

Worcester (Edge)											
SHELAA Site Reference and Address:	CF50085a Land adjacent to Oldbury Farm, Lower Broadheath	CF50085b Land adjacent to Oldbury Farm, Lower Broadheath	CF50123 Land off Walkers Lane, Whittington	CF50189 Land at Beaconhill Drive, Off Hallow Road	CF50223 Worcester West Broadheath/Worcester (SWDP 452)	CF50235 Worcester West Broadheath / Worcester (Adjacent to SWDP 452)	CF50236 Worcester West Broadheath - Land adjacent to Temple Laugheme Factory	CF50352 Land off Northwick Road, Beve	CF50439 Land off, Farm Close Cottage, Oldbury Road, Beve	CF50496 Land West of Worcester Gate, Hallow	CF50543 Land at Northwick Road, Northwick
Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Duplicate	Duplicate	Yes - Town (Edge) Worcester (Wychnavon District)	Yes - Town (Edge) Worcester (Malvern Hills District)	Yes - Town (Edge) Worcester (Malvern Hills District)	Yes - Town (Edge) Worcester (Malvern Hills District)	Duplicate	Yes - Town (Edge) Worcester (Wychnavon District)	Yes - Town (Edge) Worcester (Wychnavon District)	Yes - Town (Edge) Worcester (Malvern Hills District)	Yes - Town (Edge) Worcester (Wychnavon District)
Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period (e.g. through SHELAA)?	N/A	N/A	N/A	N/A	N/A	Proposed uses: housing, education and employment Ownership: Multiple Availability: 11-15 years	N/A	Ownership: Multiple ownership all in agreement in bringing the land forward. Availability: immediate/within 5 years	Yes Ownership: Single Availability: within 5 years	N/A	Yes Ownership: Single Availability immediate/within 5 years
Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	N/A	N/A	N/A	N/A	N/A	Mostly located in Flood zone 1 Land adjacent to the banks of Laugheme Brook in the north east of the site is within Flood zones 2 and 3.	N/A	Flood Zone 1 - 83% Flood Zone 2 - 17% Flood Zone 3a - 1% Flood Zone 3b - 1%	Flood Zone 1 - 100%	N/A	Flood Zone 1 - 89% Flood Zone 2 - 12% Flood Zone 3a - 3% Flood Zone 3b - 1%
Is the site more than 455 metres of hazardous pipeline or gas compression station?	N/A	N/A	N/A	N/A	N/A	Yes	N/A	Yes Gas Pipeline approx. 450m away	No Gas Pipeline approx. 100m away Oil Pipeline approx. 100m away	N/A	Yes Gas Pipeline approx. 450m away
Can the site be provided with safe access onto the public highway?	N/A	N/A	N/A	N/A	N/A	No comments received.	N/A	Yes	Yes	N/A	Yes
Are the Sewerage and Water supplies adequate in the area?	N/A	N/A	N/A	N/A	N/A	Potential Impact on the Sewerage Network Impact - High This is a large development, all or part of the site is likely to require pumping. It will drain through the new development at Broadheath in the existing local plan. A combined approach is likely to be required if this site goes ahead. There are known flooding and pollution issues in the downstream network and an additional sewerage growth scheme may be necessary to accommodate growth.	N/A	Potential Impact on the Sewerage Network Impact - Low 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. Potential impact of surface water sewerage infrastructure Impact - Low Adjacent watercourse Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Potential Impact on the Sewerage Network Impact - Medium There is no existing sewerage near to this development; the nearest network is over 450m away therefore developer costs are likely to be higher. Potential impact of surface water sewerage infrastructure Impact - Medium There are no SW sewers or watercourse nearby Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A	Potential Impact on the Sewerage Network Impact - Low 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. Potential impact of surface water sewerage infrastructure Impact - Low Adjacent watercourse 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?	N/A	N/A	N/A	N/A	N/A	Yes: part of site is all applications over 100 houses and all over 50 outside existing settlements. Majority is lower impact	N/A	No	No	N/A	No
Is the site in Green Belt?	N/A	N/A	N/A	N/A	N/A	No	N/A	No	No	N/A	No
Is the site in the AONB, or affect the setting of?	N/A	N/A	N/A	N/A	N/A	No	N/A	No	No	N/A	No
Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	N/A	N/A	N/A	N/A	N/A	No	N/A	No	No	N/A	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	N/A	N/A	N/A	N/A	N/A	Adjacent to SWDP 452 Open countryside location in the significant gap.	N/A	Residential to the east/south Flood zones to the west Isolated property/open land to the north	Residential development to the south (SWDP 04 Gullman's Farm Urban Extension)	N/A	Residential to the east/south Flood zones to the west Isolated property/open land to the north
