

SHELAA Site Reference and Address:		CFS0005 - Land at Harvington (between Evesham Road and Village Street)	CFS0015 - Land to the south of Crest Hill, Harvington
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Cat 2	Yes - Cat 2
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes - Available within 5 years	Yes - Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood zone 1 - 100%, no risk of flooding from surface water in 100 years.	Flood zone 1 - 100%, no risk of flooding from surface water in 100 years.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Access considered suitable - WCC Highways	Access considered suitable- WCC Highways
	Are the Sewerage and Water supplies adequate in the area?	LOW IMPACT - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	LOW IMPACT - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Biodiversity - No - unless infrastructure, minerals or air pollution (SH)	Biodiversity - No - unless infrastructure, air pollution, waste, combustion or water discharge (sh)
	Is the site in Green Belt?	No	No
	Is the site in the AONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Yes - Allocated for 35 dwellings and community uses in the emerging Neighbourhood Plan - Policy IHS. The Plan successfully went through the referendum on 25 July 2019.	No - not directly
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - housing	Yes - housing
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Protect and restore	Protect and restore
	Would development of the site result in a significant net loss of protected open space?	No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	CA - No impact. DBA, survey, targeted evaluation and possible further mitigation (Archaeology).	Yes impact on CA. archaeology - Mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No comment on Landscape at this stage. WWT - This site partially overlaps a known traditional orchard and the relevant section should be removed from any allocation and buffered from development	WWT - Yes, overlaps with orchard. This site partially overlaps a known traditional orchard and the relevant section should be removed from any allocation and buffered from development
	Would development of the site have a detrimental impact on TPOs.	No	Conservation area trees may be affected by development of this site.
	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?	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Yes. Flood flow route along western boundary and presence of surcharge chamber / monitoring device (Engineers, 2019)	No details to confirm there has been a surface water flooding event (Engineers, 2019)
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 2	Grade 2
	Is the site on contaminated land? Is there contaminated land near to site close enough to impact its potential development?	Standard Mitigation Measures applicable to sites of >10 residential dwellings. PCL on site - Tank indicated. Risk assessment required	No Mitigation Measures Required, No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 200m	Yes- 120m
	How far is the site from the following key services - primary school, general store, post office, doctors surgery and parish/village hall? Please list the distance in travelling metres for each key service.	3 / 5. School - 300m, VH - 350m, Shop - 180km, Doctors - Not in village, Employment Opp - not in village.	2 / 5. School - 450m, VH - 11m, Shop - 580km, Doctors - Not in village, Employment Opp - not in village.
	Would development of the site result in an adverse impact on local health provision?	Yes	No
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Yes	Yes - contribution towards the community projects identified in the Neighbourhood Plan
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No - provided that any new development is designed to respect existing properties on Evesham Road and Village Street.	No
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	In	In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	This site is allocated in the Neighbourhood Plan for 35 dwellings and therefore will become an allocation in the SWDP review. Possible contamination on site - Tank indicated, risk assessment required. Traditional orchard overlaps on part of the site - the relevant section should be removed from any allocation and buffered from development. Surface water will need to be managed to the west of the site.	Traditional orchard overlaps on part of the site - the relevant section should be removed from any allocation and buffered from development. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	In	In
	Should the site be carried forward for potential allocation in the SWDPR?	No - Neighbourhood Plan Allocation	No
	Summary	No Change	No change

CFS0038a - Land adjacent to The Conifers, Crest Hill, Harvington	CFS0220 - Land at Harvington, B4088 (Land adjacent Alcester Road)	CFS0245 - Village Street (R/O The School), Harvington	CFS0528 - Land off Stratford Road, Harvington (CFS1150 - came forward through the Preferred Options Consultation 2019)
Yes - Cat 2	Yes - Cat 2	Yes - Cat 2	Yes - Cat 2
Yes - Available now	Yes - Available within 5 years	Yes - Available within 5 years	Yes - Available within 5 years
Flood zone 1 - 100%, no risk of flooding from surface water in 100 years.	Flood zone 1 - 100%, no risk of flooding from surface water in 100 years.	Flood zone 1 - 100%, no risk of flooding from surface water in 100 years.	Flood zone 1 78%, FZ2 22%, FZ3a 20%, FZ3 20%. 1% risk of flooding from surface water
Yes	Yes	Yes	Yes
Access considered suitable- WCC Highways	Access considered suitable- WCC Highways	Access unsuitable - WCC highways Access to comply with WCC SDG standards. Willow Close is not suitable as a vehicular access 3.3km from existing SRN access, likely to use existing junctions.Suitable transport study required, no substantial impact anticipated (Highways Agency)	Highways England anticipate no substantial impact. 3.1km from existing SRN access, likely to use existing junctions Suitable transport study required,
LOW IMPACT - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	HIGH IMPACT - Site will drain by gravity to the works, size of development in relation to the existing network may cause issues, hydraulic modelling is recommended to determine impact. A combined site strategy with CFS0909 and CFS0220 is recommended. LOW IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	MEDIUM IMPACT - Site will drain by gravity to the works, size of development in relation to the existing network may cause issues, hydraulic modelling is recommended to determine impact.LOW IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	LOW IMPACT - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network.LOW IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.
