

Droitwich Town 1

SHELAA Site Reference and Address:	CF50969 Land at Pulley Lane & Newland Road, Droitwich Spa	CF50969 Land at Pulley Lane and Newland Road, Droitwich Spa	CF50107 Hill Top Farm, Newland Lane, Droitwich Spa	CF50259 Land at Corner Mead, Newland Lane, Droitwich Spa	CF50370 Land off Tagwell Road, Droitwich Spa	CF50855A Land north of Union Lane Droitwich Spa	CF50855B Land south of Union Lane Droitwich Spa	CF50736 Land at Steynors Avenue, Droitwich Spa	CF50625 Land at Chawson Lane, Salwarpe	
Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Town	Town	Town	Town	Town	Town	Town	Town	Town	
Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Available within 5 years	Available now	Available now	Available now	Available within 5 years	Available within 5 years	Available within 5 years	Available within 5 years	Available now	
Is the site within Flood Zone 1 or 27 if yes, state Flood Zone	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	
Is the site more than 450 metres of hazardous pipeline or gas compression station?	423m away from a hazardous pipeline	331m away from a hazardous pipeline	361m away from a hazardous pipeline	308m away from a hazardous pipeline	600m away from a hazardous pipeline	Over 2km away from a hazardous pipeline	Over 2km away from a hazardous pipeline	2.5km away from the nearest hazardous pipeline	Gas pipeline runs through the middle of the site	
Can the site be provided with safe access onto the public highway?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes. However access can not be achieved onto Copcut Lane/ASB with any development would need to be accessed through the Chawson estate.	
Are the Sewerage and Water supplies adequate in the area?	Sewerage medium	Sewerage medium	Sewerage low	Sewerage low	Sewerage medium	Sewerage low	Sewerage low	Sewerage low	Sewerage low	
Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Yes - within SSSI Impact Risk Zone - consult NE for development over 50 houses	Yes - any residential development of 50 houses or more outside existing settlement	No	Within SSSI Impact Risk Zone - consult NE for development over 50 houses (in combination)	Partially within SSSI Impact Risk Zone - consult NE for development over 100 houses	No	No	No	No	
Is the site in Green Belt?	No	No	No	No	No	No	No	No	No	
Is the site in the AONB, or affect the setting of?	No	No	No	No	No	No	No	No	No	
Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No	No	No	No	No	No	No	No	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The site is greenfield with the New Tree Hill development to north and the rest being surrounded by greenbelt/open countryside	The site forms part of the New Tree Hill development extending to the north and the rest being surrounded by greenbelt/open countryside.	The site is greenfield with the New Tree Hill development to north and the rest being surrounded by greenbelt/open countryside.	The site is greenfield with the New Tree Hill development to north and the rest being surrounded by greenbelt/open countryside.	The site is greenfield with the MS to the east, field to the south and residential dwellings to the west and the north. A telephone mast is also located to the south of the site.	The site is greenfield with the MS to the east, field to the south and residential dwellings to the west and the north. A telephone mast is also located to the south of the site.	Yes. The site is brownfield with commercial units to the east, Droitwich Spa railway station to the south and a railway line along the western boundary. Close proximity to services and facilities in the town centre/railway station.	Yes. The site is brownfield with a derelict site to the north and commercial units surrounding the rest of the site. Close proximity to services and facilities in the town centre/railway station.	The site is greenfield and allocated as greenspace. A railway line runs along the western boundary and housing surrounding the rest of the site.	
Would development of the site have an adverse impact on Green Infrastructure Network?	No	No	No	No	No	No	No	No	No	
Would development of the site result in a significant net loss of protected open space?	No	No	No	No	No	No	No	Yes. The site is public open space which contributes to the environmental quality of the neighbourhood. It is designated open space under SWDP 38.	No	
Would development of the site have a detrimental impact on a conservation area?	No	No	No	No	No	No	No	No	No. Consideration would need to be given to mitigating any adverse impact on the setting of the listed Salwarpe parish church and conservation area.	
Would development of the site have a detrimental impact on Listed Building (s).	No	No	No	No	No	No	No	No	No. Consideration would need to be given to mitigating any adverse impact on the setting of the listed Salwarpe parish church and conservation area.	
Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeological site?	Known medieval agricultural activity, some Romano/British occupation	Known medieval agricultural activity, some Romano/British occupation	Unknown Medieval Core	Unknown Medieval Core	Known medieval agricultural activity, some Romano/British occupation	Known medieval agricultural activity, some Romano/British occupation. Possible archaeology relating to self production on or near the site.	Known medieval agricultural activity, some Romano/British occupation. Possible archaeology relating to self production on or near the site.	Known medieval agricultural activity, some Romano/British occupation.	Known medieval agricultural activity, some Romano/British occupation.	
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?	Has potential for both direct and indirect impacts due to close proximity, especially in the southern part	No	No	Closes to Oakley Wood LWS - beware of connectivity in GI	No	adj to Droitwich Canal LWS; impacts possible	No	No	Part of site a priority habitat for connectivity through GI of fauna and biodiversity.	
Would development of the site have a detrimental impact on TPOs.	A row of TPOs along the western boundary of Pulley Lane	A row of TPOs run along partly through the southern boundary of the site.	No	TPOs along the western and northern boundaries of the site.	TPOs along the north, east and west boundary	No	No	No	No	
Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No	No	No	No	No	
Would development of the site have a detrimental impact on ancient woodland?	Has potential for both direct and indirect impacts due to close proximity, especially in the southern part	No	No	Close to Oakley Wood ancient woodland & entirely within dispersal area for priority habitats - beware of connectivity in GI	No	No	No	No	No	
Would development of the site have a detrimental impact on ancient hedgerows?	Has potential	No	Boundary hedges present; impact unlikely if retained.	Boundary hedges present; impact unlikely if retained.	Boundary hedges present; impact unlikely if retained.	Unlikely	No	Unlikely	Unlikely if boundary hedges retained	
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Yes	Yes	No	No	Yes	Yes	No	Yes	Yes	
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No	No	No	No	No	No	No	No	
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No History of PCL activities	PCL on site - 2no. Unknown Filled Ground (Pond and Old Clay Pit). Risk Assessment and likely Site Investigation required.	No History of PCL activities	No History of PCL activities	PCL on site - Unknown Filled Ground (Pond). PCL site adjacent - Garage Pappas, Risk Assessment and likely Site Investigation required.	History of 7no. PCL uses on site. Spillage. Manufacture of organic chemicals, Works, Chemical Works, Soap Works, Railway, Coal Yard. Within 250m of 2no. Landfill Sites. Potential significant PCL issues on site. Risk Assessment and site investigation required.	History of 7no. PCL uses on site - Spillage. Manufacture of organic chemicals, Works, Chemical Works, Soap Works, Railway, Coal Yard. Within 250m of 2no. Landfill Sites. Potential significant PCL issues on site. Risk Assessment and site investigation required.	No History of PCL activities on site. PCL site adjacent - railway tracks and within 250m landfill buffer. Risk assessment required	No History of PCL activities on site. PCL site adjacent - Landfill Site and railway tracks and within 250m landfill buffer. Risk assessment required and likely site investigation required	
Is there a bus stop or train station within 400m of the site? Please state distance.	Bus stop is over 1km away; train station is 4km away	Bus stop is over 1km away; train station is 4km away	Bus stop is over 1km away; train station is 4km away	Bus stop is over 1km away; train station is 4km away	Bus stop is 322m away and the train station is located 3km away	Both the bus stop and the train station are 321m away	Both the bus stop and the train station are 321m away	Bus stop is 321m away; the train station is 804m away	Bus stop 600m bus stop; train station is 2km	
