

SHELAA Site Reference and Address:		CF51029 - Land at Gullians Farm (Northern Field) Bevens, Worcester	CF50439 - Land at Gullians Farm (Northern Field) Bevens, Worcester	CF50252 - Land off Northwick Road, Bevens, Worcester	CF50233 - Worcester West Broadheath/Worcester (SWDP 452)
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Town (Edge) Worcester (Wytham District)	Yes - Town (Edge) Worcester (Wytham District)	Yes - Town (Edge) Worcester (Wytham District)	Yes - Town (Edge) Worcester (Makem Hills District)
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes Ownership: Single Availability within 5 years	Yes Ownership: Single Availability within 5 years	Yes Ownership: Multiple ownership in agreement in bringing the land forward. Availability (immediate) within 5 years	NA
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 100%	Flood Zone 1 - 100%	Flood Zone 1 - 42% Flood Zone 2 - 17% Flood Zone 3a - 1% Flood Zone 3b - 2%	NA
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	No Gas pipeline runs through the site Oil Pipeline approx. 30m away	No Gas Pipeline approx. 100m away Oil Pipeline approx. 100m away	Yes Gas Pipeline approx. 450m away	NA
	Can the site be provided with safe access onto the public highway?	Yes	Yes	Yes	NA
	Are the Sewerage and Water supplies adequate in the area?	Potential Impact on the Sewerage Network Impact - Medium There is no existing sewerage near to this development, the nearest network is over 450m away therefore development costs are likely to be higher. Potential Impact of surface water sewerage infrastructure Impact - Medium There are no SW sewers or watercourse nearby. Surface water should be managed on site through SuDS or to watercourse/ponds where available.	Potential Impact on the Sewerage Network Impact - Medium There is no existing sewerage near to this development, the nearest network is over 450m away therefore development costs are likely to be higher. Potential Impact of surface water sewerage infrastructure Impact - Medium There are no SW sewers or watercourse nearby. Surface water should be managed on site through SuDS or to watercourse/ponds where available.	Potential Impact on the Sewerage Network Impact - Low Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not enter the foul network. Potential Impact of surface water sewerage infrastructure Impact - Low Adjacent watercourse. Surface water should be managed on site through SuDS or to watercourse/ponds where available.	NA
	Would development of the site compromise Internationally or Nationally designated sites of ecological importance?	No	No	No	NA
	Is the site in Green Belt?	No	No	No	NA
	Is the site in the AONB, or affect the setting of?	No	No	No	NA
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No	No	NA
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential development to the south (SWDP 454 Gullians Farm Urban Extension)	Residential development to the south (SWDP 454 Gullians Farm Urban Extension)	Residential to the south/south Flood zones to the west Isolated property/land to the north	NA	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI Environmental Character Area - Protect and Enhance The majority of the site is covered by SWDP 38 (SWDPR 43) - green space	GI Environmental Character Area - Protect and Enhance The majority of the site is covered by SWDP 38 (SWDPR 43) - green space	GI Environmental Character Area - Protect and Enhance SWDP 38 (SWDPR 43) green space in the Northwick Manor Heritage Trail Conservation Area	NA
	Would development of the site result in a significant net loss of protected open space?	Loss of SWDP 38 (SWDPR 43) green space	Loss of SWDP 38 (SWDPR 43) green space	Protect the conservation area (SWDP 38 (SWDPR 43) green space part of the site)	NA
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site is adjacent to Bevens Conservation Area Loss of SWDP 38 (SWDPR 43) green space	Loss of SWDP 38 (SWDPR 43) green space	Consider local habitats Consider impact on Northwick Marsh SSSI Bishops Pool pond (part of Northwick Manor Heritage Trail) Conservation Area is located in the south western corner of the site. Also a Scheduled Ancient Monument.	NA
	Would development of the site have a detrimental impact on Listed Buildings (L)?	Consider impact on White Lodge (Grade II) and Bevens Foot (Grade II*)	Consider impact on White Lodge (Grade II) and Bevens Foot (Grade II*)	Consider impact on Common Hill House (Grade II listed)	NA
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	No	NA
	Would development of the site have a detrimental impact on a Special Interest Site (Local Nature Reserve Regionally Important Geological Site or any other locally designated wildlife/landscape site)?	No	No	Bishops Pool pond (part of Northwick Manor Heritage Trail) Conservation Area is located in the south western corner of the site.	NA
	Would development of the site have a detrimental impact on TPOs.	No	No	Consider trees with potential for TPO in vicinity	NA
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	NA
	Would development of the site have a detrimental impact on ancient woodland?	Wood pasture and Parkland BAP Priority Habitat (England) located to the west of the site	Wood pasture and Parkland BAP Priority Habitat (England) located to the west of the site	Site is mostly covered by the Woodland Priority Habitat Network (Priority Conservation)	NA
