

SHELAA Site Reference and Address:	0087 - Off Red Lane, School Road, Evesham	0099 - Land off Evesham Road, North of the Twford Roundabout (Mixed)	0122 - Hampton, Evesham	0130 - Land on the south side and lying to the north of Inches Lane, Evesham
Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary of Town	No - removed from Development Boundary	Yes - Adjacent to Development Boundary of Town	Yes - Within Development Boundary - Town
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 Now	Yes - Available Now	Yes - Available within 5 years	Yes - Available within 5 years
Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	All of site within Flood Zone 1.	No	All of site within Flood Zone 1.	All of site within Flood Zone 1.
Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes
Can the site be provided with safe access onto the public highway?	No Highways comment provided, however access is currently via a track so will be unsuitable	Yes	No Highways comment provided, however access is currently via a track - unsuitable	Technically yes but Inches Lane is a private road not highway. The signal may need to be 4 arm which would be expensive and also to the detriment of capacity.
Are the Sewerage and Water supplies adequate in the area?	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Site will drain to Twford Bank SPS although lower parts may need pumping, effluent sewers will be required to connect to SPS. Twford Bank pumps to gravity sewer downstream of which have known flooding and pollution issues. The site will eventually drain to Abbey Road TFS via Blind Lane CSD. Impact on sewer system - low	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.
Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless airports help/pods poultry farms etc	No	No - unless airports help/pods poultry farms etc	No - unless airports help/pods poultry farms etc
Is the site in Green Belt?	No	No	No	No
Is the site in the AONB, or affect the setting of?	No	No	No	No
Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - residential to the south of the site	No - removed from Development Boundary	Yes - residential to the east and part south of the site	High School to the north and railway line to the south of the site
Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Urban unsurveyed
Would development of the site result in a significant net loss of protected open space?	No	No	No	Yes. The site is located within allocated Green Space
Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not in Conservation Area. Archaeology: Known medieval agricultural activity, some Romano-British occupation.	Site not in Conservation Area	Site not in Conservation Area. Archaeology: Prehistoric activity - Evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Prehistoric activity - Evaluation and possible mitigation
Would development of the site have a detrimental impact on Listed Building (s)?	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	less than 140m to Clark's Hill LWS & close to River Avon LWS and connected networks; used to comprise traditional orchard with noble chaffer records, now scrub?; lies within dispersal extent between orchards, site may feature valuable habitat	Yes, this site overlaps known traditional orchards	yes - elevated site. Would bring new urban edge of Evesham into view in rural views from the west - public footpaths/ Charlton Lane.	No
Would development of the site have a detrimental impact on TPOs?	No	No	No	No
Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No
Would development of the site have a detrimental impact on ancient woodlands?	No	Unlikely	No	No
Would development of the site have a detrimental impact on ancient hedgerow?	Unknown	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?	no details to confirm there has been a surface water flooding event. Flooding - Sewage treatment works to North - Occurs	No evidence to suggest flooding - small pocket of 1 in 1000 yr extent to south of site	no details to confirm there has been a surface water flooding event	no details to confirm there has been a surface water flooding event
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	All of site grade 3 land	No	No
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities	No History of PCL activities	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - Potential current use as allotments is a PCL activity. Within 250m landfill Buffer. Risk assessment required
Is there a bus stop or train station within 400m of the site? Please state distance.	No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 3058 metres away (1.9 miles).	No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 1931 metres away (1.2 miles).	No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 3219 metres away (2 miles).	Yes. Closest bus stop is 322 metres away (0.2 miles). Closest train station is Evesham which is 485 metres away (0.3 miles).
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 (St Andrews C of E First School) is 1287 metres (0.8 miles). General Store (SPAR Evesham) is 805 metres (0.5 miles). Post Office (Hampton Post Office) is 860 metres away (0.5 miles). Doctors Surgery (Merston Green Medical Practice) is 2253 metres away (1.4 miles). Town Hall (Evesham Town Hall) is 2253 metres away (1.4 miles).	Primary School (Swan Lane First School) is 2092 metres (1.3 miles). General Store (Co-op) is 483 metres away (0.3 miles). Post Office (Evesham Post Office) is 2263 metres away (1.4 miles). Doctors Surgery (Abbey Medical Centre) is 2736 metres away (1.7 miles). Village Hall (Norton Village Hall) is 1609 metres away (1 mile).	Primary School (St Andrews C of E First School) is 1287 metres away (0.8 miles). General Store (Hampton Farm Shop) is 644 metres away (0.4 miles). Post Office (Hampton Post Office) is 860 metres away (0.5 miles). Doctors Surgery (Merston Green Medical Practice) is 2414 metres away (1.5 miles). Town Hall (Evesham Town Hall) is 2076 metres away (1.3 miles).	Primary School (Swan Lane First School) is 644 metres away (0.4 miles). General Store (Co-op) is 644 metres away (0.4 miles). Post Office (Evesham Post Office) is 844 metres away (0.4 miles). Doctors Surgery (Abbey Medical Practice) is 1288 metres away (0.8 miles). Town Hall (Evesham Town Hall) is 966 metres away (0.6 miles).
Would development of the site result in an adverse impact on local health provision?	Isolated from community - only after cycle/pebbled bridge is constructed and open. Footbridge to be designed to accommodate high risk of flooding and so allow access to town centre should flooding cut off access by road. Must have excellent continuous cycle routes to this location.	yes, but all are addressable	Isolated from community - only after cycle/pebbled bridge is constructed and open. Must have excellent continuous cycle routes to this location. Flooding - close to Merry Brook	Potentially yes - traffic issues at end of road - lights / air pollution. Near to railway line - noise
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Landscape Comments: Loss of vegetation/orchard. Comments provided previously on this site - pre-app. WWT concerns: Yes, this site overlaps with traditional orchard. Conservation comments: Habitat	No	Conservation Comments: Looks like it still has remnants of the old market gardening field system on 2016 aerial photos	Conservation Comments: BF, Habitat.
Ruled in or out of SHELAA? If out, reason?	Out - Access and Nature Designation	In - Employment	Out - Access	Out - Loss of Valued Green Space and Access
Should the site be carried forward for potential allocation in the SWDPR?	No	Yes	No	No
Summary	Rule out - Concerns re access as road narrows significantly and turns into track. Landscape and Biodiversity concerns as site is well established orchard / scrubland.	Considered suitable by the Economic Development teams as an employment site. This site is a duplicate (smaller cut) of 0131	Rule out - Access - track is narrow and unsuitable for multiple units. Also landscape concerns re elevated site and bringing urban edge into visible view	Rule out - Loss of Valued Green Space and concerns re access.