Yes, overlaps with Orchard (WWT, 2019) Biodiversity - No - unless infrastructure, air pollution, waste, combustion or water discharge. Habitat	Yes, possibly affecting an orchard. Biodiversity - No - unless infrastructure, minerals or air pollutionHabitat, Landscape, LB	Biodiversity -No - unless infrastructure, minerals or air pollution. Conservation Area, LB	Biodiversity -No - unless infrastructure, air pollution, waste, combustion or water discharge. Conservation Area, LB.
No	No	No	No
No	No	No	No
No	No	No	No
Yes - housing	Yes - housing	Yes - housing, shop, school	Yes - housing
Protect and restore	Protect and restore	Protect and restore	Protect and restore
No	No	No but Village Street allotments present	No
No impact ion CA. Archaeology - Evaluation and possible mitigation	CA - No impact.DBA survey, targeted evaluation and possible further mitigation (Archaeology).	Yes impact on CA. DBA survey, targeted evaluation and possible further mitigation (Archaeology).	Yes impact on CA. Archaeology - Evaluation and possible mitigation
No	Yes - Impact on isolated setting of Harvington Lodge	No	Yes
No	No	No	No
No landscape comment received at this stage. WWT - This site overlaps with a known traditional orchard and should not be allocated (2019). 2022 update: without visiting the site it's impossible to know whether it would meet the criteria for the priority habitat Traditional Orchard or not. The fact that the trees are old and decaying may be indicative of very high ecological value (hence the concern) further investigation/ site visit required by a qualified ecologist as initial comments are only desktop based.	WWT - This site overlaps with parcels of known traditional orchard. Their presence and extent needs confirmation but if they are of sufficient size they may make it better to avoid this site completely, if not, buffering and significant mitigation will be required.Landscape - Yes - development on the majority of the site would extend the settlement unacceptably in a linear manner northwards into open countryside. However, there would be scope to develop the triangular area to the south of the public footpath in conjunction with adjacent CFS 0909.	No comment on Landscape at this stage. Within Network Enhancement Zone 1 for Traditional Orchard network	No comment on Landscape at this stage
No	No	No	Yes
No	No	No	No
No	No	No	No
No	No	No	No
No details to confirm there has been a surface water flooding event (Engineers, 2019)	yes. Overland flood flows from higher ground flowing to southern end of the site (Engineers, 2019)	yes. Overland flood flows from higher ground flowing to southern end of the site and into the school (Engineers, 2019)	no details to confirm there has been a surface water flooding event. flooding to southern end of the site from adjacent ordinary watercourse (Engineers, 2019)
Grade 2	Grade 2	Grade 2	Grade 2
Standard Mitigation Measures applicable to sites of ≥10 residential dwellingsNo History of PCL activities	Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings No History of PCL activities on site. PCL site adjacent - Garage (repairs). Risk assessment required	Standard Mitigation Measures applicable to sites of ≥10 residential dwellings PCL on site - Allotments. Risk assessment required	Standard Mitigation Measures applicable to sites of ≥10 residential dwellingsNo History of PCL activities on site. Within 250m landfill buffer. Risk assessment required. Noise assessment required to determine the extent and impacts of noise at this location. Mitigation may be required.
