

Rushwick							
SHELAA Site Reference and Address:		CFS0191 Land off Claphill Lane (Plot 2)	CFS0536 Land at Westways, Claphill Lane	CFS0537 Land west of Claphill Lane, adj to village hall	CFS0538 Paddock adj to Westways, Claphill Lane	0582 Land off Claphill Lane	CFS0651 Land south of Bransford Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?			Yes - Adjacent to Development Boundary but separated by roads - cat 3		No	Yes - Adjacent to Development Boundary - cat 3
	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 Now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.			100 % 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?			NO			NO
	Can the site be provided with safe access onto the public highway?	Highways comment not provided	Highways comment not provided	Yes	Highways comment not provided	Highways comment not provided	Highways comment not provided
	Are the Sewerage and Water supplies adequate in the area?						
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No comments received.	No comments received	No comments received	No comments received.	...	No comments received
	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?			Site not within Conservation Area - no detrimental impact. Archaeology: Prehistoric- medieval potential - DBA, survey, targeted evaluation and possible mitigation			Site not within Conservation Area - no detrimental impact. Archaeology: Prehistoric- medieval potential - DBA, survey, targeted evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).			No detrimental impact on listed buildings			Yes - detrimental impact - Part of open setting opposite grade II LB.
	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?	Badger Records	No comments received	Conservation comments: SSSI	Adjacent to BAP orchard - if orchard still present.		Conservation comments: SSSI
	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 been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?			No comments received but no surface water flooding identified by JBA spreadsheet			3% 30 yr, 4% 100 yr and 9% 1000 yr surface water flooding.
	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?	No History of PCL activities	No History of PCL activities	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities	No History of PCL activities	...	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes, the closest bus stop is 98 metres (0.06 miles) from site. The closest train station (Worcester Foregate Street) is 4345 metres (2.7 miles) from site.	Yes, the closest bus stop is 98 metres (0.06 miles) from site. The closest train station (Worcester Foregate Street) is 4345 metres (2.7 miles) from site.	Yes, the closest bus stop is 98 metres (0.06 miles) from site. The closest train station (Worcester Foregate Street) is 4345 metres (2.7 miles) from site.	Yes, the closest bus stop is 98 metres (0.06 miles) from site. The closest train station (Worcester Foregate Street) is 4345 metres (2.7 miles) from site.	Yes, the closest bus stop is 98 metres (0.06 miles) from site. The closest train station (Worcester Foregate Street) is 4345 metres (2.7 miles) from site.	Bus stop (116m)
	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 (Rushwick C of E primary school) is 483 metres (0.3 miles). General store (Co-operative food) is 2897 metres (1.8 miles). Post office (St. Johns Post Office) is 2575 metres (1.6 miles). Doctors surgery (St Johns House Medical Centre) is 2092 metres (1.3 miles). Village hall (Rushwick village hall) is 52 metres (0.03 miles).	Primary School (Rushwick C of E primary school) is 483 metres (0.3 miles). General store (Co-operative food) is 2897 metres (1.8 miles). Post office (St. Johns Post Office) is 2575 metres (1.6 miles). Doctors surgery (St Johns House Medical Centre) is 2092 metres (1.3 miles). Village hall (Rushwick village hall) is 52 metres (0.03 miles).	Primary School (Rushwick C of E primary school) is 483 metres (0.3 miles). General store (Co-operative food) is 2897 metres (1.8 miles). Post office (St. Johns Post Office) is 2575 metres (1.6 miles). Doctors surgery (St Johns House Medical Centre) is 2092 metres (1.3 miles). Village hall (Rushwick village hall) is 52 metres (0.03 miles).	Primary School (Rushwick C of E primary school) is 483 metres (0.3 miles). General store (Co-operative food) is 2897 metres (1.8 miles). Post office (St. Johns Post Office) is 2575 metres (1.6 miles). Doctors surgery (St Johns House Medical Centre) is 2092 metres (1.3 miles). Village hall (Rushwick village hall) is 52 metres (0.03 miles).	Primary School (Rushwick C of E primary school) is 483 metres (0.3 miles). General store (Co-operative food) is 2897 metres (1.8 miles). Post office (St. Johns Post Office) is 2575 metres (1.6 miles). Doctors surgery (St Johns House Medical Centre) is 2092 metres (1.3 miles). Village hall (Rushwick village hall) is 52 metres (0.03 miles).	Rushwick CofE Primary School (643m); Roots Family Farm Shop (804m); Post Office (2.5km); Doctors (1.9km); Village Hall (160m)