Ruled in or out of SHELAA? If out, reason?	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
Summary	No Change	No Change	No Change	No Change

	0269 - Triangle site at Aldington Lodge, Evesham	0308 - Land at Common Road, Evesham	0309 - Land off Greenhill (A4184) and Worcester Road (B4624), Evesham	0423 - Land at Narrow Meadow Farm, Cheltenham Road, Hinton on the Green	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary - Town	Yes - Within Development Boundary - Town	Yes - adjacent to Development Boundary - Town	No
	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 now	Yes - available now	Yes - available now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	All of site within Flood Zone 1. No historical flooding recorded.	All of site within Flood Zone 1. No historical flooding recorded.	All of site within Flood Zone 1. No historical flooding recorded.	Part of the site is within both flood zones 2 and 3.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	No Highways comment provided, however access looks achievable	Yes	No Highways comment provided, however access looks achievable	HA unlikely to support additional development on to the trunk road network.
	Are the Sewerage and Water supplies adequate in the area?	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings. Medium. The site would drain to Worcester RA SPS and CSO and Abbey Rd TFS. Hydraulic modelling is recommended to determine the impact.	The site will drain to Hampton Road Siphon and impact Prescore Road Storm Overflow and Abbey Road Pumping Station and may cause an increase in pollution risk. It is important that surface water is managed sustainably via the drainage hierarchy and not connected to the foul network.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless airports help/poultry farms etc	No - unless airports help/poultry farms etc	No - unless airports help/poultry farms etc	No
	Is the site in Green Belt?	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - previous allocation borders two sides of the site	Railway line to the north, residential dwelling to the east and allotment gardens to the south and west	Yes - residential and other uses surround the site	No - isolated from town	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Urban Unsurveyed	GI - Protect and Enhance	GI - Protect and Restore
	Would development of the site result in a significant net loss of protected open space?	No	The site is located within allocated Green Space	No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not in Conservation Area. Archaeology: Prehistoric activity	Site not in Conservation Area. Archaeology: no comments received.	Yes - potential detrimental impact on Conservation Area although site not within it - setting. Archaeology: Possible medieval battle site - DBA, survey and targeted evaluation and possible mitigation	Yes
	Would development of the site have a detrimental impact on Listed Building (s)?	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on Listed Buildings	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	No	Yes - SAM site within site
	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?	Habitat: ORCHARD	No subject to landscaping to eastern boundary	No - subject to substantial landscape belt being provided to western and northern boundaries - on rising land, potentially visible from west and Shalesgate's Avon Way. Northern boundary would be new urban-rural interface. Close to River Avon LWS and comprises some traditional orchard habitat	SWS on western edge of site
	Would development of the site have a detrimental impact on TPOs.	No	No	Possibly - TPO affects south east border of site.	Unknown
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No
	Would development of the site have a detrimental impact on ancient woodlands?	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No	No	Not known
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No details to confirm there has been a surface water flooding event	5% risk of 1000 yr surface water flooding no details to confirm there has been a surface water flooding event	1% risk of 30 yr, 2% risk of 100 yr and 6% risk of 1000 yr surface water flooding. potential surface water flow across the New boundary and through the middle of the site but no details to confirm there has been a surface water flooding event.	Yes - small pockets of 30yr, 100yr and 1000yr extents following watercourse through site
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes - grade 2	No	Yes - grade 2.	Yes - approx. half of site falls within Grade 2 land
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - No History of PCL activities	Air Quality - No Mitigation Measures Required. Contamination - Potential current use as allotments is a PCL activity. Within 3 No. 250m landfill Buffer. Risk assessment required	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - No History of PCL activities on site. PCL sites adjacent - infilled pond, TPO, Depots, Works. Risk assessment required	No CL on mapping
	Is there a bus stop or train station within 400m of the site? Please state distance.	No. Closest bus stop is 805 metres away (0.5 miles). Closest train station is Evesham which is 3058 metres away (1.9 miles).	Yes	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is Evesham which is 1287 metres away (0.8 miles).	No. Closest bus stop is 968 metres away (0.6 miles). Closest train station is Evesham which is 3360 metres (2.1 miles).
	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 (Beneboworth CE Academy) is 1287 metres (0.8 miles). General Store (The Corner Shop) is 1770 metres away (1.1 miles). Post Office (Evesham Post Office) is 2807 metres away (1.8 miles). Doctors Surgery (DE Monford Medical Centre) is 1770 metres away (1.1 miles). Village Hall (Offenham Village Hall) is 2736 metres (1.7 miles).	Primary School (Swan Lane First School) is 966 metres (0.6 miles). General Store (Co-op) is 805 metres away (0.5 miles). Post Office (Evesham Post Office) is 805 metres away (0.5 miles). Doctors Surgery (Mentow Green Medical Practice) is 1287 metres away (0.8 miles). Town Hall (Evesham Town Hall) is 966 metres away (0.6 miles).	Primary School (Swan Lane First School) is 1287 metres away (0.8 miles). General Store (Tesco) is 1609 metres away (1 mile). Post Office (Evesham Post Office) is 1287 metres away (0.8 miles). Doctors Surgery (Mentow Green Medical Practice) is 1931 metres away (1.2 miles). Town Hall (Evesham Town Hall) is 1609 metres away (1 mile).	Primary School (St Richards C of E First School) is 2575 metres away (1.6 miles). General Store (Tesco Esso Express) is 1448 metres away (0.9 miles). Post Office (Cheltenham Road Post Office) is 1609 metres away (1 mile). Doctors Surgery (D A L Swinshurst - Riverside Surgery) is 2002 metres away (1.3 miles). Town Hall (Evesham Town Hall) is 2736 metres away (1.7 miles).
