

Hallow Category 1

SHELAA Site Reference and Address:		CFS0135 - Land at Greenhill Lane, Hallow, Worcester (plot 1) Hallow	CFS0136 - Land at Greenhill Lane, Hallow, Worcester (plot 2) Hallow	CFS0183 - Land off Church Lane, Hallow, Worcestershire	CFS0343 - Land lying to south of Tinkers Coppice Farm, Main Road, Hallow, Worcester, WR2 6LW (northern parcel) Plot 1 Hallow	CFS0343c - Land lying to south of Tinkers Coppice Farm, Main Road, Hallow, Worcester, WR2 6LW Plot 1	CFS0344 - Land lying to north and west of 3 & 4 Pound Pines Cottages, Main Road, Hallow, Worcester, WR2 6PW (southern parcel) Plot 2 Hallow
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1 - within development boundary	Category 1 - adjacent to development boundary	Category 1 - small part of site adjacent to development boundary	Category 1 - Adjacent to development boundary	Category 1 - Adjacent to development boundary	Category 1 - small part of site adjacent to development boundary
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (i.e. through SHELAA)?	Yes	Yes	Yes	Yes	Yes	Yes
	Is the site within Flood Zone 1 or 27 if yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone 2	100% Flood Zone 3	100% Flood Zone 4	100% Flood Zone 5	100% Flood Zone 6
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	No - 110m from SW Cadent Gas Distribution	No - South of site 30m from SW Cadent Gas Distribution	No - north of site 100m from SW Cadent Gas Distribution	No - south of site 270m from SW Cadent Gas Distribution	No - south of site 200m from SW Cadent Gas Distribution	Yes
	Can the site be provided with safe access onto the public highway?	Yes but access must be onto A443	Access appears achievable	Access appears to be via a track - further evaluation will be required	Access appears achievable	Access appears achievable	Access appears achievable
	Are the Sewerage and Water supplies adequate in the area?	Severn Trent - There are known hydraulic flooding issues in the downstream network. This site is unlikely to cause significant issues, provided surface water is managed sustainably, however a cumulative modelling assessment is recommended. A joint site drainage strategy is recommended with site CFS135	Severn Trent - There are known hydraulic flooding issues in the downstream network. This site is unlikely to cause significant issues, provided surface water is managed sustainably, however a cumulative modelling assessment is recommended. A joint site drainage strategy is recommended with site CFS135	Severn Trent - The site is likely to require pumping, there are hydraulic flooding issues within the catchment, hydraulic modelling is recommended.	Severn Trent - High Impact Potential on sewerage infrastructure. There are known hydraulic flooding issues in the downstream network. This site would significantly increase the population served by the downstream network. A cumulative modelling assessment is recommended.	Severn Trent - High Impact Potential on sewerage infrastructure. There are known hydraulic flooding issues in the downstream network. A cumulative modelling assessment is recommended.	Severn Trent - High Impact Potential on sewerage infrastructure. There are known hydraulic flooding issues in the downstream network. A cumulative modelling assessment is recommended.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No, impact zone SSSI cumulative?	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?	Yes - Neighbourhood Plan made in July 2021	Yes - Neighbourhood Plan made in July 2021	Yes - Neighbourhood Plan made in July 2021	Yes - Neighbourhood Plan made in July 2021	Yes - Neighbourhood Plan made in July 2021	Yes - Neighbourhood Plan made in July 2021
	Are the adjacent/surrounding land uses compatible with residential development? Please state what they are.	Site would surround small number of existing properties and be adjacent to Listed Building	Yes	Unlikely to be compatible. Site abuts Conservation Area, some residential properties and agricultural land	Site would surround existing residential development at Coppice Close	Yes. Adjacent uses residential.	Partly. Site would surround existing residential development at Park Lane, would partly open countryside. Sewerage plant adjacent to south west corner of site.
Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	
Would development of the site result in a significant net loss of protected open space?	No	No	No	No	No	No	
Would development of the site have a detrimental impact on a conservation area?	No. Evaluation, possible mitigation	No. DBA, survey, targeted evaluation and possible further mitigation.	Yes. Setting of adjacent CA and LBS. DBA survey, targeted evaluation and possible further mitigation.	No. DBA, survey, targeted evaluation and possible further mitigation.	No. DBA, survey, targeted evaluation and possible further mitigation.	Yes. Adj to CA and adj GI/ Church. DBA, survey, targeted evaluation and possible further mitigation.	
Would development of the site have a detrimental impact on a Listed Building (s)?	Yes. Yes. Adj GI LBS and setting of GI LBS. Site adjacent to Windsor Cottage, 30m from Hallow CofE Primary School	No. Potentially within setting of Windsor Cottage	Yes. Setting of adj. CA and LBS	No	No	30m from Church of St James. DBA survey, targeted evaluation and possible further impact on setting. Yes. Adj to CA and adj GI/ Church.	
Would development of the site have a detrimental impact on a Scheduled 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 sites?	No	No	Adjacent to traditional orchard, SSSI impact zone. Ecological officer comments - LB, SSSI	Impact zone, adjacent to priority grassland BAP habitat, PROW, <100 from ANWV	Impact zone, adjacent to priority grassland BAP habitat, PROW, <100 from ANWV	Site adjacent to Laugher Brook Site of Regional and Local Wildlife Importance. LWS wraps around west and south boundaries, Laugher Brook LWS, PROW, ponds adjacent	
Would development of the site have a detrimental impact on TPOs?	No	No - 180m from TPO covered area	Uncertain - north-east corner of site adjacent to TPO covered area	No	No	TPO's adjacent to the site	
Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No	Yes. Whole site in Significant Gap	
Would development of the site have a detrimental impact on ancient woodland?	No	No	No	Yes. Site 70m from Tinkers Coppice Ancient Woodland	No	No	
Would development of the site have a detrimental impact on ancient hedgrows?	Further investigation required if the site were to be allocated.	Further investigation required if the site were to be allocated.	Further investigation required if the site were to be allocated.	Further investigation required if the site were to be allocated.	Further investigation required if the site were to be allocated.	Further investigation required if the site were to be allocated.	
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	North of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	No. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	No. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	South of site adjacent to areas susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 2 on Agricultural Land Classification	Grade 2 on Agricultural Land Classification	Western half of site Grade 2 on Agricultural Land Classification	Eastern half of site Grade 2 on Agricultural Land Classification	Grade 2 on Agricultural Land Classification	Grade 2 on Agricultural Land Classification	
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No. Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of <10 residential dwellings	No. Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of <10 residential dwellings	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of <10 residential dwellings	Contaminated Land Comments - No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of <10 residential dwellings	Contaminated Land Comments - No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of <10 residential dwellings	Contaminated Land Comments - No History of PCL activities on site. PCL site adjacent. Sewage works. Risk assessment required. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of <10 residential dwellings. Yes. Sewage plant adjacent to south-west corner of site. Contaminated land at Hunting Grove approx 300m from site.	