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.	St Peters First School is 2km away, Tesco Express is 1.8km away, Written Post Office is 2km away, The Corbett Medical Practice, Salwarpe Village Hall is 3km away	St Peters First School is 1.8km away, Written Post Office is 2km away, The Corbett Medical Practice, Salwarpe Village Hall is 3km away	St Peters First School is 1.8km away, Written Post Office is 2km away, The Corbett Medical Practice, Salwarpe Village Hall is 3km away	St Peters First School is 1.8km away, Written Post Office is 2km away, The Corbett Medical Practice, Salwarpe Village Hall is 3km away	St Peters First School is 2km away, Tesco Express is 1.8km away, Written Post Office is 2km away, The Corbett Medical Practice, Salwarpe Village Hall is 3km away	Westacre Middle School is 804m away, Waitrose is 604m away, Victoria Square Post Office is 604m away, The Spa Medical Practice is 482m away, Droitwich Methodist Church Centre is 1.2km away	Westacre Middle School is 804m away, Waitrose is 604m away, Victoria Square Post Office is 604m away, The Spa Medical Practice is 482m away, Droitwich Methodist Church Centre is 1.2km away	Westacre Middle School is 804m away, Victoria Square Post Office is 604m away, The Spa Medical Practice is 482m away, Droitwich Methodist Church Centre is 1.2km away	Chawson First School is 1.5km away, M&S BP Garage is 2.4km away, Written Post Office is 2.5km away, Salers Medical Practice is 2.4km away, Salwarpe Village Hall is 482m away	
Would development of the site result in an adverse impact on local health provision?	No	No but conditions re active travel	No but conditions re active travel	No but conditions re active travel	Yes	No	No	Yes	No	
Would development of the site assist in delivering /supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No	No	No	No	No	No	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	No	No	No	No	No	No	No	No	
Ruled in or out of SHELAA? If out, reason?	In	Out. Allocated in the SWDP.	In	In	In	In	In	Out - loss of valued open space	Out. Access and Historic Environment	
Should the site be carried forward for potential allocation in the SWDPR?	No	No	Yes	Yes	Yes	Yes	Yes	No	No	
OUTCOME PREFERRED OPTIONS 2019	Summary The site is greenfield and is adjacent to the New Tree Hill allocation/development. Any development on this site would impact on a row of TPOs, ancient woodland and within the vicinity of SSSI. (duplicate with CF50467)	Summary The site forms the New Tree Hill allocation in the SWDP (SWDP 49/2) which is currently being built out and is therefore appropriate to allocate.	Summary There are no significant physical or environmental constraints that prevent development on this site. The site lies adjacent and forms a logical rounding off of the New Tree Hill development (SWDP 49/2) and is therefore appropriate to allocate.	Summary The site is greenfield and is adjacent to the New Tree Hill allocation/development. Any development on this site would impact on a row of TPOs, ancient woodland and within the vicinity of SSSI.	Summary The site is greenfield with the MS to the east, field to the south and residential dwellings to the west and the north. A telephone mast is also located to the south of the site. It lies adjacent to and at grade with the MS and any development on the site would require noise mitigation. There are TPOs on site and within the vicinity of an SSSI.	Summary This is a brownfield site in a sustainable location near to the facilities and services in the town centre and adjacent to the railway station. There may be issues relating to land contamination. However the site is suitable to be proposed for a mixed use allocation.	Summary This is a brownfield site in a sustainable location near to the facilities and services in the town centre and adjacent to the railway station. There may be issues relating to land contamination. However the site is suitable to be proposed for a mixed use allocation.	Summary This is a brownfield site in a sustainable location near to the facilities and services in the town centre and adjacent to the railway station. There may be issues relating to land contamination. However the site is suitable to be proposed for a mixed use allocation.	Summary The site is designated open space in the SWDP and any loss to development would have a detrimental impact on the environmental quality of the residential area.	Summary This is a greenfield site and any development in this location would extend the built edge of Droitwich further into the open countryside. Access is considered not to be suitable by the Highway Authority via the existing Chawson residential estate. Also concerns about impact on designated heritage assets in Salwarpe.