Would development of the site have an adverse impact on Green Infrastructure Network?	N/A	N/A	N/A	N/A	N/A	Substantial loss of connectivity between pockets of high quality habitat. Potential to enhance should green infrastructure be formed in the design of the development, low density housing with a focus on connecting, buffering, enhancing and restoring the isolated habitat pockets and incorporating meaningful SuDS GI Environmental Character Area: 'Protect and Restore' (east) Protect and Enhance (west)	N/A	GI Environmental Character Area: 'Protect and Enhance' SWDP 38 (SWDPR 43) green space in the Northwick Manor Heritage Trail Conservation Area	GI Environmental Character Area: 'Protect and Enhance' The majority of the site is covered by SWDP 38 (SWDPR 43) - green space	N/A	GI Environmental Character Area: 'Protect and Enhance'
Would development of the site result in a significant net loss of protected open space?	N/A	N/A	N/A	N/A	N/A	Yes - Significant gap	N/A	Protect the conservation area/SWDP 38 (SWDPR 43) green space part of the site	Loss of SWDP 38 (SWDPR 43) green space	N/A	No
Would development of the site have a detrimental impact on a conservation area or on archaeology?	N/A	N/A	N/A	N/A	N/A	No	N/A	Consider local habitats Bishops Pool pond (part of Northwick Manor Heritage Trail) Conservation Area is located in the south western corner of the site. Also an Archaeological Sensitive Area.	Loss of SWDP 38 (SWDPR 43) green space	N/A	Consider impact on Northwick Marsh SSSI Bishops Pool pond (part of Northwick Manor Heritage Trail) Conservation Area is located in the south western corner of the site.
Would development of the site have a detrimental impact on Listed Building (s).	N/A	N/A	N/A	N/A	N/A	No	N/A	Consider impact on Common Hill House (Grade II listed)	Consider impact on White Lodge (Grade II) and Beve Knoll (Grade II)	N/A	Consider impact on Common Hill House (Grade II listed)
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	N/A	N/A	N/A	N/A	N/A	No	N/A	No	No	N/A	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?	N/A	N/A	N/A	N/A	N/A	Yes - site comprises multiple LWS, ponds, orchards and woodlands	N/A	Bishops Pool pond (part of Northwick Manor Heritage Trail) Conservation Area is located in the south western corner of the site	No	N/A	Bishops Pool pond (part of Northwick Manor Heritage Trail) Conservation Area is located in the south western corner of the site.
Would development of the site have a detrimental impact on TPOs.	N/A	N/A	N/A	N/A	N/A	Yes - TPO adjacent	N/A	Consider trees with potential for TPO in vicinity	No	N/A	Consider trees with potential for TPO in vicinity
Would development of the site have a detrimental impact on a Significant Gap?	N/A	N/A	Yes	N/A	N/A	Yes - site is located in a Significant Gap	N/A	No	No	N/A	No
Would development of the site have a detrimental impact on ancient woodland?	N/A	N/A	N/A	N/A	N/A	Yes - loss of woodland, wood pasture and parkland and orchard priority habitats	N/A	Site is mostly covered by the Woodland Priority Habitat Network (Forestry Commission)	Woodpasture and Parkland BAP Priority Habitat (England) located to the west of the site	N/A	Site is mostly covered by the Woodland Priority Habitat Network (Forestry Commission)
Would development of the site have a detrimental impact on ancient hedgerow?	N/A	N/A	N/A	N/A	N/A	Yes - loss of extensive mature hedgerow network	N/A	Not known - seek to maintain ancient hedgerow if applicable	Not known - seek to maintain ancient hedgerow if applicable	N/A	Not known - seek to maintain ancient hedgerow if applicable
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	N/A	N/A	N/A	N/A	N/A	No comments received	N/A	Is the site at risk of surface water flooding? Yes (0% 30yr, 1% 100yr, 7% 1000yr) SW Land Drainage Partnership Engineers - 'low to medium' tributary watercourse to R. Severn & Bishop's Pool groundwater risk to be assessed, refer to LLFA for DS requirements	Is the site at risk of surface water flooding? No SW Land Drainage Partnership Engineers - No comments	N/A	Is the site at risk of surface water flooding? Yes (0% 30yr, 2% 100yr, 11% 1000yr) SW Land Drainage Partnership Engineers - No comments
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	N/A	N/A	N/A	N/A	N/A	Some parts of the site are grade 2, other parts are grade 3	N/A	No - Urban	Southern part of the site Grade 2 Northern part Grade 3	N/A	No - Urban
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	N/A	N/A	N/A	N/A	N/A	PCL on site - 2x unknown filled ground, PCL site adjacent - 2x unknown filled ground, Near Food Processor, sewage works, garage, Risk Assessment and likely Site Investigation required.	N/A	Air Quality - Standard Mitigation Measures applicable to sites of 310 residential dwellings Contaminated Land - No History of PCL activities on site. PCL site adjacent - Fish Ponds. Within 250m landfill buffer. Risk assessment required.	Noise - Noise assessment required. Some areas of the site may be unsuitable for residential development. Air Quality - No Mitigation Measures Required Contaminated Land - No History of PCL activities on site. PCL site adj - Agricultural Land. Risk assessment required.	N/A	Air Quality - Standard Mitigation Measures applicable to sites of 310 residential dwellings Contaminated Land - No History of PCL activities on site. PCL site adjacent - Fish Ponds. Within 250m landfill buffer. Risk assessment required.