Would development of the site result in an adverse impact on local health provision?	No - Although close to schools, 15-20 min walk time to nearest school so ensure continuous separate cycle route to schools. Traffic noise will be a significant issue and potentially air pollution with the site being so close to the A46.	No - Near to local school but close to 1300 flood risk on opp. Side of road. Also separate from the rest of the community. Would benefit from proposed cycle route to The Valley	Potentially yes	Possibly	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	WWT comments: Yes, this site overlaps with traditional orchards. The status of the site should be confirmed. If the land qualifies as traditional orchard it should be removed from the proposed allocations. Conservation Comments: Habitat ORCHARD	No	WWT comments: Yes, partial overlap with traditional orchards. This site overlaps with traditional orchard parcels. These should be removed from and buffered against any allocation. Conservation Comments: Habitat: HPG, Landscape, TPO, BF	Yes - feels isolated from the town	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	In	In	Out - Nature Designation and Archaeology	Out - Archaeology and Duplicate (Smaller out)
	Should the site be carried forward for potential allocation in the SWDPR?	No	Yes	No	No
OUTCOME PUBLICATION 2022	Summary	Site not preferred to take forward given landscape concerns, health concerns and grade 2 land - other sites preferable. However aware of previous planning permission (now expired). Includes smaller out (0369) Duplicate site.	Take forward as potential allocation for small housing site - 7 units. See comments re landscaping.	Rule out - not a suitable site for allocation - Battlefield / heritage / Conservation Area / Orchards / Access / agri land. Submitted for mixed use - also considered for employment.	Rule out - Site would not meet Development Strategy - too far removed from Town. Impact on SAM. Smaller out of 0631g. Also considered for employment uses.
	Ruled in or out of SHELAA? If out, reason?	No Change	No Change	No Change	No Change
OUTCOME PUBLICATION 2022	Should the site be carried forward for potential allocation in the SWDPR?	No Change	No Change	No Change	No Change
	Summary	No Change	No Change	No Change	No Change

SHELAA Site Reference and Address:		0673 - Land off Church Road and Mill Road, Hampton, Evesham	0675 - Land at Peewit Road, Hampton, Evesham	0679 - Land at Red Lane, Hampton, Evesham	0681 - Land off Sawmills Walk, Coxlea Close and Blind Lane Evesham
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary -Town	Yes - Adjacent to Development Boundary -Town	Yes - Adjacent to Development Boundary -Town	Yes - Adjacent to Development Boundary -Town
	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 Now	Yes - Available Now	Yes - Available Now	Yes - Available Now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	75 % Flood Zone 1, 25% Flood Zone 2, 16% Flood Zone 3a, 14% Flood Zone 3b, 20% of site historical flooding.	95% Flood Zone 1, 5% Flood Zone 2, 2% Flood Zone 3a, 2% Flood Zone 3b, 9% of site historical flooding.	100% Flood Zone 1, No historical flooding recorded.	84% Flood Zone 1, 17% Flood Zone 2, 5% Flood Zone 3a and 3% Flood Zone 3b, 17% of site historical flooding.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Further highways assessment required - could have an impact on waterside junction	Further assessment required to determine suitability and any wider traffic implications	No Highways comment provided, however access appears unsuitable	Access may be possible but this location will be challenging due to existing on street parking and congestion.
	Are the Sewerage and Water supplies adequate in the area?	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless airports help/poultry farms etc	No - unless airports help/poultry farms etc	No - unless airports help/poultry farms etc	No - unless airports help/poultry farms etc
	Is the site in Green Belt?	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016
OTHER CRITERIA	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Some resi to the northern top and an existing primary school about the site at this end.	Resi to the north of the site	No - site feels isolated from town	The site has residential development to the east and south with Evesham Sports Club to the west
	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Urban Unsurveyed
	Would development of the site result in a significant net loss of protected open space?	No but sits within SG	No	No	The site is located within Green Space and it has views towards the River Avon
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not in Conservation Area. Archaeology: Medieval agricultural activity, could mask significant previous activity or occupation - DBA, survey and targeted evaluation and possible mitigation. Possible medieval battlefield site.	Site not in Conservation Area. Archaeology: Medieval agricultural activity, could mask significant previous activity or occupation - DBA, survey and targeted evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Medieval agricultural activity, could mask significant previous activity or occupation - DBA, survey and targeted evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Iron Age Occupation - DBA, survey and targeted evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s)?	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	adjacent to River Ibboume LWS - potential impacts on river and wider network.	adjacent to River Ibboume LWS - potential impacts on river and wider network - ream buffer along river & vegetation along disused railway line within GI	whole eastern boundary immediately adjacent to Clerk's Hill LWS (grassland); close to River Avon LWS & associated networks; within dispersal of BAP habitats, such as grassland and traditional orchard	No
	Would development of the site have a detrimental impact on TPOs.	No	No	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	Yes - whole of site sits within SG	Yes - whole of site sits within SG	No	No
	Would development of the site have a detrimental impact on ancient woodlands?	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No	Unknown	No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No details to confirm there has been a surface water flooding event. 2% 30yr, 5% 100 yr, 13% 1000 yr surface water risk.	Yes. Overland flow flows from higher ground coming into Liac Close. Also potential high risk of surface water flooding from the southern boundary flowing towards the river on eastern boundary. 30 yr, 5% 100 yr, 15% 1000yr surface water risk.	low risk of potential surface water flows within the site but no details to confirm there has been a surface water flooding event. 30 yr <1%, 100 yr <1%, 1000 yr 6% risk of surface water flooding.	no details to confirm there has been a surface water flooding event. 30yr 0%, 100 yr <1%, 1000 yr 6% risk of surface water flooding.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No - mainly 'urban'	No	No	Access is within grade 1 agricultural land
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - No History of PCL activities	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - PCL on site - pond (refilled), railway tracks. Risk Assessment and likely Site Investigation required.	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - No History of PCL activities on site. PCL site adjacent - railway tracks. Within 200m landfill buffer. Risk assessment required	Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - Current use as Nursery is a PCL activity. Risk assessment required
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes. Closest bus stop is 160m (0.1 miles) away.	Yes. Closest bus stop is 622 metres away (0.2 miles). Closest train station is Evesham which is 2899 metres away (1.8 miles).	No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 3056 metres away (1.9 miles).	No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 644 metres away (0.4 miles).