Ruled in or out of SHELAA? If out, reason?	No Change	No Change	No Change	No Change	No Change	No Change	No Change	No Change	No Change	
Should the site be carried forward for potential allocation in the SWDPR?	No Change	No Change	No Change	No Change	No Change	No Change	No Change	No Change	No Change	
OUTCOME PUBLICATION N 2022	Summary No Change	Summary No Change	Summary No Change	Summary No Change	Summary No Change	Summary No Change	Summary No Change	Summary No Change	Summary No Change	

Droitwich Town 1

SHELAA Site Reference and Address:	CFS0625sec Land at Chawson Lane, Salwape	CFS0733 Land off Mayflower Road, Droitwich Spa	CFS0251 Land off Pulley Lane, Droitwich Spa	CFS0969 Land at Keepers Cottage, Newland Road, Droitwich Spa	CFS0483a Land off Hanbury Road/Catton Way, Hadzor	CFS0483bsec Land off Hanbury Road/Catton Way, Hadzor	CFS1220 Westcoe, Newland Lane, Droitwich Spa
MAJOR CRITERIA							
Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Town	Town	Town	Town	Town	Town	Town
Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Available now	Available within 5 years	Available now	Available within 5 years	Available within 5 years	Available within 5 years	Available within 5 years
Is the site within Flood Zone 1 or 27 if yes, state Flood Zone	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Is the site more than 450 metres of hazardous pipeline or gas compression station?	Gas pipeline runs through the middle of the site	Yes, 2km from hazardous pipeline.	Yes	Yes	Yes	Yes	Yes
Can the site be provided with safe access onto the public highway?	Yes. However access can not be achieved onto Copcut Lane/A38 with any development would need to be accessed through the Chawson estate.	Yes	Yes	Yes	Yes	Yes	Yes
Are the Sewerage and Water supplies adequate in the area?	Sewerage low	Sewerage low	Yes	Yes	Yes	Yes	Yes
Would development of the site compromise Internationally or Nationally designated sites of ecological importance?	No	No	No	No	No	No	No
Is the site in Green Belt?	No	No	No	No	No	No	No
Is the site in the AONB, or affect the setting of?	No	No	No	No	No	No	No
Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No	No	No	No	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The site is greenfield with Droitwich Spa to the north. A railway line and Copcut development to the east and open countryside to the south and west of the site.	The site is surrounded by residential development.	Yes. Greenfield site surrounded by new housing development on Yew Tree Hill allocation.	Yes. Greenfield site surrounded by new housing development on Yew Tree Hill allocation.	The site is greenfield but adjacent to the residential development at Hadzor Hall.	The site is greenfield but adjacent to the residential development at Hadzor Hall.	Residential back land site with existing dwelling fronting onto Newland Lane. The site is surrounded by new residential development from the Yew Tree Hill allocation.
OTHER CRITERIA							
Would development of the site have an adverse impact on Green Infrastructure Network?	No	No	No	No	No	No	No
Would development of the site result in a significant net loss of protected open space?	No	The site is incidental open space that has some benefits to the quality of the surrounding area. It is designated open space under SWDP 38.	No	No	No	No	No
Would development of the site have a detrimental impact on a conservation area?	No. Consideration would need to be given to mitigating any adverse impact on the setting of the listed Salwape parish church and conservation area.	No	No	No	No. Although the site is near to the Hadzor Hall Conservation Area any development is unlikely to have a detrimental impact on the conservation area or setting of listed assets.	No. Although the site is near to the Hadzor Hall Conservation Area any development is unlikely to have a detrimental impact on the conservation area or setting of listed assets.	No
Would development of the site have a detrimental impact on Listed Building (s).	No. Consideration would need to be given to mitigating any adverse impact on the setting of the listed Salwape parish church and conservation area.	No	No	No	No. Although the site is near to the Hadzor Hall Conservation Area any development is unlikely to have a detrimental impact on the conservation area or setting of listed assets.	No. Although the site is near to the Hadzor Hall Conservation Area any development is unlikely to have a detrimental impact on the conservation area or setting of listed assets.	No
Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	Known medieval agricultural activity, some Romano/British occupation.	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 site?	Part of site a priority habitat for connectivity through GI of fauna and biodiversity.	No	No	No	Yes. Locally listed park and garden.	Yes. Locally listed park and garden.	No
Would development of the site have a detrimental impact on TPOs.	No	No	No	No	No	No	Yes. Part of site covered by TPO.
Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No	No	No
Would development of the site have a detrimental impact on ancient woodland?	No	No	Potential Impact - Site is Adjacent to Ancient Woodland (Oakley Wood)	Potential Impact - Site is in close proximity of Ancient Woodland (Oakley Wood)	No	No	No
Would development of the site have a detrimental impact on ancient hedgerows?	Unlikely if boundary hedges retained	No	No	No	No	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	No	Low Risk of Surface Water Flooding to South West of Site (0.1-1%)	No	No	No	No
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No	No	No	No	No	No
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No History of PCL activities on site. PCL site adjacent - Landfill Site and railway tracks and within 250m landfill buffer. Risk assessment required and likely site investigation required	PCL on (whole) site - Landfill Site. Potential significant PCL issues on site. Risk Assessment and likely Site Investigation required.	No	No	No	No	No
Is there a bus stop or train station within 400m of the site? Please state distance.	Bus stop 600m bus stop; train station is 2km	Bus stop 560m; train station 2km	Bus stop 700m; train station 3km.	Bus stop 700m; train station 3km.	Bus stop 19m; train station 2km.	Bus stop 19m; train station 2km.	Bus stop 700m; train station 3km.