Is there a bus stop or train station within 400m of the site? Please state distance.	Adjacent to bus stop. Approx 2.1 to nearest train station (Foregate St)	200m from bus stop. Approx 2.1 to nearest train station (Foregate St)	200m from bus stop. Approx 2.1km from Worcester Foregate Street station	Adjacent to bus stop. Approx 2.1km from nearest rail station (Worcester Foregate Street)	Adjacent to bus stop. Approx 2.1km from nearest rail station (Worcester Foregate Street)	200m from bus stop. Approx 2.1 to nearest train station (Foregate St)	
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.	<100m from shop (Ladgros Stores), <100m from Hallow C of E Primary School and 6.5km to Secondary School (Charity School, Martley)	200m from shop (Ladgros Stores), 200m from Hallow C of E Primary School and 6.5km to Secondary School (Charity School, Martley)	Approx 400m to nearest shop (Ladgros), 400m from Hallow C of E Primary School and 6.5 km to nearest Secondary School (Charity School, Martley)	<100m to nearest shop (Post Office), 200m from Hallow C of E Primary School and 6.5 km to nearest Secondary School (Charity School, Martley)	<100m to nearest shop (Post Office), 200m from Hallow C of E Primary School and 6.5 km to nearest Secondary School (Charity School, Martley)	Approx 800m from shop (Ladgros Stores), 800m from Hallow C of E Primary School and 6.5km to Secondary School (Charity School, Martley)	
Would development of the site result in an adverse impact on local health provision?	Yes. Housing and employment. Are employment & education sites accessible within 3 miles? Age friendly environments. Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle). Community facilities. Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space	Yes. Housing and employment. Are employment & education sites accessible within 3 miles? Age friendly environments. Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle). Community facilities. Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space	Yes, possible. Housing and employment. Are employment & education sites accessible within 3 miles? Age friendly environments. Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle). Community facilities. Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space	Yes, possible. Housing and employment. Are employment & education sites accessible within 3 miles? Age friendly environments. Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle). Community facilities. Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space	Yes, possible. Housing and employment. Are employment & education sites accessible within 3 miles? Age friendly environments. Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle). Community facilities. Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space	Yes, possible. Housing and employment. Are employment & education sites accessible within 3 miles? Age friendly environments. Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle). Community facilities. Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space	
Would development of the site, including the creation of an access, materially affect the character of the settlement?	No	No	Yes. Unnatural extension to development boundary.	Yes. If developed in its entirety, scale of site would materially affect character of the settlement.	No	If developed in its entirety, scale of site would materially affect character of the settlement.	
Is the site ruled in or out of SHELAA? If out, reason?	In.	In	Out. Scale. Potential impact on historic environment. Part of site high agricultural land value.	Out. Scale. Inadequate sewerage / water supply. Part of site high agricultural land value	In	Out. Scale. Impact on historic environment. Potential impact on nature designation. Site high agricultural land value. Site in Significant Gap.	
Should the site be carried forward for potential allocation in the SWDPR?	No. Allocated	No. Proximity to gas pipeline. Grade 2 agricultural land. CFS0343c preferred.	No. Scale and potential impact on historic environment. Part of site high agricultural land value.	No. Scale. Inadequate sewerage / water supply. Part of site high agricultural land value.	Yes. Potential impact on sewerage infrastructure to be examined further.	Site not considered appropriate because scale of site inappropriate for this location. Also, potential impact on historic environment, site high agricultural land value, site of Regional and Local Wildlife Importance, Significant Gap and proximity to sewerage site. If site developed in its entirety it could materially affect character of the settlement. Unnatural extension to development boundary. PSHW runs along western and eastern boundary and through south-west corner	
Summary	Allocated in SWDP. Planning application approved November 2018	Site not considered appropriate because of proximity to gas pipeline. CFS0343c preferred.	Site not considered appropriate because of scale and potential impact on historic environment. Also, western side of site high agricultural land value. And unnatural extension of development boundary.	Site not considered appropriate in its entirety because scale of site would materially affect character of the settlement and high impact on sewerage infrastructure. Also, western side of site high agricultural land value. North of site within landfill buffer. Also, proximity to Tinkers Coppice likely to have impact on ancient woodland. However, part of the site would be suitable - see CFS0343c	Overall a good site with no major constraints (subject to there being no sewerage infrastructure issues). Grade 2 agricultural land. Most of site in sand & gravel safeguarding area.	Overall a good site with no major constraints (subject to there being no sewerage infrastructure issues). Grade 2 agricultural land. Most of site in sand & gravel safeguarding area. Site CFS0136 preferred to meet Hallow housing requirement. Smaller out of 0343	