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 Andrews C of E First School is 365m (0.6 miles) away. General store is SPAR 420m (0.3 miles) away. Post Office is 482m (0.3 miles) away. Doctors surgery (Abbey Medical Practice) is 1287m (0.8 miles) away. Evesham Town Hall is 1448m (0.9 miles) away.	Primary School (St Andrew's C of E First School) is 483 metres away (0.3 miles). General Store (Hampton Farm Shop) is 805 metres away (0.5 miles). Post Office (Hampton Post Office) is 483 metres away (0.3 miles). Doctors Surgery (Mentow Green Medical Practice) is 2092 metres away (1.3 miles). Town Hall (Evesham Town Hall) is 2253 metres away (1.4 miles).	Primary School (St Andrew's C of E First School) is 1448 metres away (0.9 miles). General Store (Hampton Farm Shop) is 1127 metres away (0.7 miles). Post Office (Hampton Post Office) is 805 metres away (0.5 miles). Doctors Surgery (Mentow Green Medical Practice) is 2253 metres away (1.4 miles). Town Hall (Evesham Town Hall) is 2414 metres away (1.5 miles).	Primary School (St Mary's Catholic Primary School) is 483 metres away (0.3 miles). General Store (Co-op) is 644 metres away (0.4 miles). Post Office (Evesham Post Office) is 644 metres away (0.4 miles). Doctors Surgery (Mentow Green Medical Practice) is 1287 metres away (0.8 miles). Town Hall (Evesham Town Hall) is 805 metres away (0.5 miles).	
Would development of the site result in an adverse impact on local health provision?	Yes - parts of the site. Pot. Flooding in some areas by R Ibboume, flooding risk 1/30 for some parts of the site. Congestion is already an issue for Evesham	Yes, parts of site. Pot. Flooding in some areas by R Ibboume, flooding risk 1/30 for some parts of the site. Congestion is already an issue for Evesham	Likely to increase traffic through villages Charlton Crophome and Fladbury, will add to car movement through residential streets, condition that cycle/footbridge has been built and open before occupation. Footbridge to be designed to accommodate high risk of flooding and so allow access to town centre should flooding cut off access by road.	No - Very close to flood plain and potential risk of flooding in current climate situation	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	NO	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Conservation comments: LWS, SSSI	Landscape Comments: open countryside. Elevated position - visible from Bredon Hill to the south-west and Haselor Lane to the west. LWS carried out for allocated site to the north identified high visibility from Bredon Hill. Conservation Comments: LWS, SSSI.	Landscape Comments: Rising ground - visible from east and will obscure views from Shakespeare's Avon Way over River Avon from west? Extends into open countryside. WWT comments: Yes, this site overlaps with traditional orchard and is contiguous with known grassland inventory sites. This site overlaps with known traditional orchards, which should be deleted from any allocation. It also falls adjacent to several species-rich grasslands and these will need buffering from development. Conservation comments: Habitat, LWS	Conservation Comments: BF, Habitat	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Out - Loss of Valued Open Space	In	Out - Nature Designation	Out - Loss of Valued Open Space
	Should the site be carried forward for potential allocation in the SWDPR? Summary	No Not suitable for development - Significant Gap and Flood Risk. Includes CFS 0676 - (smaller cut of land). Also considered for employment.	No Not a suitable site for development - either housing or employment. Significant Gap and Landscape concerns. Also Surface water concerns and Market Suitability. Submitted for mixed use - considered for both housing and employment.	No Rule out - Landscape / Orchard / Character / LWS / Concerns re access	No Rule out - not suitable for residential. Loss of Green Space and access / highway concerns.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	No Change	Out - Loss of Valued Open Space	No Change	No Change
	Should the site be carried forward for potential allocation in the SWDPR? Summary	No Change	No Not a suitable site for development - either housing or employment. Significant Gap (loss of open space) and Landscape concerns. Also Surface water concerns and Market Suitability for employment. Submitted for mixed use - considered for both housing and employment.	No Change	No Change

SHELAA Site Reference and Address:		0709 - No 72 High Street, Evesham (MIXED)	0734 - Land to the rear of 31 Cowf Street	0735 - Former Red Cross Centre, Briar Close	0687 - Charlton Hollow, Red Lane, Hampton
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Within Development Boundary - Town	Yes - Within Development Boundary - Town	Yes - Within Development Boundary - Town	Yes - Adjacent to Development Boundary - Town
	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	n/a	n/a	Yes - Available Now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1. No historical flooding recorded.	n/a	n/a	All of site within Flood Zone 1. No historical flooding recorded.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	n/a	n/a	Yes
	Can the site be provided with safe access onto the public highway?	Access possible but would suggest a parking free development	n/a	n/a	Access appears to require demolition of 2 properties - will need further assessment to determine if this is suitable
	Are the Sewerage and Water supplies adequate in the area?	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	n/a	n/a	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless airports helpads poultry farms etc	n/a	n/a	No - unless airports helpads poultry farms etc
	Is the site in Green Belt?	No	n/a	n/a	No
	Is the site in the AONB, or affect the setting of?	No	n/a	n/a	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Evesham Town Plan was adopted in 2016	n/a	n/a	Evesham Town Plan was adopted in 2016
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Surrounded by commercial development with residential dwellings to the north	n/a	n/a	resi to south	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Urban Unsurveyed	n/a	n/a	GI - Protect and Enhance
	Would development of the site result in a significant net loss of protected open space?	No	n/a	n/a	not designated GS but important site for biodiversity
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site lies within Conservation Area. Archaeology/Medieval occupation - Evaluation and possible mitigation	n/a	n/a	Site not in Conservation Area. Archaeology/Iron Age Occupation - DBA, survey and targeted evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s)?	In core of Conservation Area with a large number of listed buildings abutting the site. Very sensitive in regard to built heritage.	n/a	n/a	No detrimental impact on listed buildings
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	n/a	n/a	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	n/a	n/a	close to Clark's Hill LWS & River Avon LWS, eastern half lies within dispersal extent between orchards, noble chaffer record.
	Would development of the site have a detrimental impact on TPOs.	No	n/a	n/a	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	n/a	n/a	No
	Would development of the site have a detrimental impact on ancient woodland?	No	n/a	n/a	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	n/a	n/a	Unknown
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Potential surface water ponding in the middle of the site but no details to confirm there has been a surface water flooding event. 0% 30 yr, 2% 100 yr and 5% 1000yr surface water flooding.	n/a	n/a	no details to confirm there has been a surface water flooding event
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	n/a	n/a	No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Standard Mitigation Measures applicable to sites of 2-10 residential dwellings. Contamination - PCL on site - Former Garage. Potential significant PCL issues on site. Risk Assessment and likely Site Investigation required.	n/a	n/a	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of 2-10 residential dwellings. Contamination-PCL on site - allotments. Risk Assessment required.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is Evesham which is 483 metres away (0.3 miles).	n/a	n/a	No. Closest bus stop is 483 metres away (0.3 miles). Closest train station is Evesham which is 3058 metres (1.9 miles).
