

**Appendix D: SWDP Significant Changes to and Newly Proposed Urban Extensions**

<b>Appraisal Key</b>	
<b>++</b>	Development actively encouraged as it would resolve an existing sustainability problem
<b>+</b>	No Sustainability constraints and development acceptable
<b>0</b>	Neutral effect
<b>-</b>	Potential sustainability issues; mitigation and /or negotiation possible
<b>--</b>	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
<b>X</b>	Absolute sustainability constraints to development
<b>?</b>	Uncertain/ unknown effect

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
<b>Worcester Urban Extensions - SWDP 45: Directions for Growth Outside the City Boundary</b> (formerly SWDP 8: Direction for Growth Outside the City Boundary)														
<b>New - WC004 – East of Swinesherd Way (300 dwellings) (SWDP45/a)</b>	+	-	-	++	0	-	-	0	-	?	-	?	?	-
<b>SWDP45/2 Temple Laughern (Worcester West urban extension) (approx. 2150 dwellings and 5 ha employment)</b>	++	+	+	++	0	+	-	0	-	?	-	-	-	-
<b>SWDP 49: Droitwich Spa Urban Extension</b>														
<b>New - WY045 - Yew Tree Hill (800 dwellings)</b>	+	+	+	++	0	+	-	0	-	?	-	?	-	-

\* Whether a site is Greenfield or Brownfield in nature has been determined using Google Maps (2014) and the interpretation of the definition of previously development land provided in the National Planning Policy Framework (NPPF) 2012. In addition, all references made to sites being adjacent or close to sewage works, main roads or railways and other uses have been determined through use of Google Maps (2014).

**Worcester Urban Extensions - SWDP 45: Directions for Growth Outside the City Boundary** (formerly SWDP 8: Direction for Growth Outside the City Boundary)

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable and Sustainable Construction	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
<b>Appraisal Summary</b>	+	-	-	++	0	-	-	0	-	?	-	?	?	-
<b>WC004 – East of Swinesherd Way (300 dwellings)</b>														
<p>The proposed allocation at East of Swinesherd Way will have a significant long-term positive effect on housing with indirect minor positive effects on health and well-being as the development will provide the opportunity to supply a large amount of additional high quality and affordable housing to meet identified housing needs. There is also the potential for minor positive effects economy and employment through providing additional high quality homes, which could retain the existing and attract a new workforce.</p> <p>Air, light and noise pollution along with emissions contributing to climate change are likely to increase - particularly in the short-term during the construction phase leading to minor negative effects on the SA Objectives of pollution and climate change. However, the overall effects with regard to pollution are considered to be uncertain at this stage until lower level studies and assessments are carried out to determine if there are underlying pollution issues. However, the site does contain a few electricity pylons with overhead cables, which could have possible negative effects on health. In addition, the site is bounded on two sides by the M5 and the A4440, which means there are likely to be minor negative health effects with regard to noise, light and air quality on any new residential development. The development will be expected to meet the requirements of the following policies, which will help reduce the negative effects identified: SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; and SWDP 31: Pollution.</p> <p>The allocation has the potential to have short to long-term negative effects on travel and transport. The proposed development could lead to an increase in traffic in particular heavy goods vehicles on local roads, which could lead to congestion and reduce road safety. In addition, the site is not well serviced by public transport, which could exacerbate any existing congestion problems. The Transport</p>														

Assessment<sup>1</sup> indicates that development around Swinesherd Way is likely to increase congestion and generate enough use to bring this part of the network over capacity. This could lead to minor negative cumulative effects on traffic and transport as well as indirect negative effects on air quality and communities and health. It is anticipated that appropriate mitigation measures could be put in place at the development management level when design and constructions processes will be known.

The site is located outside of the main settlement boundary for Worcester City and is separated from boundary by the A4440. Therefore, integration with the existing community of Worcester City may be difficult to achieve and access to and ability for the new development to support existing local services/ infrastructure in the town centre on foot, by cycling or use of public transport may also be difficult. As a result, there is the potential for minor negative effects on SA Objectives 2 and 3. However, it is expected that any new development will make appropriate and timely provision for / contribution to necessary supporting infrastructure in line with the NPPF and with the Infrastructure Delivery Plan to accompany the South Worcester Development Plan. The site does also have good access to the M5.

