with safe access onto the public highway?	Yes						
	Are the Sewerage and Water supplies adequate in the area?	Low impact on sewerage network. No comments on water supply				High impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No				Biodiversity values close by offsite- woodland, pond. Less than 200m from LWS- but it is other side of road. Large greenfield site. Closer ecological assessment required.	No	
	Is the site in Green Belt?	No				No	No	
	Is the site in the AONB, or affect the setting of?	No				No	No	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan				No Neighbourhood Plan	No Neighbourhood Plan	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - residential and agricultural				Yes - residential and agricultural	Yes - residential and agricultural		
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?	No				No	No	
	Would development of the site have a detrimental impact on a conservation area?	No				No	No	
	Would development of the site have a detrimental impact on Listed Building (s).	No				Yes - Adj 2 GII LBs	Yes - Setting of GII Christchurch	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	Medieval potential- Evaluation, possible mitigation.				Medieval potential - DBA, survey, targeted evaluation and possible further mitigation.	Medieval potential - Evaluation, possible mitigation.	
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No				No	Yes, this site overlaps a traditional orchard - The orchard section should not be allocated and further information will be required in order to determine what buffering of the orchard will be needed so as to inform any changes in the developable area.	
	Would development of the site have a detrimental impact on TPOs.	No				No	No	
	Would development of the site have a detrimental impact on a Significant Gap?	No, although entirely within Significant Gap, site is at the furthest edge away from Worcester West and its loss would not significantly diminish extent or purpose of Sig Gap.				Yes - large site would further close the gap between the village and Worcester West reducing gap to approx. 630m between the two settlements.	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	boundary hedges present; impact unlikely if retained;	
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	very low' to 'low' along south boundary watercourse - refer to LLFA for DS requirements				very low' to 'low' at site boundaries - refer to LLFA for DS requirements	very low' - refer to LLFA for DS requirements	
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes				Yes - approx. 10% of site, 90% not on 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?	No history, but caution contamination from any previous agricultural practices?				No history, but caution contamination from any previous agricultural practices?	No history, but caution contamination from any previous agricultural practices?	
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 300m				Yes - 110m	No - 520m	
	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.	480m from primary school, no shop/post office, no doctors surgery and 510m from village hall				620m from primary school, no shop/post office, no doctors surgery and 600m from village hall	Opposite primary school, no shop/post office, no doctors surgery and opposite village hall	
	Would development of the site result in an adverse impact on local health provision?	No				Yes	Yes	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No Neighbourhood Plan				No Neighbourhood Plan	No Neighbourhood Plan	
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No, is a small site at the edge of the village.				Yes, the site is large, would extend the village by approx. 1/3 and significantly encroach on the Significant Gap.	Yes - although close to village facilities, the site is on the other side of the road to the main village. The road currently forms a definitive boundary to the built up area of the village and encroachment here would appear incongruous.	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	In	Ruled out (for Lower broad heath) - location	Ruled out - location and nature designation	Ruled out - location	Ruled out - scale	In	
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	No	No	No	No	
	Summary	Small site at the edge of the village, would have limited impact on sig gap. Note - Standard Mitigation Measures for air quality applicable to sites of ≥10 residential dwellings	Ruled out (for Lower broad heath) - location	Ruled out - location and nature designation	Ruled out - location	Site is too large, would extend the village by approx. 1/3, encroach on the Significant Gap and significantly reduce gap between village and Worcester West, high impact on sewerage network. Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwelling. Smaller cut may be ok.	Impact on listed Church and potential loss of orchard. Note - Standard Mitigation Measures for air quality applicable to sites of ≥10 residential dwellings	Within Worcester West allocation boundary therefore take forward as an allocation.

Lower Broadheath								
SHELAA Site Reference and Address:		CFS0236 Worcester West Broadheath (part of larger site CFS0085), Land adjacent to Temple Laugherne Factory	CFS0504 Land off Martley Road	CFS0532 Land at Upper Broadheath, Crown East Lane	CFS0628 The Homestead, Crown East Lane	CFS0686 Peachley Manor Farm, (Orchard), Hallow Lane	CFS0780 Peachley Court Farm, Peachley Lane	CFS0819 Peachley Court Farm, Peachley Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Not adj to Lower Broadheath but yes - adj. Worcester West allocation	Yes	No	No	Yes	Yes	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			Yes	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone 1			100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes			Yes	No, crosses the site - gas	No, crosses the corner of the site - gas
	Can the site be provided with safe access onto the public highway?							
	Are the Sewerage and Water supplies adequate in the area?		Low impact on sewerage network. No comments on water supply			Low impact on sewerage network. No comments on water supply	Medium impact on sewerage network. No comments on water supply	Medium impact on sewerage network. No comments on water supply
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		Impact zone of SSSI Natural England must be consulted if >100 units.			No	Impact zone of SSSI Natural England must be consulted if >100 units.	No
	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 Neighbourhood Plan	No Neighbourhood Plan			No Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		Yes - residential and agricultural			Residential to west, farm to east including some large agricultural buildings, not sure of their use. Questionable, depends on impact of agricultural buildings upon residential amenity from their size, location and use.	No. Residential to south, vehicle repairs and Caravan park to north. Planning consent granted for new dwellings on vacant land to west. Garage use unlikely to be compatible with residential use.	No. Residential to south, vehicle repairs garage to west and north-west, agricultural to east. Garage use unlikely to be compatible with residential use.	
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?		Yes - all of the site is within the Significant Gap			No	No	No
	Would development of the site have a detrimental impact on a conservation area?		No			No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).		Yes - Setting of GII LB (opposite)			Yes - Setting of GII Farm	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		Medieval potential - Evaluation, possible mitigation.			Medieval potential - Evaluation, possible mitigation.	Medieval potential - Mitigation	Medieval potential - Evaluation, possible mitigation.