	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 (St Mary's Catholic Primary School) is 483 metres away (0.3 miles). General Store (ALDI) is 20 metres away (0.012 miles). Post Office (Evesham Post Office) is 125 metres away (0.08 miles). Doctors Surgery (Robby Medical Practice) is 644 metres away (0.4 miles). Town Hall (Evesham Town Hall) is 322 metres away (0.2 miles).	n/a	n/a	Primary School (St Andrew's C of E First School) is 1287 metres (0.8 miles). General Store (Hampton Farm Shop) is 483 metres away (0.3 miles). Post Office (Hampton Post Office) is 644 metres (0.4 miles). Doctors Surgery (D A L Sandelhurst - Riverside Surgery) is 1770 metres away (1.1 miles). Town Hall (Evesham Town Hall) is 2414 metres away (1.5 miles).
	Would development of the site result in an adverse impact on local health provision?	No	n/a	n/a	Not known
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	n/a	n/a	NO
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Conservation Comments: CA, LB	n/a	n/a	Landscape Comments: Loss of vegetation/orchard. Comments provided previously on this site - pre-app. Conservation Comments: Habitat	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	In	Out - Size	Out - Size	Rule out - Nature Designation
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	No	No
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	In	No Change	No Change	No Change
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No Change	No Change	No Change
	Summary	Very sensitive scheme required due to Heritage importance. Loss of retail units. More suitable for mixed uses. Units depending on final scheme and density. Site area is 0.580 ha. If half red assume 25 units and mixed uses	Rule out - Too small - would be a suitable windfall site	Rule out - Too small - would be a suitable windfall site	Rule out - Nature Designation - also Landscape / Heritage / Character concerns
	Summary	Very sensitive scheme required due to Heritage importance. Loss of retail units may be an issue. More suitable for mixed uses. Units depending on final scheme and density. Site area is 0.580 ha. Take forward as mixed use scheme to include approx 41 units	No Change	No Change	No Change

SHELAA Site Reference and Address:		0896 - Prince Henrys High School, Victoria Avenue, Evesham	0755 - Badsey Road, Evesham	0991 - Riverside shopping centre, Evesham (MIXED)	1056 - Land at Hampton, Evesham
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary - Town	Yes - Adjacent to Development Boundary - Town	Yes - Within Development Boundary - Town	Yes - Adjacent to Development Boundary - Town
	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 now	Yes - Available Now	Yes - Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	All of site within Flood Zone 1. No historical flooding recorded.	All of site within Flood Zone 1. 1% No historical flooding recorded.	99% Flood Zone 1, 1% Flood Zone 2, 1% Flood Zone 3a and <1% Flood Zone 3b. 1% of site historical flooding.	100% Flood Zone 1. No historical flooding recorded.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	No Highways comment provided but access likely to cause an issue with the school	No Highways comment provided but close to roundabout junction	Yes	Yes
	Are the Sewerage and Water supplies adequate in the area?	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WwTW, however improvements would be required to allow capacity for greater than 2000 dwellings.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless airports help/poultry farms etc	No - unless airports help/poultry farms etc	No - unless airports help/poultry farms etc	No - unless airports help/poultry farms etc
	Is the site in Green Belt?	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016
OTHER CRITERIA	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	no - will share access with secondary school	resi adjacent and opposite	Commercial units to the north and west. River Avon to the east and part of Abbey Park and St Lawrence and All Saints churches to the south	Resi of Hampton to the north and open countryside/fields surrounding the rest of the site.
	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Protect and Enhance	GI - Urban Unsurveyed	GI - Protect and Enhance
	Would development of the site result in a significant net loss of protected open space?	yes	not designated	Small portion to the south west of the site is located within Green Space	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not in Conservation Area. Archaeology: Possible battlefield site - Evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Romano/British Occupation - Evaluation and possible mitigation	Site within Conservation Area. Archaeology: Medieval agricultural activity, could mask significant previous activity or occupation - Evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Medieval agricultural activity, could mask significant previous activity or occupation - DBA, survey and targeted evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s)?	No detrimental impact on listed buildings	No detrimental impact on listed buildings	In core of Conservation Area with a large number of listed buildings abutting the site. Very sensitive in regard to built heritage.	No detrimental impact on listed buildings
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	no	no	A portion of the site located in the south west is identified as an SSSI of the remains of St Mary's Abbey	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	Traditional orchard	No	unlikely
	Would development of the site have a detrimental impact on TPOs.	No	TPO trees may be affected depending on the layout.	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	no	no	No	No
	Would development of the site have a detrimental impact on ancient woodlands?	no	no	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	no	unlikely	No	No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	no details to confirm there has been a surface water flooding event	1% 1000 yr surface water flooding, no details to confirm there has been a surface water flooding event	2% 1000yr surface water flooding, no details to confirm there has been a surface water flooding event	1% 30 yr, 2% 100 yr and 6% 1000 yr surface water flooding. Potential surface water ponding in the middle of the northern boundary but no details to confirm there has been a surface water flooding event
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	all of site grade 3 land	two thirds of site within grade 2 land, remaining third grade 3	No	No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - No History of PCL activities	Potential contamination associated with the old Woolworths and former garage land within the site - investigation required.	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes. Closest bus stop is 85 metres away (0.05 miles). Closest train station is Evesham which is 644 metres away (0.4 miles).	Yes. Closest bus stop is 161 metres (0.1 miles). Closest train station is Evesham which is 9701 metres away (2.3 miles).	No. Closest bus stop is 483 metres away (0.3 miles). Closest train station is Evesham which is 966 metres away (0.6 miles).	No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 3380 metres away (2.1 miles).