Development at the site could lead to minor negative effects on SA Objective 3 with regard to loss of green infrastructure. This is because the site is located on Greenfield land outside of the settlement boundary and it is part of green infrastructure network, which is considered to be of average value in need of restoration and investment<sup>2</sup>.

With regard to the SA Objective of quality design and sustainable construction, the effects are anticipated to be neutral. This is because there is the potential for the proposed development to have high quality design and sustainable construction as the NPPF requires that all development should achieve high quality and inclusive design, establish a strong sense of place, respond to local character and create safe and accessible environment. In addition, any new development will need to meet with the requirements of Policy SWDP 21: Design.

Development at the site is likely to increase waste temporarily in the short-term during construction but also permanently in the long-term by additional households generating waste day to day. However, the NPPF requires that waste is minimised and therefore it is considered that any development could minimise waste and as a result, the effects on waste are considered to be neutral. The site is likely to be able to take advantage of existing waste infrastructure given it is an extension to an existing settlement. Mitigation is also available in the form of Policy SWDP 33: Waste, which requires that proposals for new development will be required to incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.

There is potential for minor negative effects on the SA Objectives of climate change, landscape and townscape and water. This is because the site is Greenfield in nature and is likely to result in the loss of agricultural land. The site is also partly located within a zone of

<sup>1</sup> CH2MHILL (2014) SWDP2 – Phase 1 – Impacts on Transport Network Performance

<sup>2</sup> Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

medium to high flood risk and in an area susceptible to surface water flooding<sup>3</sup>. In addition, the site is located outside of the main settlement boundary and is within a significant gap. However, mitigation is available from the following policies to help reduce the negative effects identified: SWDP 5: Green Infrastructure; SWDP 25: Landscape Character and SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; SWDP 29: Sustainable Drainage Systems; SWDP 31: Pollution; SWDP 30: Water Resources, Efficiency and Treatment; and SWDP 28: Management of Flood Risk.

Development at the site is not expected to have an effect on any known Conservation Areas, Listed Buildings, Scheduled Monuments or Areas of Local Archaeological and Historic Importance (ALAHIs)<sup>4&5</sup>, however, the potential for archaeology on the is unknown and as a result, the effects on the historic environment are considered to be uncertain at this stage. Mitigation for any potential negative effects can be provided at the development management level and is available from policies SWDP 6: Historic Environment and SWDP 24: Management of the Historic Environment.

The effects on biodiversity and geodiversity are uncertain at this stage. Although there are no internal, national or local nature conservation designations on or adjacent to the allocation site, the presence of protected species is unknown. However, the site partly falls within a Site of Special Scientific Interest (SSSI) impact risk zone (outermost)<sup>6</sup>, and given the large size of the proposed development there may be a potential risk of negative effects through disturbance from recreational activity and/ or increased water abstraction but this is not certain. Mitigation and enhancement measures are available in the form of policies SWDP 5: Green Infrastructure and SWDP 22: Biodiversity and Geodiversity will help reduce the effects; further mitigation and enhancement possibilities can be put in place at the development management level, as appropriate, where more details about design and construction methods will be known.

**Key Positive Sustainability Effects**

- The policy has the potential for long-term major positive effects on housing.

**Key Negative Sustainability Effects**

- None.

*This site has been progressed to the proposed main modifications.*

<sup>3</sup> Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

<sup>4</sup> English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

<sup>5</sup> Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

<sup>6</sup> Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable Construction	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
<b>Appraisal Summary</b>	++	+	+	++	0	+	-	0	-	?	-	-	-	-
<b>SWDP45/2 Temple Laughern (Worcester West urban extension) (approx. 2150 dwellings and 5 ha employment) (see SWDP for full policy text)</b>														
<p>The proposed allocation at Temple Laughern will have a significant long-term positive effect on housing with indirect minor positive effects on health and well-being as the development will provide the opportunity to supply a large amount of additional high quality and affordable housing to meet identified housing needs. There is also the potential for major positive effects economy and employment through providing additional employment land and also from providing additional high quality homes, which could retain the existing and attract a new workforce.</p> <p>Given that the site is located adjacent to the main settlement boundary of Worcester City, it is anticipated that there are sufficient employment opportunities/infrastructure/ services (health, food stores, leisure etc.) available to accommodate any increase in population. Worcester City is the administrative centre of the county, provides the greatest range of services and is the main employment destination for people from Malvern Hills and Wychavon. In addition, the location of the site means that development is likely to support existing local services/ infrastructure and the viability and vitality of the town centre leading to minor positive effects on SA Objectives 2 and 3. Its location is also likely to allow for integration with the existing community in Worcester City. Furthermore, it is expected that any new development will make appropriate and timely provision for / contribution to necessary supporting infrastructure in line with the NPPF and with the Infrastructure Delivery Plan to accompany the South Worcester Development Plan. However, development at the site could also lead to minor negative effects against SA Objective 3 with regard to loss of green infrastructure. The majority of the Green</p>														

