

	<p>SHELAA Site Reference and Address:</p> <p>Rushwick expanded settlement (land parcels = 122ha) CFS0190, CFS0592, CFS0651, CFS0938, CFS0537, CFS1175, CFS1213a, CFS1213b, CFS1213c, CFS1213d, CFS0598, CFS0737, CFS0536</p>
MAJOR CRITERIA	<p>Is there enough land available to accommodate growth on a strategic scale (i.e. housing, employment, GI and supporting infrastructure)?</p> <p>Yes</p>
MAJOR CRITERIA	<p>Could the site reasonably meet some of Worcester City's / Tewkesbury's housing and employment needs?</p> <p>Yes, Worcester's housing and employment needs will be partially met by the allocation of land at Rushwick.</p>
MAJOR CRITERIA	<p>Is the site within reasonable walking / cycling distance of an existing or new rail station?</p> <p>Yes, the new station to be delivered as part of the strategic expansion of Rushwick will be within reasonable walking and cycling distance for all new dwellings.</p>
MAJOR CRITERIA	<p>Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?</p> <p>Yes - regular meetings with the landowners have taken place to ensure that they remain well informed of the SWDPR process and to ensure collaborative working between the Council and land owners.</p>
MAJOR CRITERIA	<p>Is the site prone to fluvial or pluvial flooding? If yes can this be mitigated on site?</p> <p>In part, fluvial no, pluvial perhaps.</p>
MAJOR CRITERIA	<p>Is the site more than 450 metres of hazardous pipeline or gas compression station?</p> <p>Yes</p>
MAJOR CRITERIA	<p>Can the site be provided with safe access onto the public highway? If yes, can the surrounding road network accommodate the additional development?</p> <p>Yes - Worcestershire County Council and Barwood Land have commissioned Transport Studies to establish the impact that the Strategic Allocation at Rushwick will have on the surrounding road network. Access is included as part of this work and it is SWIC's understanding that safe access can be achieved.</p>
MAJOR CRITERIA	<p>Are the Sewerage and Water supplies adequate in the area or can it be improved to accommodate the additional development?</p> <p>Sewerage: Hydraulic sewer modelling has been undertaken for the site and deemed to be a low risk of flooding and odour. Provided that surface water is managed sustainably following the drainage hierarchy and not connected to the combined sewer there are not expected to be issues connecting this site to the existing sewerage network. Water Supply: Hydraulic modelling has been undertaken and this site has been deemed low risk in terms of water capacity. It has identified some local infirmities will be required in the near future to accommodate the total demand generated. The SWICs and BTW will continue to engage on the proposal.</p>
MAJOR CRITERIA	<p>Would development of the site compromise an Internationally or Nationally designated site of ecological importance? If yes, can this be mitigated?</p> <p>Possibly. The site is very close to the River Teme SSSI and so appropriate buffering and protections (including in relation to drainage elements) will be required. These should be capable of implementation within the policy requirement of 40% GI but more work will be needed to confirm this through site design. It would also be desirable to mitigate with Natural England to confirm any impacts on land functionally linked to the River Severn SAC/SPA, Great Ouse Heritage - Southern boundary of site close to River Teme SSSI. Fall within many grades of SSSI Impact Risk Zone, as do 10 other residential areas of 100 dwellings existing settlement. Risk Teme is sensitive to any pollution and Natural England may wish to scrutinise any application for its impact on water quality, flow regime and future water availability. The Southwestern part of the proposed site is more sensitive due to proximity of SSSI.</p>
MAJOR CRITERIA	<p>Is the site in Green Belt?</p> <p>No</p>
MAJOR CRITERIA	<p>Is the site in the AONB, or affect the setting of?</p> <p>No - the site is a sufficient distance from the nearest AONB - Maken Hills and will not impact on its setting.</p>
MAJOR CRITERIA	<p>Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?</p> <p>Not currently, but it is understood that a Neighbourhood Plan is being drafted.</p>
MINOR CRITERIA	<p>Would development of the site have an adverse impact on the Green Infrastructure Network? If yes, can this be mitigated?</p> <p>Biodiversity - Yes, development at this scale is likely to have an impact on the GI network, especially in terms of movement of wildlife across the area (including between assets like LWS and priority habitat patches found on site and close by). Mitigation for some of these impacts may be possible through the 40% GI requirement but site design will have a significant impact on how effective this mitigation would be. ECA River Teme Corridor, Protect and Restore. The overarching principle identified by the GI partnership is to protect and restore multi-functional river valley corridor and floodplain Northern part of the site falls under ECA Teme Valley and Wyre Forest. The strategic GI approach for the Teme Valley and Wyre Forest ECA is to protect and enhance. The overarching principles identified by the GI partnership are to: enhance stream and river corridors, protect ancient countryside character, protect and enhance the ancient woodland habitats of the Wyre Forest, and to enhance and expand acid grassland habitats. Potential for loss of GI corridor running north to south across site.</p>
MINOR CRITERIA	<p>Would development of the site result in a significant net loss of protected open space?</p> <p>Potential for loss of small parcel of land designated as "greenspace"</p>
MINOR CRITERIA	<p>Would development of the site have a detrimental impact on a conservation area?</p> <p>No, there are no Conservation Areas in Rushwick.</p>
MINOR CRITERIA	<p>Would development of the site have a detrimental impact on archaeology?</p> <p>The SWICs understand, through consultation with Archaeology Officers, that the site will not have a detrimental impact on archaeology.</p>
MINOR CRITERIA	<p>Would development of the site have a detrimental impact on Listed Building(s)?</p> <p>Willow House is the only listed Building in Rushwick. Careful and sympathetic design of the concert site and facility with Conservation specialists will be important to ensure that the special features are conserved and enhanced.</p>