	Would development of the site have a detrimental impact on ancient hedgerow?	Not known - seek to maintain ancient hedgerow if applicable	Not known - seek to maintain ancient hedgerow if applicable	Not known - seek to maintain ancient hedgerow if applicable	NA
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Is the site at risk of surface water flooding? No SW Land Drainage Partnership Engineers - No comments	Is the site at risk of surface water flooding? No SW Land Drainage Partnership Engineers - No comments	Is the site at risk of surface water flooding? Yes (DN 200, 7% 1000) SW Land Drainage Partnership Engineers - 'not to install flood watercourse to B. South of Bishop's Pool groundwater risk to be assessed, refer to LLFA for DS requirements	NA
	Would development of the site result in a loss of best or most versatile Grade 1 or 2 agricultural land?	Southern part of the site Grade 2 Northern part Grade 3	Southern part of the site Grade 2 Northern part Grade 3	No - Urban	NA
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact or potential development?	Notes: Noise assessment required to determine extent and impacts of noise at this location. Mitigation may be required. Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of 310 residential dwellings Contaminated Land - Yes. PCL on site - Agricultural land. PCL site adjacent - Agricultural land. Risk Assessment and Study Site Investigation required.	Notes: Noise assessment required. Some areas of the site may be unsuitable for residential development. Air Quality - No Mitigation Measures Required Contaminated Land - No History of PCL activities on site. PCL site adjacent - Agricultural land. Risk assessment required	Air Quality - Standard Mitigation Measures applicable to sites of 310 residential dwellings Contaminated Land - No History of PCL activities on site. PCL site adjacent - Fish Farms. WRS 25m landfill buffer. Risk assessment required.	NA
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - bus stop approx. 50m away Bevens Lane Service 303	Yes - bus stop immediately outside the site Bevens Lane Service 303	Yes - bus stop approx. 220m away George Avenue Service 37	NA
	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.	Climes CE Primary School approx. 1km away Bathourne Health Centre approx. 2.5km away Purdons Young Peoples Leisure Club approx. 20m away Gullians Farm Shop approx. 250m away	Climes CE Primary School approx. 1km away Bathourne Health Centre approx. 2.5km away Purdons Young Peoples Leisure Club approx. 20m away Gullians Farm Shop approx. 250m away	Northwick Manor Primary School approx. 1km away Bathourne Health Centre approx. 2km away Purdons Young Peoples Leisure Club approx. 170m away Shops approx. 400m away	NA
	Would development of the site result in an adverse impact on local health provision?	Public Health - No The proposed development is very close to a busy road and data report that the noise levels on some parts of the proposed land for development is in range of 65-69 dBA which while the levels of NCE is also high - so the design of any development in the area must take care to make adequate provision for prevention of noise and air pollution from the road. Potential increase in traffic congestion. It is also important that the development needs to be connected to the nearest community and leisure facilities, where it is possible the community may remain isolated.	Public Health - No The proposed development is very close to a busy road and data report that the noise levels on some parts of the proposed land for development is in range of 65-69 dBA which while the levels of NCE is also high - so the design of any development in the area must take care to make adequate provision for prevention of noise and air pollution from the road. Potential increase in traffic congestion. It is also important that the development needs to be connected to the nearest community and leisure facilities, where it is possible the community may remain isolated.	Public Health - No Include cycle routes to educational and closest public transport facilities also promote use of electric vehicles.	NA
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NA	NA	NA	NA
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No - site is adjacent to SWDP 454a Gullians Farm Urban Extension	No - possibly suitable if combined with CF51029. Not suitable in isolation.	No	NA	
Outcome Preferred Options (REGULATION 18) 2019	Noted in or out of SHELAA? If out, reason?	(N) Level 2)	(N) Level 2)	(N) Level 2)	
Should the site be carried forward for potential allocation in the SWDPR?	YES	YES	YES	YES	
Summary	IN Care Home/Residential Uses being promoted Potential to combine with CF50439 Indicative capacity approximately 74 dwellings at 40 dph and 40% GI (SWDPR 4) (combined with CF50439). Site area 3.09ha	IN Not to be developed in isolation. Site could be suitable if combined with CF51029 for details. See CF51029 for details.	IN Flood Risk and Noise Conservation issues to be mitigated against Indicative capacity approximately 27 dwellings at 40 dph and 40% GI (SWDPR 4). Site area 1.14ha	Re-allocation site The site forms part of SWDP 450 (Worcester West Urban Extension). The site features as part of planning application 1601168/OUT.	