	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?		BAP-habitat orchard. Adjacent on map layers but aerial photos suggest it is now gone?			BAP habitat - Traditional Orchard. Orchard needs to be assessed to confirming it is of BAP quality. If so this site should not be allocated	off site values close by- pond	No
	Would development of the site have a detrimental impact on TPOs.		No			No	No	No
	Would development of the site have a detrimental impact on a Significant Gap?		Yes. The site is entirely within the Significant Gap and if fully developed would reduce the gap at this edge of the village to Worcester West from approx. 995m to 910m. This reduction combined with the existing pockets of development along the Martley Road would have a detrimental impact on the Significant Gap.			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	boundary hedges present; impact unlikely if retained;	Hedgerow boundaries
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?		very low' to 'low' at access - refer to LLFA for DS requirements			very low' - refer to LLFA for DS requirements	very low' to 'low' on highway - refer to LLFA for DS requirements	very low' to 'low' on highway - refer to LLFA for DS requirements
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?		Yes			Yes	No	No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		Potential Contaminated Land on site - Nursery. Risk assessment required			No history, but caution contamination from any previous agricultural practices?	Current use as Peachley Court Farm is a Potential Contaminated Land activity. Risk assessment required	No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required
	Is there a bus stop or train station within 400m of the site? Please state distance.		Yes - 100m			Yes - 260m	No - 540m	No - 750m
	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.		650m from primary school, no shop/post office, no doctors surgery and 700m from village hall			480m from primary school, no shop/post office, no doctors surgery and 510m from village hall	300m from primary school, no shop/post office, no doctors surgery and 410m from village hall	570m from primary school, no shop/post office, no doctors surgery and 620m from village hall
	Would development of the site result in an adverse impact on local health provision?		Yes			Yes	No	Yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.		No Neighbourhood Plan			No Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?		No, is a modest sized site at the edge of the village, and although frontage development along this part of the village this is not characteristic of the rest of the village.			Yes, the site would extend development further in an easterly direction infilling between the current edge of the village and a farm and farm yard, but the finger like extension would be at odds with the main character of the village.	Yes - the site is quite large and would extend the village beyond Peachley Lane where existing dwellings are on large, well landscaped plots.	Yes - the development of the site would be out of character with the immediate area to the south of the site which is characterised by houses on large plots and, notwithstanding planning permission for the 9 new dwellings on land to the south west, would create an odd extension in to the countryside to the north of the village with no obvious access.
	OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled out (for Lower broad heath) - location	In	Ruled out - location	Ruled out - location	In	In
Should the site be carried forward for potential allocation in the SWDPR?		No	No	No	No	No	No	No
Summary		Ruled out (for Lower broad heath) - location	The site is entirely within the Significant Gap and if developed would reduce the gap at this edge of the village to Worcester West from approx. 1km to 910m. This reduction combined with the existing pockets of development along the Martley Road would have a detrimental impact on the Significant Gap. Note - Standard Mitigation Measures for air quality applicable to sites of ≥10 residential dwellings.	Ruled out - location	Ruled out - location	Adverse impact on character of the village, setting of grade 11 listed farm and orchard. Note - Standard Mitigation Measures for air quality applicable to sites of ≥10 residential dwellings	Site is quite large and would extend the village beyond Peachley Lane where existing dwellings are on large, well landscaped plots, possible conflict with neighbouring garage use. Note - Standard Mitigation Measures for air quality applicable to sites of ≥10 residential dwellings. Gas pipeline crosses the site	Development of the site would be out of character with the immediate area to the south of the site which is characterised by houses on large plots and, notwithstanding planning permission for the 9 new dwellings on land to the south west, would create an odd extension in to the countryside to the north of the village with no obvious access. Note - Standard Mitigation Measures for air quality applicable to sites of ≥10 residential dwellings; Within 250m landfill buffer - Risk assessment required. Gas pipeline crosses the site

Lower Broadheath			
SHELAA Site Reference and Address:		CFS0848 Partridge Lane	CFS0912 Woodend, Crown East Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes	No
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	
	Can the site be provided with safe access onto the public highway?	No. Not based on current arrangements. Improvements to the vis splay at the junction of Partridge Lane and Bell Lane are required if further residential properties are proposed and this cannot be achieved within highway land.	
	Are the Sewerage and Water supplies adequate in the area?	Low impact on sewerage network. No comments on water supply	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	impact zone of SSSI >100 units if outside settlement	
	Is the site in Green Belt?	No	
	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?	No Neighbourhood Plan	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - residential on 3 sides, agricultural.		
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?	No	
	Would development of the site have a detrimental impact on a conservation area?	No	
	Would development of the site have a detrimental impact on Listed Building (s).	No	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	Medieval potential - Evaluation, possible mitigation.	
	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	
	Would development of the site have a detrimental impact on TPOs.	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	
	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?	very low' - refer to LLFA for DS requirements	
	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?	No history, but caution contamination from any previous agricultural practices?	
	Is there a bus stop or train station within 400m of the site? Please state distance.	No - 430m	
	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.	620m from primary school, no shop/post office, no doctors surgery and 650m from village hall	
	Would development of the site result in an adverse impact on local health provision?	No	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No Neighbourhood Plan	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No - is a small site surrounded by residential development on 3 sides, however access may require removal of large trees along boundary?		
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled out - access	Ruled out - location
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Small site surrounded by residential development on 3 sides, however improvements to the vis splay at the junction of Partridge Lane and Bell Lane are required and this cannot be achieved within highway land. Note - footpath along western edge of site; Standard Mitigation Measures for air quality applicable to sites of ≥10 residential dwellings	Ruled out - location