Yes - 51m	Yes - 140m	Yes - 380m	Yes - 345m
2 / 5. School - 420m, VH - 800m, Shop - 500m, Doctors - Not in village, Employment Opp - not in village.	3 / 5. School - 553m, VH - 663M, Shop - 428m, Doctors - Not in village, Employment Opp - not in village.	3 / 5. School - 553m, VH - 663M, Shop - 428m, Doctors - Not in village, Employment Opp - not in village.	3 / 5. School - 680m, VH - 650M, Shop - 710m, Doctors - Not in village, Employment Opp - not in village.
No	Yes	Yes	Yes
Yes -contribution towards the community projects identified in the Neighbourhood Plan	Yes -contribution towards local community projects / cycle travel	No - Neighbourhood Plan designates this site as open green space and developing this site would only be acceptable in special circumstances.	Not directly but the Plan recognises this is the most visually significant entry point to the Conservation Area of the village and establishes its character / views of the steeple .
No	No if a smaller cut is considered and mitigation of orchards / sewerage	Yes - Local green space	Yes - Confirmation re access from Shakespear Lane/ Stratford Road? Site lies adjacent the conservation area and would need to be sympathetic to its setting. Neighbourhood Plan recognises Stratford Road as an important entry point to the Conservation Area.
In	Out - Loss of open space	Out - Loss of Open Space	Out - Historic Environment
No	No	No	No
Opportunity for potential development provided any application is in line with NP Policy EHI – Green Infrastructure, Criteria B and C .The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.Presence of orchard needs confirmation. Update 2022: WWT - without visiting the site it's impossible to know whether it would meet the criteria for the priority habitat Traditional Orchard or not. The fact that the trees are old and decaying may be indicative of very high ecological value (hence the concern) further investigation/ site visit required by a qualified ecologist as initial comments are only desktop based.	Presence and extent of orchard needs confirmation but if they are of sufficient size they may make it better to avoid this site completely, if not, buffering and significant mitigation will be required.Landscape objection to larger portion of the site, however a smaller cut maybe suitable , landscape Officer supportive of the triangular area to the south of the public footpath in conjunction with adjacent CFS0909. Concern over sewerage / drainage - hydraulic measuring recommended.The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.	The Neighbourhood Plan supports this site as an important local green space for allotments. Concern over surface water. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.	Concern over whether access is suitable / impact on Conservation area (Listed buildings and view points as indicated in the Neighbourhood Plan. Part of the site is in Flood Zone 2/3- to the south. Other preferable sites. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.
In	Out - Open Space	Out - Open Space	Out - Historic Environment
No	No	No	No
No change (but an update from WWT re orchard status)	No change	No change	No change

CFS0796 - Land at Harvington (Land adjacent Cleeve Hill Gardens and Crest Hill)	CFS0841- 1 Oldfield Cottage, (26 Village Street), Harvington	CFS0909 - Land South of Harvington Lodge, Harvington	CFS1089 - Land off Anchor Lane, Harvington (additional site)
Yes - Cat 2	Yes - Cat 2	Yes - Cat 2	Yes - Cat 2
Availability unknown	Yes - Available within 5 years	Yes - Available now	Yes - Available within 5 years
Flood zone 1 - 94% FZ 2 - 6%. No risk of flooding from surface water in 100years	Flood zone 1 - 100%, no risk of flooding from surface water in 100 years.	100% Flood Zone 1, no risk of flooding from surface water in 100 years	Yes Flood zone 1. Flood Zone 2 & 3 River Isbourne to south
Yes	Yes	Yes	Yes
Highways England anticipate no substantial impact.. 3.3km from existing SRN access, likely to use existing junctions. Suitable transport study required.	Narrow access point	Access considered suitable- WCC Highways	Access suitable - WCC Highways
Site will drain to Anchor Lane SPS which has capacity issues, hydraulic modelling is recommended.	Requires further evaluation	HIGH IMPACT - Site will drain by gravity to the works, size of development in relation to the existing network may cause issues, hydraulic modelling is recommended to determine impact. A combined site strategy with CFS0220 and CFS0219 is recommended.LOW IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Sewerage: 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
Biodiversity -No - unless infrastructure, air pollution, waste, combustion or water discharge.	Biodiversity -No - unless infrastructure, air pollution, waste, combustion or water discharge.	Biodiversity - No - unless infrastructure, minerals or air pollution, landscape, habitat.	Further work will be needed to confirm the status of grassland on this site prior to allocation
No	No	No	No
No	No	No	No
No	No	No	No
Yes - housing	Yes	Yes - housing	Yes - Housing
Protect and restore	Protect and enhance	Protect and restore	Protect and restore
No	No	No	No
Romano/British occupation. DBA, survey, targeted evaluation and possible further mitigation.	Further investigation required	No impact on CA. Archaeology - DBA, survey, targeted evaluation and possible further mitigation.	Yes impact on CA.