	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 (Swan Lane First School) which is 805 metres away (0.5 miles). General Store (Tesco) is 1127 metres away (0.7 miles). Post Office (Evesham Post Office) is 892 metres away (0.5 miles). Doctors Surgery (Abbey Medical Practice) is 1448 metres away (0.9 miles). Town Hall (Evesham Town Hall) is 1127 metres away (0.7 miles).	Primary School (Bengeworth Academy) is 1127 metres away (0.7 miles). General Store (The Corner Shop) is 805 metres away (0.5 miles). Post Office (Evesham Post Office) is 2092 metres away (1.3 miles). Doctors Surgery (DE Montford Medical Centre) is 966 metres away (0.6 miles). Town Hall (Evesham Town Hall) is 2023 metres away (1.4 miles).	Primary School (Swan Lane First School) is 966 metres away (0.6 miles). General Store (Iceland) is 483 metres away (0.3 miles). Post Office (Evesham Post Office) is 895 metres away (0.5 miles). Doctors Surgery (Abbey Medical Centre) is 483 metres away (0.3 miles). Town Hall (Evesham Town Hall) is 322 metres away (0.2 miles).	Primary School (St Andrew's C of E First School) is 644 metres away (0.4 miles). General Store (Hampton Farm Shop) is 644 metres away (0.4 miles). Post Office (Hampton Post Office) is 805 metres away (0.5 miles). Doctors Surgery (D A L Sandiloham - Riverside Surgery) is 1931 metres (1.2 miles). Town Hall (Evesham Town Council) is 2575 metres away (1.6 miles).
	Would development of the site result in an adverse impact on local health provision?	possibly	possibly	Yes - town centre - innovative cycle storage would be needed but also potential to increase town centre congestion & air pollution	Conditional- Adj to R16/abume- Flooding risk - must link easily and continuously to cycleped bridge - so only after bridge is built
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	no	no	No	No	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Conservation comments: BF, Habitat	Conservation comments: Habitat, TPO	Conservation comments: CA, LB, SSM	Conservation comments: SSSI	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Out - Loss of Valued Open Space and Loss of Valued Community Facility	In	In	In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	Yes	Yes
OUTCOME PUBLICATION 2022	Summary	Rule out - Site comprises most of school car park, open space and recreational buildings - not suitable for development. Access problems would be exacerbated given road constraints	Not considered as a Preferred site at this stage as very close to junction and roundabout. Also concerns re loss of orchards.	Consider site is suitable for a mixed use development to assist in supporting the shopping centre that is currently suffering. Some concerns about loss of retail / impact on heritage. Site area is 1.462 ha. If assume 50% resi approx 70 units potential, dependant on density.	Duplicate of ruled out site 0348. Site area is 3.19ha - current planning application. Allocate for approx. 50 units potential
	Ruled in or out of SHELAA? If out, reason?	No Change	No Change	In	out - duplicate (superseded) and built out
OUTCOME PUBLICATION 2022	Should the site be carried forward for potential allocation in the SWDPR?	No Change	No Change	Yes	No
	Summary	No Change	No Change	Consider site is suitable for a mixed use development to assist in supporting the shopping centre that is currently suffering. Some concerns about loss of retail / impact on heritage. Site area is 1.462 ha. If assume 50% resi approx 70 units potential, dependant on density. Take forward as allocation for 70 units in line with Town Centres Prospectus	Duplicate of previous site 0348. Site area is 3.19ha - most of site now built out. 1066cc represents land available.

	SHELAA Site Reference and Address:	1056c - Land south of Pershore Road, Hampton (Gisbourne Gardens)	1098 - Land at the Kestrels, Badsey Road, Evesham	0367 - Land west of Lingfield Road, Evesham	1132 - Land to the West of the A4184, Evesham
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary - Town	Yes - Edge of development boundary	Yes - Edge of development boundary	No - across the road
	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 Now	Yes - Available within 5 years	Yes - Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1. No historical flooding recorded.	No	Yes, part of site not being built out within Flood zones 2 and 3.	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes - gas pipeline 672m away
	Can the site be provided with safe access onto the public highway?	Yes	Yes - however impacts on trunk road will need to be addressed	Yes - impact on Abbey Bridge signals will be key	Yes - Close proximity to SRN - Suitable transport study required
	Are the Sewerage and Water supplies adequate in the area?	Estimated spare hydraulic capacity of 1063 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this WWTW, however improvements would be required to allow capacity for greater than 2000 dwellings.	The nearest sewer is a 150mm dia. approx. 300m from the southern boundary of the site. Local reinforcement of the network may be required and modelling is recommended to establish if needed. Impact on sewer system - Medium	The Development site will drain to Hampton Rd Syphon, Pershore Rd CSO and Abbey Road TPS. It is recommended that detailed hydraulic modelling is completed for the cumulative growth in this area. Impact on sewer system - Medium	There are some flooding risks in the downstream catchment. We would recommend that the site is pumped and connected to the south East of the site to avoid causing flood risks to the existing small pumping station at Teyford.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless airports help/poultry farms etc	No	No	No
	Is the site in Green Belt?	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Rest of Hampton to the north and open countryside/fields surrounding the rest of the site.	Site is not directly surrounded by residential - appears slightly removed from main built up area of Evesham and provides a gateway orchard view into this part of town.	Existing residential development to the east of the site with the River Ibboume to the west	Some ribbon development on opposite side of the road	
Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	
Would development of the site result in a significant net loss of protected open space?	No	No	No	No	
Would development of the site have a detrimental impact on a conservation area or on archaeology? Please state what they are.	Site not in Conservation Area. Archaeology: Medieval agricultural activity, could mask significant previous activity or occupation - DBA, survey and targeted evaluation and possible mitigation	Site not in Conservation Area	Not in Conservation Area	Not in conservation area. High Archaeology potential - Battlefield	
Would development of the site have a detrimental impact on Listed Building (s)?	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No	
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	unlikely	Site is on traditional orchard land - their removal could have an impact on the character of the area and loss of biodiversity etc	No. The landscaping must include a community orchard, meadow areas, hedgerow reinstatement and native tree and shrub planting	Landscape objection - not respect settlement pattern of Evesham. Impact on landscape character: Open countryside. Loss of orchards. Loss of landscape feature	
Would development of the site have a detrimental impact on TPOs.	No	TPOs' sit on Badsey Road frontage	Row of TPOs that cut across the north part of the site along a footpath	No	
Would development of the site have a detrimental impact on a Significant Gap?	No	No	Located within the significant gap	No	
Would development of the site have a detrimental impact on ancient woodlands?	No	Unlikely	No	No	
Would development of the site have a detrimental impact on ancient hedgerow?	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?	None on this smaller cut of the site	A band of 1 in 30, 1 in 100 and 1 in 1000 surface water flood risk runs north south through site	No verified data to confirm flooding	1 in 1000 yr extent along western boundary adj road frontage. Small section of SW issues to NW adjacent road.	