Is there a bus stop or train station within 400m of the site? Please state distance.	N/A	N/A	N/A	N/A	N/A	Southern area of the site bus stop approx. 400-500m away (indicated route) Crown East Houses Service: 308 Northern area of the site: no bus stops within 400m Closest service: Oaklands 309, 310 No access to rail network within 400m.	N/A	Yes - bus stop approx. 220m away Grange Avenue Service: 37	Yes - bus stop immediately outside the site Beve Lane Service: 303	N/A	Yes - bus stop approx. 220m away Grange Avenue Service: 37
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.	N/A	N/A	N/A	N/A	N/A	Broadheath C of E Primary School approx. 200m away Oldbury Park Primary School approx. 1.50km away St Johns House Surgery approx. 2.50km away Rushwick Village Hall approx. 1.50km away Lower Broadheath Village Hall approx. 2km away Shops approx. 1 km on Oldbury Road and 1.5km away on Marley Road	N/A	Northwick Manor Primary School approx. 1km away Barbourne Health Centre approx. 2km away Pardewell Young Peoples Leisure Club approx. 1.70km away Shops approx. 800m away	Chaines CE Primary School approx. 1km away Barbourne Health Centre approx. 2km away Pardewell Young Peoples Leisure Club approx. 2km away Gullman's Farm Shop approx. 200m away	N/A	Northwick Manor Primary School approx. 1km away Barbourne Health Centre approx. 2km away Pardewell Young Peoples Leisure Club approx. 1.70km away Shops approx. 800m away
Would development of the site result in an adverse impact on local health provision?	N/A	N/A	N/A	N/A	N/A	No comments received	N/A	Public Health - No Include cycle routes to educational and student public transport facilities - also promote use of electric vehicles.	Public Health - No The proposed development is very close to a busy road and Delta report that the noise levels on some parts of the proposed land for development is in range of 65-69 decibels whilst the levels of H2C is also high so the design of any development in this area must take care to make adequate provisions for prevention of noise and air pollution from the road. Potential increase in traffic congestion. It is also important that the development needs to be connected to the nearest community and leisure facilities, else it is possible that the community may remain isolated.	N/A	Public Health - No More required information on type of mixed use development.
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Strategic Location	Strategic Location	N/A	N/A	N/A	Yes (Strategic Location)	Strategic Location	No	No - possibly suitable if combined with CFS1020. Not suitable in isolation.	N/A	No
Is the site ruled in or out of SHELAA? If out, reason?	IN (Level 2)	IN (Level 2)	IN (Level 2)	OUT (Level 1)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	OUT (Level 1)	IN (Level 2)
Should the site be carried forward for potential allocation in the SWDP?	NO	NO	NO	NO	YES	NO	NO	YES	YES	NO	YES (but site is not to be allocated)
Summary	OUT (Duplicate to CF50235) Smaller Cut Site is not considered to be a strategic preferred option for the SWDP review. See CF50235	OUT (Duplicate to CF50235) Smaller Cut Site is not considered to be a strategic preferred option for the SWDP review. See CF50235	OUT Location Valued Open Space Please refer to the employment land site assessment	OUT Flood Risk	Re-allocation site The site forms part of SWDP 452 (Worcester West Urban Extension). The site features as part of planning application 16/01188/OUT.	OUT Scale Loss of Valued Open Space Large scale development in the open countryside (significant gap). Site is not considered to be a strategic preferred option for the SWDP review.	OUT (Duplicate to CF50235) Smaller Cut Site is not considered to be a strategic preferred option for the SWDP review. See CF50235	IN Flood Risk and Conservation issues to be mitigated against Indicative capacity approximately 27 dwellings at 40 dph and 40% GI (SWDPR 4). Site area 1.14ha	IN Not to be developed in isolation. Site could be suitable if combined with CFS1020 See CFS1020 for details.	OUT Flood Risk	OUT Please refer to CFS0252 and the employment land assessment.