Yes - Impact on setting of church (Conservation issue)	No	Yes - Impact on isolated setting of Harvington Lodge	No
No	No	No	No
CFS0796 - site dismissed previously at appeal. Impact on setting of church (Conservation issue). Vastly extend the village away from its nucleated heart - this would be discernible in views from across the river to the east on elevated land at Cleeve Hill.	No	Landscape - No - In terms of settlement pattern as an indicator of landscape character, this site (in conjunction with part of CFS0220) would extend the village such that it maintains a nucleated pattern. Subject to satisfactory boundary planting to open countryside	Yes, would not respect identified settlement pattern as an indicator of landscape character. Harvington is in Village Farmlands with Orchards Landscape Type where a nucleated settlement pattern is identified. Development on this site would not respect that pattern but would extend the village away from its nucleated heart. Primary habitat on site - lowland meadow and low land grassland - LMW (12590sq m) LGC & LMW (13sq m) - 2021 brief ecological review.
No	No	No	No
No	No	No	No
No	No	No	No
No	No	No	No
no details to confirm there has been a surface water flooding event. Flooding to NE corner of the site from adjacent ordinary watercourse	no details to confirm there has been a surface water flooding event	yes. Major flood flow route along southern boundary and from higher ground. Regular occurrence during heavy periods of rainfall. (Engineers, 2019)	No verified data to confirm flooding (2021). The River Isbourne forms the western boundary of this site.
Grade 2	Grade 2	Grade 2	Grade 2
Standard Mitigation Measures applicable to sites of ≥10 residential dwellings	Standard Mitigation Measures applicable to sites of ≥10 residential dwellings	Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL activities	Unknown
Yes 50m	Yes 50m	No - 630m	Yes-320m
3 / 5. School -600m, VH - 550m, Shop -1.2km, Doctors - Not in village, Employment Opp - not in village.	3 / 5. School -300m, VH - 600m, Shop -450m, Doctors - Not in village, Employment Opp - not in village.	3 / 5. School -880m, VH - 940M, Shop -800m, Doctors - Not in village, Employment Opp - not in village.	3 / 5. School -880m, VH - 940M, Shop -800m, Doctors - Not in village, Employment Opp - not in village.
Yes	Yes	Yes	No
Yes - contribution towards the community projects identified in the Neighbourhood Plan	No not directly	No not directly	No not directly
Yes - impact to conservation. Impact on the nucleated character of the village. The scale of the site would impact on setting of conservation area and historic buildings.	No	Potentially - surface water would need to be managed as the site has been subject to flood flow after heavy rainfall. Any development would also need to be sympathetic to the setting of Harvington Lodge.	Yes - Impact on Conservation Area and landscape objection. The policy in the NP seeks to resist development that is visible from Anchor Lane.
Out - Availability unknown	Out - Small site	In	Out - Historic Environment
No	No	No	No
Rule out of the Shelaa - unknown availability. Site previously dismissed on appeal on the impact to conservation. Impact on the nucleated character of the village. The scale of the site would impact on setting of conservation area and historic buildings, including Grade I listed church.	Rule out - site too small	The site has been put forward as a mixed use site for residential, school, Shop, Amenity, Small Workshop / Loft Facilities i.e. car repair for local needs. Potential site for development in conjunction with part of CFS0220. Subject to satisfactory boundary planting to open countryside. However concern over surface water / sewerage - would need adequate mitigation. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.	Site not considered suitable due to impact on conservation area / Landscape objection / Neighbourhood Plan.Part of the site is in Flood Zone 2/3- to the south. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.
Out - Availability unknown	Out - Size (too small)	In	Out - Historic Environment
No	No	No	No
No change	No change - but two dormer bungalows approved 21/02384/FUL	No change - site also considered for employment uses	No change