Outcome Publication (REGULATION 18) 2022	Noted in or out of SHELAA? If out, reason?	Out - Historic Environment	Out - Historic Environment	Out - Historic Environment	
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO	NO	
	Summary	Following representations from the Regulation 18 consultation, as a result of landscaping, heritage and conservation issues related to the site, the site is no longer considered suitable as a proposed allocation in the SWDP Review.	Following representations from the Regulation 18 consultation, as a result of landscaping, heritage and conservation issues related to the site, the site is no longer considered suitable as a proposed allocation in the SWDP Review.	Following representations from the Regulation 18 consultation, as a result of landscaping, heritage and conservation issues related to the site, the site is no longer considered suitable as a proposed allocation in the SWDP Review.	NO CHANGE

SHELA# Site Reference and Address:		CF50747 - Land off Broadford Road / Hems Way, Rushwick	CF50543 - Land at Northwick Road, Northwick, Worcester (Part CF50252)	CF50235 - Worcester West Broadbush/Worcester (Adjacent to SWOP 452)	CF50236 - Worcester West Broadbush - Land adjacent to Temple Loughmeade Factory	CF50068a - Land adjacent to Odbury Farm, Lower Broadbush
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Town (Edge) Worcester (Milverton Hills District)	Yes - Town (Edge) Worcester (Wykeham District)	Yes - Town (Edge) Worcester (Milverton Hills District)	Duplicate	Duplicate (smaller cut)
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELA#)?	NA	Yes Ownership: Single Availability immediate/within 5 years Housing or employment being considered	Proposed uses: housing, education and employment Ownership: Multiple Availability: 11-15 years	NA	NA
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	NA	Flood Zone 1 - None Flood Zone 2 - 12% Flood Zone 3a - 3% Flood Zone 3b - 2%	Mostly located in flood zone 1	NA	NA
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	NA	Yes Gas Pipeline approx. 450m away	Yes	NA	NA
	Can the site be provided with safe access onto the public highway?	NA	Yes	No comments received	NA	NA
	Are the Sewerage and Water supplies adequate in the area?	NA	Potential Impact on the Sewerage Network Impact: Low Development scale is unlikely to result in any significant impact to the local network, provided that surface water does not drain into the local network. Potential impact of surface water sewerage Impact: Low Adjacent watercourse Surface water should be managed on site through SuDS or watercourses/ponds where available.	Potential Impact on the Sewerage Network Impact: High This is a large development, all or part of the site is likely to require pumping. It will drain through the new development at Broadbush in the existing local area. A combined approach is likely to be required if the site goes ahead. There are known flooding and pollution issues in the development network and an additional sewerage growth scheme may be necessary to accommodate growth.	NA	NA
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	NA	No	Yes - part of site is all applications over 100 houses and all over 50 outside existing settlements. Slightly a lower impact	NA	NA
	Is the site in Green Belt?	NA	No	No	NA	NA
	Is the site in the AONB, or affect the setting of?	NA	No	No	NA	NA
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NA	No	No	NA	NA
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	NA	Residential to the east/north Flood zones to the west Isolated properties/land to the north	Adjacent to SWOP 452 Open countryside location in the significant gap.	NA	NA	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	NA	CI Environmental Character Area: Protect and Enhance.	Potential for enhanced green infrastructure to be formed as part of the development, one priority would be restoring the existing hedgerow and incorporating meaningful SuDS CI Environmental Character Area: Protect and Restore (local) Protect and Enhance (local)	NA	NA
	Would development of the site result in a significant net loss of protected open space?	NA	No	Yes - Significant gap	NA	NA
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	NA	Consider local habitats Consider impact on Northwick Marsh SSSI Bishopscote Pool pond (part of Northwick Manor Heritage Trail) Conservation Area is located in the south western corner of the site.	No	NA	NA
	Would development of the site have a detrimental impact on Listed Buildings (L)?	NA	Consider impact on Common Hill House (Grade II listed)	No	NA	NA
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	NA	No	No	NA	NA