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.	Chawson First School is 1.5km away; M&S BP Garage is 2.4km away; Witten Post Office is 2.5km away; Salwape Medical Practice is 2.4km away; Salwape Village Hall is 482m away	St Peters First School 500m; Post Office 20m; GP 20m; shop 300m.	St Peters First School is 2km away; Tesco Express is 1.9km away; Witten Post Office is 2km away; The Corbett Medical Practice; Salwape Village Hall is 3km away	St Peters First School is 2km away; Tesco Express is 1.9km away; Witten Post Office is 2km away; The Corbett Medical Practice; Salwape Village Hall is 3km away	St Peters First School is 1.7km away; Waitrose is 1.4km away; Witten Post Office is 2km away; The Corbett Medical Practice.	St Peters First School is 1.7km away; Waitrose is 1.4km away; Witten Post Office is 2km away; The Corbett Medical Practice.	St Peters First School is 2km away; Tesco Express is 1.9km away; Witten Post Office is 2km away; The Corbett Medical Practice; Salwape Village Hall is 3km away
Would development of the site result in an adverse impact on local health provision?	No	No	No	No	No	No	No
Would development of the site assist in delivering /supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No	No	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	No	No	No	No	No	No
OUTCOME PREFERRED OPTIONS 2019							
Ruled in or out of SHELAA? If out, reason?	Out - Access and Historic Environment	In	In	In	Out - Scale	Site came in post Preferred Options	In
Should the site be carried forward for potential allocation in the SWDPR?	No	Yes	No	No	No	n/a	No
Summary	This is a greenfield site and any development in this location would extend the built edge of Droitwich further into the open countryside. Access is considered not to be suitable by the Highway Authority via the existing Chawson residential estate. Also concerns about impact on designated heritage assets in Salwape, although a smaller out of the site would mitigate this to an extent.	This is incidental open space in a largely residential area. The site is adjacent to the M5 so may require mitigation for noise and land contamination may be an issue as it was the site of a former household tip.	As it stands the site is small but could form part of a large development if incorporated within greenfield land. It is in close proximity to the Yew Tree Hill development however an allocation on this site could result in overdevelopment and the site serves to provide a degree of openness and helps retain the rural edge and setting of the ancient lane Newland Road.	Greenfield site adjacent to the Yew Tree Hill development. Has development potential but also serves to support the openness and rural edge in a location that has been generally eroded in this respect from the Yew Tree Hill allocation and further windfall sites that have come forward in the locality.	This is a large greenfield site that lies east of the M5 in the parish of Hadzor. It is in close proximity to Hadzor Hall listed building and Conservation Area and partly covered by locally listed parks and gardens designation. The site can access the town centre via the Hanbury Road and there is potential for land to be identified for a new primary school. There are no significant environmental or ecological reasons why the site could not be developed. However it is ruled out on the basis of scale.	n/a	In principle the site is suitable for residential development as it includes an existing detached dwelling and extensive rear garden/back land plot and therefore can be ruled in. The site is adjacent new residential development from the Yew Tree Hill allocation in the SWDPR. In practice though the site is narrow and it is not obvious how the site may be developed in terms of achieving a viable layout. The site could serve as potential highway access to CFS0665.
OUTCOME PUBLICATION N 2022							
Ruled in or out of SHELAA? If out, reason?	No Change	No Change	In	In	Out - Scale	In	In
Should the site be carried forward for potential allocation in the SWDPR?	No Change	No Change	No	No	No	Yes	No
Summary	No Change	No Change	New Site Post PO Stage	New Site Post PO Stage	A smaller out of this site has been included as a proposed allocation in the Reg 19 Publication document.	New site post PO stage. The town centre services and facilities can be accessed by enhanced active travel routes via Hanbury Road. There is potential for a primary school to be delivered on the site. Smaller out of CFS0483a. The site that lies east of the M5 in the parish of Hadzor. It is in close proximity to Hadzor Hall listed building and Conservation Area and partly covered by locally listed park and gardens designation. The site can access the town centre via the Hanbury Road and there is potential for land to be identified for a new primary school. There are no significant environmental or ecological reasons why the site could not be developed.	No Change