Is the site ruled in or out of SHELAA? If out, reason?	Out - Site has been built out	Out - site allocated in made Hallow Neighbourhood Plan	No Change	No Change	No Change	No Change	
Should the site be carried forward for potential allocation in the SWDPR?	No - Site has been built out	No - site allocated in made Hallow Neighbourhood Plan	No Change	No Change	No Change	No Change	
Summary	Site allocated in adopted SWDP and has been built out.	Site allocated in made Hallow Neighbourhood Plan. Buffer zone and open space will separate site from gas pipeline and meet Health & Safety reactive requirement.	No Change	No Change	No Change	No Change	

Hallow Category 1

SHELAA Site Reference and Address:		CFS0390 - SO 824 583, Hallow Hallow	CFS0432 - Land at Shoulton Lane, Hallow Hallow	CFS0738 - Land opposite The Orchard, Moseley Road, Hallow (whole site inc CFS0739) Hallow	CFS0951 - Land adjacent to Park Acre, Church Lane, Hallow, Worcester, WR2 6PF	CFS1126 - Land west of the A443, Hallow Heath	CFS0739 - Land Opposite The Orchard, Moseley Road, Hallow
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1 - adjacent, but not about the development boundary	Category 1 - adjacent to development boundary	Category 1 - adjacent to development boundary	Category 1 - adjacent to development boundary	Category 1 - adjacent to development boundary	Category 1 - adjacent to development boundary
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (i.e. through SHELAA)?	Yes	Yes	Yes	Yes	Yes - Available within 5 years.	Yes - available immediately
	Is the site within Flood Zone 1 or 27 if yes, state Flood Zone.	100% Flood Zone 7	100% Flood Zone 8	100% Flood Zone 9	100% Flood Zone 10	100% Flood Zone 1	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	No - SW Cadent Gas Distribution runs through centre of site	No - SW Cadent Gas Distribution runs through centre of site	No	No - site 400m from SW Cadent Gas Distribution	No	No
	Can the site be provided with safe access onto the public highway?	Access appears achievable	Access appears achievable	Yes - Assume access via Moseley Road	Potential access issues - between two existing properties	Access appears achievable	Yes - Assume access proposed via Oastlegk Heath.
	Are the Sewerage and Water supplies adequate in the area?	Severn Trent - There are known hydraulic flooding issues immediately downstream of this site. Hydraulic modelling is recommended to determine impacts.	Severn Trent - There are known hydraulic flooding issues immediately downstream of this site. Hydraulic modelling is recommended to determine impacts. Due to the scale of this site significant impacts are less likely providing surface water is managed sustainably.	Severn Trent - High Impact Potential on sewerage infrastructure. Site is likely to require pumping. There are known hydraulic flooding issues in the downstream network. This site would significantly increase the population served by the downstream network. A cumulative modelling assessment is recommended.	Severn Trent - 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	Site ruled out through SHELAA - no further assessment required.	Site ruled out through SHELAA - no further assessment required.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	No	No	No
	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?	Yes - Neighbourhood Plan made in July 2021	Yes - Neighbourhood Plan made in July 2021	Yes - Neighbourhood Plan made in July 2021	Yes - Neighbourhood Plan made in July 2021	Yes - Neighbourhood Plan made in July 2021	Yes - Neighbourhood Plan made in July 2021
Are the adjacent/surrounding land uses compatible with residential allocation? Please state what they are.	Yes. Site within 50m of around 6 properties in Shoulton Lane and is mostly surrounded by open countryside.	Yes. Adjacent to residential and open countryside.	Yes. Residential and agricultural.	Unlikely to be compatible. Site abuts Conservation Area, some residential properties and home paddock.	Agriculture	Potentially. Adjacent to residential and open countryside.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area?	No. Site 100m from Conservation Area.	No. Evaluation, possible mitigation. Site 10m from Conservation Area.	No. DBA, survey, targeted evaluation and possible further mitigation.	Yes. Site abuts Conservation Area. In and ad to CA. Adj to GI LB. Mitigation	No	No
	Would development of the site have a detrimental impact on a Listed Building (s)?	No	Yes. Setting of GI LB. The Hallies 40m from site, Carey Villa and Hallow Primary School across 65m from site.	No	Site adjacent to 4 Park Farm Cottages and Park Farm House. In and adj to CA. Adj to GI LB	No	No