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	Grade 2 land on SW part of site	Southern portion of the site is located within Grade 2 Agricultural land	All of site lies within Grade 2 agricultural land	
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of 10 residential dwellings. Contamination - No History of PCB activities	No known contamination	No history of contaminated land	No	
Is there a bus stop or train station within 400m of the site? Please state distance.	No. Closest bus stop is 644 metres away (0.4 miles). Closest train station is Evesham which is 3380 metres away (2.1 miles).	Yes. Closest bus stop is 181 metres (0.1 miles). Closest train station is Evesham which is 3701 metres away (2.3 miles).	Yes. Closest bus stop is 120 metres away (0.075 miles). Closest train station is Evesham which is 1931 metres away (1.2 miles).	Yes - 150m from bus stop, 630m from train station	
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 (St Andrew's C of E First School) is 644 metres away (0.4 miles). General Store (Hampton Farm Shop) is 644 metres away (0.4 miles). Post Office (Hampton Post Office) is 805 metres away (0.5 miles). Doctors Surgery (D A L Swindelhurst - Riverside Surgery) is 1501 metres (1.2 miles). Town Hall (Evesham Town Council) is 2575 metres away (1.6 miles).	Primary School (Bengeworth Academy) is 1127 metres away (0.7 miles). General Store (The Corner Shop) is 805 metres away (0.5 miles). Post Office (Evesham Post Office) is 2092 metres away (1.3 miles). Doctors Surgery (St. Mendoc Medical Centre) is 966 metres away (0.6 miles). Town Hall (Evesham Town Hall) is 2253 metres away (1.4 miles).	Primary School (St Andrew's C of E Primary School) is 1127 metres away (1.2 miles). General Store (Spairs Produce) is 644 metres away (0.4 miles). Post Office (Evesham Post Office) is 1448 metres away (0.9 miles). Doctors Surgery (D A L Swindelhurst - Riverside Surgery) is 805 metres away (0.5 miles). Town Hall (Evesham Town Hall) is 1127 metres away (0.7 miles).	1200m from Middle School, 1400 from Secondary School, 1300m from post office / shops. Nearest DR surgery 2400m from site.	
Would development of the site result in an adverse impact on local health provision?	Conditional- Adj to R Ibboume- Flooding risk - must link easily and continuously to cycle/pebbles bridge - so only after bridge is built	yes, but all are addressable	yes, but all are addressable	yes, but all are addressable	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Conservation comments: SSSI	Possibly - depending on where site is to be accessed. HE will not allow additional routes onto the A46. If accessed from Badsey Road may be too close to existing junction and roundabout.	No - providing no access off Pershore Road	Yes - would be gateway site into Greenhill - impact on character of town	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Site submitted post Preferred Options	Out - nature designation	In	In
	Should the site be carried forward for potential allocation in the SWDPR?	n/a	No	Yes	No
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	In	Out - nature designation	In	Out - Archaeology and Historic Environment
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	Yes	No
	Summary	n/a	Rule out - Nature Designation. Concerns re landscape, loss of orchards (and highway) adjacent to smaller site submitted - 0755. Site area 0.51 ha. Approx. 145 units with 40% GI	Suggest change name of site to Land (r/o Lingfield Road to reflect location. Whole of site within Sig Gap - see appeal decision. Take forward part of site outside the Flood plain for development with the remainder serving as protected POS. Whole site area 8.07 ha. 56 units shown on Master Plan.	Not a suitable site for development. Site may fall on Historic Battlefield land - likely to have high archaeological value. Objection from landscape officers - loss of landscape feature. Also loss of grade 2 land
	Summary	New smaller cut of site post PO to reflect land available after eastern part of site built out. Take forward as an allocation for 28 units. Also change in site name to better reflect location	Not a suitable site for development - concerns re landscape, loss of orchards. Adjacent to smaller site submitted - 0755. Site area 6.91 ha.	Suggest change name of site to Land west of Lingfield Road to better reflect location. Whole of site within Sig Gap - see appeal decision. Take forward part of site outside the Flood plain for development with the remainder serving as protected POS. Whole site area 8.07 ha. .	Over half of site within Battle of Evesham 1265 site - high archaeological and historical interest. Also landscape concerns and high agricultural land value.

SHELAA Site Reference and Address:		1133 - Land at Twyford roundabout, Greenhill, Evesham	1205 - Land at Brooklands Farm, Cheltenham Road, Evesham	1205sc - Land at Brooklands Farm, Cheltenham Road, Evesham	1170 - Land at Cheltenham Road, Evesham
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes	Yes	Yes	Yes
	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	Yes - Available within 5 years	Yes - Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1.	Mainly Flood Zone 1 with a small section of FZ on western boundary.	100% Flood Zone 1.	Majority of site Flood Zone 1. Some Flood Zones 2 & 3 on western site peripheries
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes - gas pipeline over 700m away	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Objection from Highways England - Access optioning likely to include access from the A46 due to size of development. New accesses onto the SN are unfavourable compared to utilisation of existing accesses. Blythe's Lane not considered suitable either.	Yes - Assuming an acceptable access can be provided via Brooklands Drive	Yes - Assuming an acceptable access can be provided via Brooklands Drive	Not clear how vehicular access from a public highway is to be provided. Use of private access between 208/208 Cheltenham Road too narrow for an adoptable highway.