	Would development of the site have a detrimental impact on a Special Interest Site (Local Nature Reserve Regionally Important Geological Site or any other locally designated wildlife/landscape site)?	NA	Bishopscote Pool pond (part of Northwick Manor Heritage Trail) Conservation Area is located in the south western corner of the site.	Yes - site comprises multiple LWS, ponds, wetlands and woodlands	NA	NA
	Would development of the site have a detrimental impact on TPOs?	NA	Consider trees with potential for TPO in vicinity	Yes - TPO adjacent	NA	NA
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	Yes - site is located in a Significant Gap	NA	NA
	Would development of the site have a detrimental impact on ancient woodland?	NA	Site is mostly covered by the Woodland Priority Habitat Network (Formerly Commons)	Yes - some of woodland, wood pasture and parkland and orchard priority habitats	NA	NA
	Would development of the site have a detrimental impact on ancient hedgerow?	NA	Not known - seek to maintain ancient hedgerow if applicable	Yes - loss of extensive mature hedgerow network	NA	NA
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	NA	Is the site at risk of surface water flooding? Yes (0% 30yr, 2% 100yr, 11% 1000yr) SW Land Drainage Partnership Engineers - No comments	Further evaluation required	NA	NA
	Would development of the site result in a loss of best or most versatile Grade 1 or 2 agricultural land?	NA	No - Urban	Some parts of the site are grade 2, other parts are grade 3	NA	NA
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	NA	Air Quality - Standard Mitigation Measures applicable to sites of 0.10 residential dwellings Contaminated Land - No History of PCL activities on site, PCL site adjacent - Fish Farm. Within 250m landfill buffer. Risk assessment required	PCL on site - 2x unknown filled ground, PCL site adjacent - 2x unknown filled ground. Major Foot Flood Protection, sewage works, garage. Risk Assessment and Study Site Investigation required.	NA	NA
	Is there a bus stop or train station within 400m of the site? Please state distance.	NA	Yes - bus stop approx. 220m away George Avenue Service, 2F	Southern area of the site bus stop approx 400-500m away (indirect route) Closest East/West Services: 308 Northern area of the site: no bus stops within 400m Closest service: Oaklands 309, 310 No access to rail network within 400m	NA	NA
	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.	NA	Northwick Manor Primary School approx. 1km away Barbourne Health Centre approx. 2km away Furdwell Farm Primary School approx. 1.75km away Shops approx. 800m away	Broadbush C of E Primary School approx. 1.25km away Odbury Hall Primary School approx. 1.50km away St John's House Surgery approx. 2.50km away Northwick Village Hall approx. 1.50km away Lower Broadbush Village Hall approx. 2km away Shops approx. 1 km on Odbury Road and 1.5km away on Marley Road	NA	NA
Would development of the site result in an adverse impact on local health provision?	NA	Public Health - No More required information on type of mixed use development.	No comments received	NA	NA	
Would development of the site assist in delivering / supporting identified community infrastructure needs, e.g. in Neighbourhood Plan.	NA	NA	NA	NA	NA	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes	No	Yes (Strategic Location)	Strategic Location	Strategic Location	
Should the site be carried forward for potential allocation in the SWDPR?	Yes (Strategic Location)	Yes (but site is not to be allocated)	NO	NO	NO	
Summary	However for some sites near Northwick it would be premature to rule them out until the provisional allocation boundaries for the strategic growth locations have been determined. For sites that do ultimately fall within the strategic allocation boundaries the proposed land could still not be confirmed until the associated master planning work has been concluded.	OUT Please refer to CF50252 and the employment land assessment.	OUT Scale Loss of Valued Open Space Large scale development in the open countryside (significant gap). Site is not considered to be a strategic preferred option for the SWOP review.	OUT (Duplicate to CF50235) Smaller Cut See CF50235	OUT (Duplicate to CF50235) Smaller Cut See CF50235	
Should the site be carried forward for potential allocation in the SWDPR?	OUT - Flood Risk	OUT - Historic Environment	OUT - Scale and Loss of Valued Open Space	(N) Level 2	OUT - Loss of Valued Open Space	
Should the site be carried forward for potential allocation in the SWDPR?	No	No	NO	NO	NO	
Summary	OUT - Flood Risk	OUT - Historic Environment	OUT - Scale and Loss of Valued Open Space	NO CHANGE	OUT - Loss of Valued Open Space (smaller cut of CF50235 - strategic view)	