MINOR CRITERIA	<p>Would development of the site have a detrimental impact on a Scheduled Ancient Monument?</p> <p>The SWICs understand, through consultation with Conservation Officers, that the site will not have a detrimental impact on Scheduled Ancient Monuments.</p>
MINOR CRITERIA	<p>Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Ancient Woodland or Hedgerow / Regionally Important Geological Site or any other locally designated wildlife/landscape sites? If yes, can it be mitigated against?</p> <p>Biodiversity - Potential for loss of internal hedgerow network. Potential for reestablishment of historically lost internal hedgerow network. Potential for loss of the external boundary network is important. Development would bring about the coalescence of Broadmore Green and Rushwick. Development could mean the reconnection of Rushwick and Upper Wick. Upper Wick has a particularly strong and distinct character. Development should avoid compromising this. Ecology - Priority habitat traditional orchards and scattered patches of priority habitat woodland around and bordering the site area. Langstone Brook LWS and another water sensitive feature. Positioning of this development site between two sensitive waterbodies means that pollution control will be important. Other details already discussed in meetings with policy and a wider ecology group that included members of heritage team. We do not anticipate adverse effects on nearby LWS. Impacts on ecological corridors that link to nearby LWS should be mitigated within the site 40% GI requirement. It seems likely that there would be impacts on ancient hedgerow and potentially woodland (though none on site is listed in the ANSN inventory), it may still be unclear but too small in scale to be listed). Mitigation for this may be possible within the 40% GI requirement but will require careful site design and may lead to reductions in the overall developable area. WWT - We do not anticipate adverse effects on nearby LWS. Impacts on ecological corridors that link to nearby LWS should be mitigated within the site 40% GI requirement. It seems likely that there would be impacts on ancient hedgerow and potentially woodland (though none on site is listed in the ANSN inventory), it may still be unclear but too small in scale to be listed). Mitigation for this may be possible within the 40% GI requirement but will require careful site design and may lead to reductions in the overall developable area.</p>
MINOR CRITERIA	<p>Would development of the site have a detrimental impact on TPOs?</p> <p>TPO's to be safeguarded by the planning application process</p>
MINOR CRITERIA	<p>Would development of the site have a detrimental impact on a Significant Gap?</p> <p>Will require a change to the SG - See Significant Gap paper for details</p>
MINOR CRITERIA	<p>Would development of the site result in substantial losses of best or most versatile (Grade 1 or 2) agricultural land?</p> <p>Approximately one third of the site area falls within grade 2 land</p>
MINOR CRITERIA	<p>Is the site on contaminated land? If there is contaminated land near to site, close enough to impact its potential development? If yes, can it be mitigated against?</p> <p>Railway - 14'00868(LM, Railway - 14'00869(LM, Area Liable to Flood - MHS54110006121 (adjacent to waters boundary north part of site), Area Liable to Flood - MHS54110006121 (100m to south), Quarry of sand and gravel - MHS5101001571(140m to the south), GI - no significant - some investigation required. Concept Plan will be designed to take account of railway line and adjacent AQMA Management site</p>
MINOR CRITERIA	<p>Can the existing education provision accommodate the increased need arising from the development? If no, can further provision be provided to meet the need?</p> <p>No - a new primary school will be required as part of the development</p>
MINOR CRITERIA	<p>Would development of the site result in an adverse impact on local health provision? If yes, can it be mitigated against?</p> <p>The CCG have indicated that the nearest GP Surgery, St Johns Medical Centre, will be expanded to accommodate the growth of the village</p>
MINOR CRITERIA	<p>Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.</p> <p>Yes, the site will assist in delivering infrastructure as set out in the GP.</p>
MINOR CRITERIA	<p>Ruled in or out of SHELAA?</p> <p>In</p>
MINOR CRITERIA	<p>Should the site be carried forward for potential allocation in the SWDPR?</p> <p>Yes</p>
Outcome	<p>Summary</p> <p>Rushwick is situated by a railway line that connects, primarily, Worcester and Maken. As such, Rushwick is strategically very well located to accommodate future growth through a rail based strategy. There is enough land to accommodate up to 1,000 new dwellings and 7% of employment at Rushwick, along with a new Railway Station and being close to Worcester the site will help accommodate some of Worcester's local needs. The Landowners have indicated that the site is available for development and can be developed in the plan period and the site has no other major flooding or surface water constraints. Safe access can be accommodated and the village has adequate sewerage infrastructure. The site is close to River Teme SSSI and given its scale will impact on local biodiversity. The SWICs have designed a concept plan, in liaison with ecology and biodiversity experts at the Council and Worcestershire County Council, Worcestershire Wildlife Trust, Green Heritage Officers and Natural England. This is to ensure that the site has biodiversity net gain and does not have a net bearing impact on the nearby River Teme SSSI, other locally significant wildlife designations or local biodiversity. A Grade 2 Listed Building, Willow House, which is located on Blenheim Road will also need to benefit from a sympathetically designed Concept Plan to ensure its special features are preserved and enhanced. There is an existing Primary School in Rushwick, but the new settlement will deliver a new Primary School to help increase education provision within the village and the CCG have indicated that the nearest GP Surgery, St Johns Medical Centre, will be expanded to accommodate the growth of the village.</p> <p>By virtue of the above assessment, it is considered that Rushwick is well located to accommodate growth on a strategic scale.</p>