	Are the Sewerage and Water supplies adequate in the area?	There are some flooding risks in the downstream catchment. We would recommend that the site is pumped and connected to the south West of the site to avoid causing flood risk to the existing small pumping station at Twyford.	The site will drain to Hampton Road Syphon and impact Pershore Road Storm Overflow and Abbey Road Pumping Station and may cause an increase in pollution risk. It is important that surface water is managed sustainably via the drainage hierarchy and not connected to the foul network.	The site will drain to Hampton Road Syphon and impact Pershore Road Storm Overflow and Abbey Road Pumping Station and may cause an increase in pollution risk. It is important that surface water is managed sustainably via the drainage hierarchy and not connected to the foul network.	The site will drain to Hampton Road Syphon and impact Pershore Road Storm Overflow and Abbey Road Pumping Station and may cause an increase in pollution risk. It is important that surface water is managed sustainably via the drainage hierarchy and not connected to the foul network.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	No
	Is the site in Green Belt?	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016
OTHER CRITERIA	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Ribbon development on the west of the site. Further development to the east will encroach into countryside	When the allocation built out the site will have residential development on three sides	When the allocation built out the site will have residential development on three sides	When allocation built out residential will cover most of the site but wish to maintain the sig gap
	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Not in conservation area. Archaeology will require investigation	Not in conservation area. Archaeology will require investigation	Not in conservation area. Archaeology will require investigation	Not in conservation area. Archaeology will require investigation
	Would development of the site have a detrimental impact on Listed Building (s)	No	No	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	traditional orchard and some broadleaved woodland	Possibly, the site falls adjacent to the River Iboume LWS, which would need appropriate buffering. That may affect the developable area.	Possibly, the site falls adjacent to the River Iboume LWS, which would need appropriate buffering. That may affect the developable area.	Yes SWS - western boundary
	Would development of the site have a detrimental impact on TPOs.	unlikely but TPOs adj. to site	No	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	Yes - western section of site within existing SG	No	Yes - western portion of site
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	no
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No	No	unlikely
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Some small pockets of 1 in 1000 yr extent across site	Yes - west of site has 1 in 1000 yr extent identified	None identified on mapping	Very small pockets of 1 in 1000 risk identified
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	All of site lies within Grade 3 agricultural land	Western half of site grade 3 / eastern half grade 2	All of site lies within Grade 2 agricultural land	Half of site Grade 2 / half of site grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	Yes - chemura was a chemical testing company so there may be some contamination issues - will require investigation	Yes - chemura was a chemical testing company so there may be some contamination issues - will require investigation	Yes - possible contamination (issue on Chemura adjacent to site and on new site At Brooklands Drive (previous allocation)
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 295m from bus stop. 1400m from train station	Yes bus stop 315m. Approx 2800m from train station	Yes bus stop 315m. Approx 2800m from train station	Bus stop 200m away. Train station approx. 3000m 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.	1200m from Middle School, 1400 from Secondary School, 1300m from post office / shops. Nearest DR surgery 2400m from site.	1800m from Dr surgery and hospital, 120m from shops / supermarkets, 2040m from schools, 850m from higher education.	1800m from Dr surgery and hospital, 100m from shops / supermarkets, 2040m from schools, 850m from higher education.	1580m from Dr Surgery and hospital, 75m from shop, 1980m from schools, 700m from higher education.	
Would development of the site result in an adverse impact on local health provision?	yes, but all are addressable	yes, but all are addressable	yes, but all are addressable	yes, but all are addressable	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes - highly visible due to contours from A46	Yes if western part of site developed would encroach into Sig Gap	No	Yes - further encroachment into Sig Gap	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Site submitted post Preferred Options	site submitted post Preferred Options	site submitted post Preferred Options	Site submitted post Preferred Options
	Should the site be carried forward for potential allocation in the SWDRP?	n/a	n/a	n/a	n/a
	Summary	n/a	n/a	n/a	n/a
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Out - Access and Archaeology	Out - Scale and Allocated	In	Out - Scale and loss of valued open space
	Should the site be carried forward for potential allocation in the SWDRP?	No	No	Yes	No
	Summary	Not a suitable site for development. Site would alter the character of this part of Evesham - would be highly visible from bypass - also unlikely to gain support from highways. HE Objection. Rule out - Access and Archaeology. Half of site sits within Historic Battlefields so impact on historic environment also an issue.	Whole of site not considered suitable for development due to encroachment into the sig gap and part already allocated. Suggest a smaller cut is taken forward to submission - see CFS1205sc	Smaller cut of 1205 is suitable as a site for development of 48 units as will be surrounded by development from the previous local plan allocation. Site is outside the sig gap. Take forward as allocation	Majority of land already allocated but seek to extend to 540 dwellings from 450 already approved. This would encroach into sig gap that has already been eroded on appeal. Rule out - scale and loss of valued open space (SG)

SHELAA Site Reference and Address:		1171 - Land at Cheltenham Road, Evesham	1172 - Land at Cheltenham Road, Evesham
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Edge of town but feels isolated	No - removed from boundary
	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.	Majority of site Flood Zone 1. Some Flood Zones 2 & 3 on western site peripheries	All of site 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?	Unclear how site is accessed via the public highway	Corn Mill Road currently not suitable as a public highway for a residential development
	Are the Sewerage and Water supplies adequate in the areas?	The site will drain to Hampton Road Syphon and impact Peribore Road Storm Overflow and Abbey Road Pumping Station and may cause an increase in pollution risk. It is important that surface water is managed sustainably via the drainage hierarchy and not connected to the foul network.	The site will drain to Hampton Road Syphon and impact Peribore Road Storm Overflow and Abbey Road Pumping Station and may cause an increase in pollution risk. It is important that surface water is managed sustainably via the drainage hierarchy and not connected to the foul network.
	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?	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	No previous allocation removed from site	Yes	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Protect and Enhance
	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?	Not in conservation area. Archaeology will require investigation	Not in conservation area. Archaeology will require investigation
	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?	Yes SWS - western boundary	No
	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?	Yes	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?	possibly on boundaries	unlikely
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	small pockets of 1 in 1000 risk identified	2 small pockets of 1 in 1000 risk identified
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	All of site on grade 3 land	Vast majority of site on grade 2 land
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	Yes - existing works building identified as possible contamination source
	Is there a bus stop or train station within 400m of the site? Please state distance.	Bus stop 800m away. Train station approx. 3500m away	Bus stop 180m away. Train Station approx. 2800m 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.	1580m from Dr Surgery and hospital. 75m from shop. 1890m from schools. 700m from higher education.	1580m from Dr Surgery and hospital. 75m from shop. 600m from higher education. 1830m from schools.
	Would development of the site result in an adverse impact on local health provision?	yes, but all are addressable	yes, but all are addressable
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes - encroachment into Sig Gap	No	
OUTCOME PREFERRED OPTIONS 2019	Rule in or out of SHELAA? If out, reason?	Site submitted post Preferred Options	Site submitted post Preferred Options
	Should the site be carried forward for potential allocation in the SWDPR?	n/a	n/a
	Summary	n/a	n/a
OUTCOME PUBLICATION 2022	Rule in or out of SHELAA? If out, reason?	Out - loss of valued open space	Out - Allocated
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Rule out - Site sits within the Significant Gap. Some flood risk issues and LWS. (Duplicate with CFS 100)	Rule out - Site already allocated in adopted SWDP