Holt Heath

	SHELAA Site Reference and Address:	CFS0801 - Bentley Farm, Holt Heath	CFS0493 - Land between B4196 and private open space Holt Heath
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 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 Single Ownership Availability 6-10 Years	Yes Multiple Ownership Availability within 5 years Restrictive Covenant - precludes building within 50 yards of the western boundary.
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone 1
	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?	Yes	Access achievable but previous appeal on site was dismissed.
	Are the Sewerage and Water supplies adequate in the area?	**Potential Impact on the Sewerage Network** Impact - High The size of this development nearly doubles the population served by the downstream network. Hydraulic modelling is required to determine the impact. It is likely that the STW will require upgrades to provide capacity. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network. **Potential impact of surface water sewerage infrastructure** Impact - High There is no existing SW network or nearby watercourses, site will need to be managed sustainably using SuDS. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	**Potential Impact on the Sewerage Network** Impact - Medium The site will drain by gravity directly to the works, due to the small size of the existing network hydraulic modelling is recommended to determine the impact. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network. **Potential impact of surface water sewerage infrastructure** Impact - Medium There is no existing SW network or nearby watercourses, site will need to be managed sustainably using SuDS. 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?	No	No
	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?	No	No
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to the east/north east Open Countryside/farmland to the south and west	Residential to the south B4196 to the west Holt Millennium Green and play area to the east Open Countryside to the north
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI Environmental Character Area is predominantly 'Protect and Restore'. Western portion of the site is 'Protect and Enhance'.	GI Environmental Character Area: 'Protect and Restore'. Adjacent to Holt Millennium Green
	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?	Conservation Area - No (Desk Based Assessment, survey, targeted evaluation and possible mitigation) Archaeology - Prehistoric potential	Conservation Area - No (Desk Based Assessment, survey, targeted evaluation and possible mitigation) Archaeology - Prehistoric potential
	Would development of the site have a detrimental impact on Listed Building (s).	Yes - Setting of Grade II Bentley Farm	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?	Archaeological potential - prehistoric potential DBA, survey, targeted evaluation and possible mitigation	Archaeological potential - prehistoric potential DBA, survey, targeted evaluation and possible mitigation Site is less than 150m from a Local Wildlife Site LWS buffered by a field between it and site.
	Would development of the site have a detrimental impact on TPOs.	No	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?	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	**Is the site at risk of surface water flooding?** Yes (<1% 30yr, <1% 100yr, <1%, 1000yr) **SW Land Drainage Partnership Engineers** - Risk 'very low' Refer to LLFA for DS requirements	**Is the site at risk of surface water flooding?** Yes (0% 30yr, 0% 100yr, 4%, 1000yr) **SW Land Drainage Partnership Engineers** - Risk 'low' Refer to LLFA for DS requirements
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes - Grade 2	Yes - Grade 2
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Noise assessment required. Some areas of the site may be unsuitable for residential development. Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contaminated Land - No History of PCL activities.	Noise assessment required to determine the extent and impacts of noise at this location. Mitigation may be required. Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings . Contaminated Land - No History of PCL activities.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - Shrawley Rd Junction (services 294 and 296) and Woodbury Park (services 294, 296, 758) both within 400m of the north eastern part of the site (approx. 60-70 metres to both bus stops). Extreme south western extent of the site is greater than 400m to bus stop services. No access to rail network within 400m.	Yes -Shrawley Rd Junction (services 294 and 296) Immediately adjacent to the site No access to rail network within 400m.
	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.	General Store/Post Office approx. 100 metres (from closest part of the site) Holt Village Hall approx. 300 metres (to northern part of the site) Grimley & Holt C of E Primary School approx. 4.5 km away (to northern part of the site) Ombersley Medical Centre approx. 4 km away (to northern part of the site)	General Store/Post Office approx. 360 metres away Holt Village Hall approx. 280 metres away Grimley & Holt C of E Primary School approx. 4.5km away Ombersley Medical Centre approx. 4 km away
	Would development of the site result in an adverse impact on local health provision?	Public Health - Yes Are employment and education sites accessible within 3 miles? 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 Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).	Public Health - Yes Are employment and education sites accessible within 3 miles? 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 Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).
	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 - The scale of development is not is not appropriate relative to the size of the village.	Consider GI buffering schemes to the north of the site and to the east adjacent to Holt Millennium Green.
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	**OUT - Scale**	**IN**
	Should the site be carried forward for potential allocation in the SWDPR?	**NO**	**NO**
	Summary	**Site not to be allocated due to scale - The site is not appropriate relative to the size of the village. Large scale encroachment into the open countryside.**	**Site is not suitable for allocation - other site preferred.**
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	**No Change**	**No Change**
	Should the site be carried forward for potential allocation in the SWDPR?	**No Change**	**No Change**
	Summary	**No Change**	**No Change**