Infrastructure on the site is considered to be of average value in need of restoration and investment with parts considered to be in need of protection and investment (area to the north-west corner and south-west corner)<sup>7</sup>.

Air, light and noise pollution along with emissions contributing to climate change are likely to increase - particularly in the short-term during the construction phase leading to minor negative effects on the SA Objectives of pollution and climate change. Although lower level studies and assessments have not been carried out to determine if there are underlying pollution issues at the site, taking into account the scale of the development proposed, the overall effects are considered to be minor negative. However, the southern part of the site is adjacent to the A44, which means there are likely to be minor negative health effects with regard to noise, light and air quality on any new residential development to the south of the site. The development will be expected to meet the requirements of the following policies, which will help reduce the negative effects identified: SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; and SWDP 31: Pollution.

The allocation has the potential to have short to long-term negative effects on travel and transport. The proposed development could lead to a large increase in traffic in particular heavy goods vehicles on local roads, which could lead to congestion and reduce road safety. However, the site is considered to have good access to public transport as a result of its location adjacent to the main settlement boundary of Worcester City. The Transport Assessment<sup>8</sup> indicates that the road network will experience more congestion and longer travel times are a result of increased development, especially on roads leading to the City Centre, the A4440 and motorway junctions, with the potential for minor negative cumulative effects on traffic and transport, as well as indirect negative effects on air quality and communities and health. It is anticipated that appropriate mitigation measures could be put in place at the development management level when design and construction processes will be known.

With regard to the SA Objective of quality design and sustainable construction, the effects are anticipated to be neutral. This is because there is the potential for the proposed development to have high quality design and sustainable construction as the NPPF requires that all development should achieve high quality and inclusive design, establish a strong sense of place, respond to local character and create safe and accessible environment. In addition, any new development will need to meet with the requirements of Policy SWDP 21: Design.

Development at the site is likely to increase waste temporarily in the short-term during construction but also permanently in the long-term by additional households generating waste day to day. However, the NPPF requires that waste is minimised and therefore it is considered that any development could minimise waste and as a result, the effects on waste are considered to be neutral. The site is likely to be able to take advantage of existing waste infrastructure given it is an extension to an existing settlement. Mitigation is also available in the form

<sup>7</sup> Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

<sup>8</sup> CH2MHILL (2014) SWDP2 – Phase 1 – Impacts on Transport Network Performance

of Policy SWDP 33: Waste, which requires that proposals for new development will be required to incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.

There is potential for minor negative effects on the SA Objectives of climate change, landscape and townscape and water. This is because the site is Greenfield in nature and will result in the loss of agricultural land. The site is also partly located within a zone of medium to high flood risk to the north and northeast and in the centre with a few isolated areas susceptible to surface water flooding<sup>9</sup>. In addition, the site is located outside of the main settlement boundary and is in a strategic gap, although the SWDP recognizes the need to extend Worcester into the strategic gaps to the west and south of the city<sup>10</sup>. However, mitigation is available from the following policies to help reduce the negative effects identified: SWDP 5: Green Infrastructure; SWDP 25: Landscape Character and SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; SWDP 29: Sustainable Drainage Systems; SWDP 31: Pollution; SWDP 30: Water Resources, Efficiency and Treatment; and SWDP 28: Management of Flood Risk.