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.	A Neighbourhood Plan has not been adopted. However, a designated Neighbourhood Area was approved 17/08/2018.	A Neighbourhood Plan has not been adopted. However, a designated Neighbourhood Area was approved 17/08/2018.	A Neighbourhood Plan has not been adopted. However, a designated Neighbourhood Area was approved 17/08/2018.	A Neighbourhood Plan has not been adopted. However, a designated Neighbourhood Area was approved 17/08/2018.	A Neighbourhood Plan has not been adopted. However, a designated Neighbourhood Area was approved 17/08/2018.	A Neighbourhood Plan has not been adopted. However, a designated Neighbourhood Area was approved 17/08/2018.	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?							
Ruled in or out of SHELAA? If out, reason?					Out - Location	Out - Heritage	
Should the site be carried forward for potential allocation in the SWDPR?					No	No	
Summary	To be considered as part of Rushwick expanded settlement	To be considered as part of Rushwick expanded settlement	Possible surface water issue. Potential for up to 50 dwellings.	To be considered as part of Rushwick expanded settlement	Rule out - Location	Rule out - Impact on Listed Buildings	

Rushwick			
SHELAA Site Reference and Address:		CFS0692 Land off Claphill Lane	CFS0737 Brookfields Farm, Grange Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?		Yes - Adjacent to Development Boundary - cat 3
	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
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.		100 % Flood Zone 1. No historical flooding recorded.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?		NO
	Can the site be provided with safe access onto the public highway?	Highways comment not provided	Yes
	Are the Sewerage and Water supplies adequate in the area?		
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No comments received.	No comments received
	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?		Site not within Conservation Area - no detrimental impact. Archaeology; Prehistoric- medieval potential - DBA, survey, targeted evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).		No detrimental impact but must be mindful of wider setting of willow house grade II
	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?		Conservation comments: SSSI
	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?		4% 1000 yr surface water flooding.
	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?	PCL across whole site - Former landfill. 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 - No History of PCL activities on site. PCL site adjacent - railway tracks. Risk assessment required.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes, the closest bus stop is 98 metres (0.06 miles) from site. The closest train station (Worcester Foregate Street) is 4345 metres (2.7 miles) from site.	Bus stop (116m)
	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 (Rushwick C of E primary school) is 483 metres (0.3 miles). General store (Co-operative food) is 2897 metres (1.8 miles). Post office (St. Johns Post Office) is 2575 metres (1.6 miles). Doctors surgery (St Johns House Medical Centre) is 2092 metres (1.3 miles). Village hall (Rushwick village hall) is 52 metres (0.03 miles).	Rushwick CofE Primary School (643m); Roots Family Farm Shop (804m); Post Office (2.5km); Doctors (1.9km); Village Hall (160m)
	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.	A Neighbourhood Plan has not been adopted. However, a designated Neighbourhood Area was approved 17/08/2018.	A Neighbourhood Plan has not been adopted. However, a designated Neighbourhood Area was approved 17/08/2018.
Would the development of the site, including the creation of an access, materially affect the character of the settlement?			
Ruled in or out of SHELAA? If out, reason?		TBC	
Should the site be carried forward for potential allocation in the SWDPR?		Possibly - dependant on site visit and highways	
Summary	To be considered as part of Rushwick expanded settlement	Adjacent SSSI - will need buffer. Access would require demolition of existing buildings. Topography steep - may be an issue.	