

SHELAA Site Reference and Address:		Land at Strensham (land parcel = 189ha) - CFS0206
MAJOR CRITERIA	Is there enough land available to accommodate growth on a strategic scale (i.e. housing, employment, GI and supporting infrastructure)?	Yes
	Could the site reasonably meet some of Worcester City's / Tewkesbury's housing and employment needs?	Given the location of Strensham it is possible that it could help meet Tewkesbury's housing need.
	Is the site within reasonable walking / cycling distance of an existing or new rail station?	No - the site is a significant distance from the nearest railway station at Pershore, approximately 5 miles away. Ashchurch station is approximately 8 miles away.
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes
	Is the site prone to fluvial or pluvial flooding? If yes can this be mitigated on site?	The SE boundary runs along the banks of the River Severn. The majority of the site appears to be at very low risk of surface water flooding with only a couple of isolated areas at the higher risk.
	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? If yes, can the surrounding road network accommodate the additional development?	Highways have advised that safe access cannot be easily achieved on to the existing road network
	Are the Sewerage and Water supplies adequate in the area or can it be improved to accommodate the additional development?	Sewerage: This site would more than triple the population served by the existing nearest catchment at Lower Strensham and would require a complete overhaul of the existing network and Wastewater Treatment Works (WwTW). It could possibly drain to Bredon WwTW to the south however a crossing of the River Avon would be required and network reinforcements would be required alongside capacity upgrades to Bredon WwTW. If this site is required it could be accommodated, however a growth scheme would be required for both the network and WwTW capacity upgrades. Water Supply: This site will require further hydraulic modelling as this has not been previously undertaken. The site is located near our large strategic WTW (Strensham Water Treatment Works) which is critical to the supply of Worcester and surrounding areas. It is therefore recommended that a growth scheme is actioned in order to ensure and highlight the possibility of reinforcements
	Would development of the site compromise an Internationally or Nationally designated site of ecological importance? If yes, can this be mitigated?	Yes. The site is immediately adjacent to Uppham Meadow SSSI and impacts of noise, light, runoff and recreational pressure could all be significant. In addition, it will be important to clarify any effect on land functionally linked to the River Severn SAC/SPA. Some mitigation may be possible within the 40% GI requirement but may not be completely effective given the likely scale of development. Accordingly, the overall developable area may need to be reduced. Very sensitive location in terms of impacts on internationally or nationally designated sites, both direct and indirect: Bredon Hill SAC approx. 1.3km to the east. SSSI immediately to the south (Uppham Meadow and Summit Leasow) and another adjacent to the south-eastern part of the site (Rectory Farm Meadow). The SSSI IRZ starts at the most sensitive zone, i.e. concerns about ANV development, graded to the least sensitive zone still including development such as residential development of 100 or more houses outside existing settlements and large non residential development. This does not include potential impacts on Bredon Hill SAC, which would need to be assessed via a Habitats Regulations Assessment. Given this I would strongly advise against the allocation of this site.
	Is the site in Green Belt?	No
Is the site in the AONB, or affect the setting of?	The site is not within the AONB but would be highly visible from Bredon Hill and as such would have a significant impact on the setting of the Cotswolds AONB.	
Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	
OTHER CRITERIA	Would development of the site have an adverse impact on the Green Infrastructure Network? If yes, can this be mitigated?	Possibly. There may be impacts on the important GI corridor of the River Avon and its associated grasslands that could be difficult to mitigate, especially in view of the need to provide a significant buffer to the SSSI as well. River Avon is an important GI feature with associated lowland grassland priority habitats which could be threatened by large scale development: a Buglife B-line corridor runs at a right angle to the River towards Bredon Hill; mitigation requires appropriate buffers with habitat protection and creation.
	Would development of the site result in a significant net loss of protected open space?	No formal open space affected
	Would development of the site have a detrimental impact on a conservation area?	No
	Would development of the site have a detrimental impact on archaeology?	Further evaluation required to ascertain whether site would impact on any areas of archaeological significance
	Would development of the site have a detrimental impact on Listed Building (s)?	The site will have a detrimental impact on the nearby Strensham, Historic Park and Garden which is a non designated heritage asset.
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No SAM within site boundaries
	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 site? If yes, can it be mitigated against?	Yes. The site overlaps part of the River Avon LWS and is contiguous with other sections. District Council ecologists recommend that the LWS areas be removed from any allocation and that significant buffers be given to the remaining areas. There do not appear to be any areas of AONW but impacts on ancient hedges and trees seem likely. These may be capable of mitigation within the 40% GI requirement but will depend on good site design.
	Would development of the site have a detrimental impact on TPOs?	TPOs can be safeguarded as part of the planning process.
	Would development of the site have a detrimental impact on a Significant Gap?	No
	Would development of the site result in substantial losses of best or most versatile (Grade 1 or 2) agricultural land?	A significant portion of the southern part of the site falls within grade 1 land. 2 large parcels fall within grade 2 and the remainder falls within grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development? If yes, can it be mitigated against?	Former Landfill Site (WD1644/CL) in centre of northern portion of site, areas identified as 'Liable to Flood' run within the western boundary (refs WD1258/CL & WD1257/CL) and an area of site (ref WD1256/CL), Petrol Filling Station adjacent to north western boundary (ref WD486/CL) and Petrol Vapor Recovery (ref WD178/CL), oil quarry c. 15m to north east of central boundary, Maintenance Depot (ref WD1496/CL), Depot (ref WD1606/CL), Fuel Filling Station (WD1694/CL) and Fuel Filling Station (ref WD1695/CL) located approximately 115m from north western boundary of the site, in really all part of the motorway services adjacent to the western boundary, pond c. 160m to the north (WD1521/CL), Sludge Beds c. 170m from eastern boundary (ref WD1258/CL), Severn Trent Water authority (ref WD900/CL) located 20m from boundary on eastern side. Some significant sources of contamination on site including landfill site that may not be suitable for development dependant on outcomes of assessment although understood to be inert fill. Nearby petrol filling stations and sewage treatment plants. Suitable investigation and assessment required.
	Can the existing education provision accommodate the increased need arising from the development? If no, can further provision be provided to meet the need?	Worcestershire County Council have advised that existing education provision would need to be of sufficient scale to build new schools for all ages
	Would development of the site result in an adverse impact on local health provision? If yes, can it be mitigated against?	Further consultation required with health professionals to determine impact on health and mitigation measures
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No
	Outcome	Ruled in or out of SHELAA?
Should the site be carried forward for potential allocation in the SWDRP?		No
Summary		As the site is not being taken forward it is being ruled out for scale and being isolated as it would not meet the SWDRP development strategy. Ecologists in the Council strongly advise against the allocation of this site given the proximity and ecological sensitivity of internationally and nationally designated sites. There would be an in-principle landscape OBJECTION to development on this site. It is within the setting of, and highly visible from, the elevated AONB to the east; would impact on the enjoyment of the long distance footpath Shakespeare's Avon Way which crosses the site (where visual receptors focused on the landscape and views are amongst the most sensitive of visual receptors (as per GLVA's guidance); would impact on enjoyment of the River Avon as a leisure boating route and views from the river; would impact on views to and from Strensham church; as the MS is elevated relative to the site, any required noise attenuation measures would be unacceptably visually intrusive in this location and would potentially block enjoyed views from the MS towards Bredon Hill. This site was one of the lowest ranked in the SA for strategic sites