	Would development of the site have a detrimental impact on a Scheduled 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 sites?	Site is 50m from Laugher Brook Site of Regional or Local Wildlife Importance. <100m LWS. Ecological officer comments - Landscapes, SSSI, TPO	BAP habitats: broadleaved woodland, scrub woodland, semi improved/recreational grassland.	Post, some unimproved grassland. Ecological officer comments - FROV. Badger records, pond on boundary, central hedgerow diving site. Large green field site - needs closer ecological assessment.	Great crested newts and grass snake, neutral grassland. Ecological officer comments - There is a complex of sites in this area - some large. There should be an ecological appraisal prior to allocation as the landscape-scale impact of a new settlement cannot be qualified without more information. The area of LWS should not be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	Would development of the site have a detrimental impact on TPOs.	No	No	No	No. 2 TPOs within 50m	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No, but site is adjacent to Significant Gap	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	No	Site 200m from Tinkers Coppice Ancient Woodland	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Further investigation required if the site were to be allocated.	Further investigation required if the site were to be allocated.	Hedgerow present up through centre of site. Will need to be assessed or retained.	Further investigation required if the site were to be allocated.	Further investigation required if the site were to be allocated.	Further investigation required if the site were to be allocated.
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	North east of site adjacent to areas susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 2 on Agricultural Land Classification	Grade 2 on Agricultural Land Classification	Grade 2 on Agricultural Land Classification	Western half of site Grade 2 on Agricultural Land Classification	80% of site Grade 2 on Agricultural Land Classification	Grade 2 on Agricultural Land Classification
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings.	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of >10 residential dwellings.	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings.	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of >10 residential dwellings.	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of >10 residential dwellings. Site not contaminated land but unknown filled ground 50m from site	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	200m from bus stop. Approx 2.1 to nearest train station (Foregate St)	200m from bus stop. Approx 2.1 to nearest train station (Foregate St)	200m from bus stop. Approx 2.1 to nearest train station (Foregate St)	300m from bus stop. Approx 2.1km from Worcester Foregate Street station.	Further investigation required if the site were to be allocated.	Further investigation required if the site were to be allocated.
	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.	Approx 300m from shop (Ladygo Stores), 200m from Hallow C of E Primary School and 6.5km to Secondary School (Chantry School, Martley)	Approx 300m from shop (Ladygo Stores), 100m from Hallow C of E Primary School and 6.5km to Secondary School (Chantry School, Martley)	Approx 200m from shop (Ladygo Stores), 100m from Hallow C of E Primary School and 6.5km to Secondary School (Chantry School, Martley)	Approx 600m to nearest shop (Ladygo), 500m from Hallow C of E Primary School and 6.5 km to nearest Secondary School (Chantry School, Martley)	Further investigation required if the site were to be allocated.	Yes - Assume access proposed via Oastlegk Heath
	Would development of the site result in an adverse impact on local health provision?	Yes. Housing and employment. Are employment & education sites accessible within 3 miles? Age friendly environments. Will this site be conducive to an ageing population accessing the water community and facilities (without access to a personal vehicle). Community facilities. Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space Air quality, noise, light and water. Will the proposed site link up with appropriate road capacity and continuous cycle & pedestrian routes (taking into account all surrounding developments).	Yes. Housing and employment. Are employment & education sites accessible within 3 miles? Age friendly environments. Will this site be conducive to an ageing population accessing the water community and facilities (without access to a personal vehicle). Community facilities. Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space Air quality, noise, light and water. Will the proposed site link up with appropriate road capacity and continuous cycle & pedestrian routes (taking into account all surrounding developments).	Yes / possible. Housing and employment. Are employment & education sites accessible within 3 miles? Age friendly environments. Will this site be conducive to an ageing population accessing the water community and facilities (without access to a personal vehicle). Community facilities. Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space Air quality, noise, light and water. Will the proposed site link up with appropriate road capacity and continuous cycle & pedestrian routes (taking into account all surrounding developments).	Further investigation required if the site were to be allocated.	Further investigation required if the site were to be allocated.	Further investigation required if the site were to be allocated.