Worcester (Edge)		
SHELAA Site Reference and Address:	CF50747 Land off Bransford Road / Hams Way, Rushwick	CF51020 Land at Gwilliams Farm (Northern Field), Bevee
Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Town (Edge) Worcester (Mareon Hill District)	Yes - Town (Edge) Worcester (Wichamont District)
Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period (e.g. through SHELAA)?	N/A	Yes Ownership: Single Availability within 5 years
Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	N/A	Flood Zone 1 - 100%
Is the site more than 455 metres of hazardous pipeline or gas compression station?	N/A	No Gas pipeline runs through the site Oil Pipeline approx. 50m away
Can the site be provided with safe access onto the public highway?	N/A	Yes
Are the Sewerage and Water supplies adequate in the area?	N/A	Potential Impact on the Sewerage Network Impact - Medium There is no existing sewerage near to the development, the nearest network is over 450m away therefore developer costs are likely to be higher. Potential impact of surface water sewerage infrastructure Impact - Medium There are no SW sewers or watercourse nearby. 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 sites of ecological importance?	N/A	No
Is the site in Green Belt?	N/A	No
Is the site in the AONB, or affect the setting of?	N/A	No
Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	N/A	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	N/A	Residential development to the south (SWDP 45/4 Gwilliams Farm Urban Extension)
Would development of the site have an adverse impact on Green Infrastructure Network?	N/A	GI Environmental Character Area: 'Protect and Enhance'. The majority of the site is covered by SWDP 38 (SWDPR 43) - green space
Would development of the site result in a significant net loss of protected open space?	N/A	Loss of SWDP 38 (SWDPR 43) green space
Would development of the site have a detrimental impact on a conservation area or on archaeology?	N/A	Site is adjacent to Bevee Conservation Area Loss of SWDP 38 (SWDPR 43) green space
Would development of the site have a detrimental impact on Listed Building (s).	N/A	Consider impact on White Lodge (Grade II) and Bevee Knoll (Grade II)
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	N/A	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?	N/A	No
Would development of the site have a detrimental impact on TPOs.	N/A	No
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?	N/A	Woodpasture and Parkland BAP Priority Habitat (England) located to the west of the site
Would development of the site have a detrimental impact on ancient hedgerow?	N/A	Not known - seek to maintain ancient hedgerow if applicable
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	N/A	Is the site at risk of surface water flooding? No SW Land Drainage Partnership Engineers - No comments
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	N/A	Southern part of the site Grade 2 Northern part Grade 3
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	N/A	Noise - Noise assessment required to determine the extent and impacts of noise at this location. Mitigation may be required. Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of 10 residential dwellings. Contaminated Land - Yes. PCL on site - Agricultural land. PCL site adjacent - Agricultural land. Risk Assessment and Heavy Site Investigation required.
Is there a bus stop or train station within 400m of the site? Please state distance.	N/A	Yes - bus stop approx. 50m away Bevee Lane Service: 303
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.	N/A	Clairon CE Primary School approx. 50m away Barbourne Health Centre approx. 2.5km away Pentwell Young People's Leisure Club approx. 2km away Gwilliams Farm Shop approx. 200m away
Would development of the site result in an adverse impact on local health provision?	N/A	Public Health - No The proposed development is very close to a busy road and Data report that the noise levels on some parts of the proposed land for development is in range of 65-69 decibels whilst the levels of NC2 is also high so the design of any development in this area must take care to make adequate provision for prevention of noise and air pollution from the road. Potential increase in traffic congestion. It is also important that the development needs to be connected to the nearest community and leisure facilities, site it is possible that the community may remain isolated.
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes	No - site is adjacent to SWDP 45/4 Gwilliams Farm Urban Extension
Ruled in or out of SHELAA? If out, reason?	IN (Level 2)	IN (Level 2)
Should the site be carried forward for potential allocation in the SWDPR?	Yes (Strategic Location)	YES
Summary	This site is located beyond the development boundary of Rushwick. Therefore for the purposes of considering the suitability of the site meeting its housing needs it is considered to be too far removed and ruled out with respect to a SWDPR. However for some sites near Rushwick it would be premature to rule them out until the provisional allocation boundaries for the strategic growth locations have been determined. For sites that do ultimately fall within the strategic allocation boundaries the proposed land use(s) will not be confirmed until the associated master planning work has been concluded.	IN Care Home/Residential Uses being promoted. Potential to combine with CF50439 Indicative capacity approximately 14 dwellings at 40bph and 40% GI (SWDPR 4) (combined with CF50439). Site area 3.09ha