Holt Heath

	SHELAA Site Reference and Address:	CFS0177 - Land at School Lane, Holt Heath, Worcester, WR6 6NF	CFS1139 Broomfield's Farm Shop, School Plantation, Holt Heath, Worcester, WR6 6NF (Smaller Submission)
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 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 Single Ownership Availability within 5 years	Yes Single Ownership Available Immediately
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone
	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?	Previous appeal on site and access not achievable. Would need to demolish an existing property on school lane to provide an acceptable access.	Yes - detailed comments available
	Are the Sewerage and Water supplies adequate in the area?	**Potential Impact on the Sewerage Network** Impact - Low Development is adjacent to STW and due to the scale of development significant impacts are unlikely provided surface water is managed sustainably on site. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network. **Potential impact of surface water sewerage infrastructure** Impact - Medium There is no existing SW network or nearby watercourses, site will need to be managed sustainably using SuDS. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Yes - water, electricity, private drainage and sewerage all available at the site.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	Adjacent to site of regional or local wildlife importance
	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?	No	No
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to west and north Open Countryside to south and east	Residential to West of site. Residential to East, Road to South and River to North.
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI Environmental Character Area: 'Protect and Restore'.	GI Environmental Character Area: '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?	Conservation Area - No (Evaluation, possible mitigation) Archaeology - Prehistoric potential	No
	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?	Archaeological potential - prehistoric potential Evaluation, possible mitigation	Site adjacent to site of regional or local wildlife interest (to north of site)
	Would development of the site have a detrimental impact on TPOs.	No	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?	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	**Is the site at risk of surface water flooding?** No **SW Land Drainage Partnership Engineers -** Risk 'very low' Refer to LLFA for DS requirements	EA Response: No sw flood risk 'very low'
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes - Grade 2	No. Agricultural Land classification 4 (Poor Quality Agricultural Land).
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Noise assessment required. Some areas of the site may be unsuitable for residential development. Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contaminated Land - No History of PCL activities.	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - Woodbury Park (services 294, 296, 758) Approx. 275 metres away (indirect) No access to rail network within 400m.	Bus Stop - 0.4 miles away. Train station - 6.9 miles away.
	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.	General Store/Post Office approx. 150 metres away Holt Village Hall approx. 100 metres away Grimley & Holt C of E Primary School approx. 4.1 km away Ombersley Medical Centre approx. 3.65 km away	Primary School - 2 miles away. General Store/Post Office - 0.2 miles away. Post Office - 0.2 miles away. Doctors Surgery - 6.6 miles away. Village Hall - 1.9 miles away.
	Would development of the site result in an adverse impact on local health provision?	Public Health - Yes Are employment and education sites accessible within 3 miles? 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 Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).	Yes but are addressable.
	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?	No	No
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	**OUT - Access**	**IN**
	Should the site be carried forward for potential allocation in the SWDPR?	**No**	**YES**
	Summary	**Site not to be allocated due to unsuitable access**	**New Site at PO Stage - suitable site adjacent to development boundary and congruent with settlement pattern. This site is a smaller submission of CFS1140.**
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	**No Change**	**No Change**
	Should the site be carried forward for potential allocation in the SWDPR?	**No Change**	**No Change**
	Summary	**No Change**	**No Change**

Holt Heath

	SHELAA Site Reference and Address:	CFS1140 Broomfield's Farm Shop, School Plantation, Holt Heath, Worcester, WR6 6NF
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 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 Single Ownership Available Immediately
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes
	Can the site be provided with safe access onto the public highway?	Yes - detailed comments available
	Are the Sewerage and Water supplies adequate in the area?	Yes - water, electricity, private drainage and sewerage all available at the site.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Adjacent to site of regional or local wildlife importance
	Is the site in Green Belt?	No
	Is the site in the AONB, or affect the setting of?	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to West of site. Residential to East, Road to South and River to North.
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI Environmental Character Area: 'Protect and Restore'.
	Would development of the site result in a significant net loss of protected open space?	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No
	Would development of the site have a detrimental impact on Listed Building (s).	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	Site adjacent to site of regional or local wildlife interest (to north of site)
	Would development of the site have a detrimental impact on TPOs.	No
	Would development of the site have a detrimental impact on a Significant Gap?	No
	Would development of the site have a detrimental impact on ancient woodland?	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	EA Response: No
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No. Agricultural Land classification 4 (Poor Quality Agricultural Land).
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	Bus Stop - 0.4 miles away. Train station - 6.9 miles away.
	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 - 2 miles away. General Store/Post Office - 0.2 miles away. Post Office - 0.2 miles away. Doctors Surgery - 6.6 miles away. Village Hall - 1.9 miles away.
	Would development of the site result in an adverse impact on local health provision?	Yes but are addressable.
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	IN
	Should the site be carried forward for potential allocation in the SWDPR?	NO
	Summary	Site is adjacent to Development Boundary, However, site not to be taken forward as alternative site, CFS1139 (a smaller cut of this site) is preferrable. This is due to the site being smaller in scale and therefore more suitable given village scale and character. See CFS1139.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	No Change
	Should the site be carried forward for potential allocation in the SWDPR?	No Change
	Summary	No Change

Holt Heath

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	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?																							
	Is there a bus stop or train station within 400m of the site? Please state distance.																							
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Holt Heath

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	Would development of the site compromise Internationally or Nationally designated site of ecological importance?																							
	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?																							
	Would development of the site have a detrimental impact on Listed Building (s).																							
	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?																							
	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?																							
	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?																							
	Is there a bus stop or train station within 400m of the site? Please state distance.																							
	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.																							
	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.																							
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?																							
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?																							
	Should the site be carried forward for potential allocation in the SWDPR?																							
	Summary																							
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?																							
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	Summary																							

Holt Heath

	SHELAA Site Reference and Address:					
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?					
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?					
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.					
	Is the site more than 450 metres of hazardous pipeline or gas compression station?					
	Can the site be provided with safe access onto the public highway?					
	Are the Sewerage and Water supplies adequate in the area?					
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?					
	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?					
	Would development of the site have a detrimental impact on Listed Building (s).					
	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?					
	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?					
	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?					
	Is there a bus stop or train station within 400m of the site? Please state distance.					
	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.					
	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.					
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?					
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?					
	Should the site be carried forward for potential allocation in the SWDPR?					
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	Summary					