	Would development of the site assist in delivering / supporting identified community infrastructure needs, e.g. Neighbourhood Plan.	Neighbourhood Plan made in July 2021. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CA, including providing new community facilities (Policy HAL10), recreation facilities (HAL 11) and sustainable transport (HAL15).	Neighbourhood Plan made in July 2021. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CA, including providing new community facilities (Policy HAL10), recreation facilities (HAL 11) and sustainable transport (HAL15).	Neighbourhood Plan made in July 2021. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CA, including providing new community facilities (Policy HAL10), recreation facilities (HAL 11) and sustainable transport (HAL15).	Neighbourhood Plan made in July 2021. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CA, including providing new community facilities (Policy HAL10), recreation facilities (HAL 11) and sustainable transport (HAL15).	Neighbourhood Plan made in July 2021. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CA, including providing new community facilities (Policy HAL10), recreation facilities (HAL 11) and sustainable transport (HAL15).	Neighbourhood Plan made in July 2021. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CA, including providing new community facilities (Policy HAL10), recreation facilities (HAL 11) and sustainable transport (HAL15).
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes. Unnatural extension to development boundary.	No	No	Potential impact on setting of Conservation Area.	Yes. Unnatural extension to development boundary.	Further investigation required if the site were to be allocated	
OUTCOME PREFERRED OPTIONS 2019	Would development of the site be ruled in or out of SHELAA? If out, reason?	Out. Site high agricultural land value.	Out. Site high agricultural land value. Potential impact on historic environment	Out. Scale. Site high agricultural land value.	Out. Impact on historic environment.	N/A	N/A
	Should the site be carried forward for potential allocation in the SWDPR?	No. Site high agricultural land value. Also, SW Cadent Gas Distribution runs through centre of site.	No. Site high agricultural land value. Also, SW Cadent Gas Distribution runs through centre of site.	No. Scale. Site high agricultural land value.	No. Impact on historic environment.	N/A	N/A
	Summary	Site not considered appropriate because site high agricultural land value. SW Cadent Gas Distribution runs through centre of site. Also, unnatural extension to development boundary.	Site not considered appropriate because site high agricultural land value. Also, potential impact on historic environment and SW Cadent Gas Distribution runs through centre of site.	Site not considered appropriate because site high agricultural land value. Also, potential impact on historic environment and SW Cadent Gas Distribution runs through centre of site.	Site not considered appropriate because site high agricultural land value. Also, potential impact on historic environment and SW Cadent Gas Distribution runs through centre of site.	Site not considered appropriate because site high agricultural land value. Also, potential impact on historic environment. Potential ecological issues would require further examination. Potential access issues (to be confirmed)	N/A
OUTCOME PUBLICATION 2022	Would development of the site be ruled in or out of SHELAA? If out, reason?	Out - Scale	Out - Impact on historic environment and accessibility	No Change	No Change	Out - Scale	Out - scale
	Should the site be carried forward for potential allocation in the SWDPR?	No - Scale. SW Cadent Gas Distribution runs through centre of site. Also, unnatural extension to development boundary and site high agricultural land value.	No - Site not considered appropriate because site high agricultural land value. Also, potential impact on historic environment and SW Cadent Gas Distribution runs through centre of site.	No Change	No Change	No - Scale	No - Scale. Loss of high grade agricultural land and an alternative site better meets site selection criteria
Summary	Site on edge of development boundary, but not considered appropriate due to scale. SW Cadent Gas Distribution runs through centre of site. Unnatural extension to development boundary and site high agricultural land value.	Site on edge of development boundary, but not considered appropriate because site high agricultural land value. Also, potential impact on historic environment and SW Cadent Gas Distribution runs through centre of site.	No Change	No Change	Site on edge of development boundary but not considered appropriate because of scale, loss of valued open spaces and loss of high grade agricultural land	Site on edge of development boundary but not considered appropriate because of scale and loss of high grade agricultural land	