There is potential for minor negative effects on heritage as a result of development. This is because the site contains a Listed Building and is adjacent to a Scheduled Monument and an ALAHI.<sup>11&12</sup> The potential for archaeology on the site is not known at this stage although its presence is more likely in light of the adjacent Scheduled Monument. Mitigation for any potential negative effects can be provided at the development management level and is available from policies SWDP 6: Historic Environment and SWDP 24: Management of the Historic Environment.

It is assumed that the effects on biodiversity and geodiversity will be uncertain until lower level studies and assessments are carried out. There are no internationally or nationally designated sites for nature conservation on or adjacent to the site<sup>13</sup>. However, the site does contain a traditional orchard local priority habitat<sup>14</sup>, which could lead to minor negative effects if lost through development. In addition, the site falls within two SSSI impact risk zones (outermost in both cases)<sup>15</sup>, and given the large size of the proposed development there may be a potential risk of negative effects through disturbance from recreational activity and/ or increased water abstraction. The site is adjacent to an existing site of regional or local wildlife importance<sup>16</sup> and as a result could provide opportunities to deliver greater

<sup>9</sup> Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

<sup>10</sup> Malvern Hill (2014) Sites Assessment

<sup>11</sup> English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

<sup>12</sup> Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

<sup>13</sup> Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

<sup>14</sup> Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

<sup>15</sup> Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

<sup>16</sup> Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

connectivity and create a wildlife corridor to expand the habitats. This could lead to minor positive effects if connectivity is achieved. Policies SWDP 5: Green Infrastructure and SWDP 22: Biodiversity and Geodiversity will help mitigate negative effects.

**Key Positive Sustainability Effects**

- The policy has the potential for long-term major positive effects on housing, employment and the economy.

**Key Negative Sustainability Effects**

- None.

*The proposed allocation has been progressed to the proposed main modifications, with a reduction in dwellings numbers from 2150 to 1805, without any significant effects.*

**SWDP 49: Droitwich Spa Urban Extension**

SA Objectives	Economy and Employment	Strengthening Communities	Infrastructure	Housing	Quality Design and Sustainable Construction	Health	Climate Change	Waste	Travel and transport	Biodiversity & geodiversity	Landscape and townscape	Historic Environment	Pollution	Water
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
<b>Appraisal Summary</b>	+	+	+	++	0	+	-	0	-	?	-	?	-	-
<b>WY045 - Yew Tree Hill (800 dwellings)</b>														
<p>The proposed allocation at Yew Tree Hill will have a significant long-term positive effect on housing with indirect minor positive effects on health and well-being as the development will provide the opportunity to supply a large amount of additional high quality and affordable housing to meet identified housing needs. There is also the potential for minor positive effects economy and employment through providing additional high quality homes, which could retain the existing and attract a new workforce.</p> <p>Given that the site is located adjacent to the main settlement boundary of Droitwich, it is anticipated that there are sufficient employment opportunities/infrastructure/ services (health, food stores, leisure etc.) available to accommodate any increase in population. Droitwich is considered to provide a comprehensive range of services and employment opportunities and is a main town. In addition, the location of the site means that development is likely to support existing local services/ infrastructure and the viability and vitality of the town centre leading to minor positive effects on SA Objectives 2 and 3. Its location is also likely to allow for integration with the existing community in Droitwich. Furthermore, it is expected that any new development will make appropriate and timely provision for / contribution to necessary supporting infrastructure in line with the NPPF and with the Infrastructure Delivery Plan to accompany the South Worcester Development Plan. However, development at the site could also lead to minor negative effects against SA Objective 3 with regard to loss of green infrastructure that is considered to be of average value in need of restoration and investment<sup>17</sup>.</p>														

<sup>17</sup> Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

Air, light and noise pollution along with emissions contributing to climate change are likely to increase - particularly in the short-term during the construction phase leading to minor negative effects on the SA Objectives of pollution and climate change. Lower level studies and assessments have not been carried out to determine if there are any underlying pollution issues at the site although given the large scale of the development proposed, the overall effects are considered to be minor negative. The development will be expected to meet the requirements of the following policies, which will help reduce the negative effects identified: SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; and SWDP 31: Pollution.

The allocation has the potential to have short to long-term minor negative effects on travel and transport. The proposed development could lead to a large increase in traffic in particular heavy goods vehicles on local roads, which could lead to congestion and reduce road safety. However, the site is considered to have good access to public transport because of its location adjacent to the main settlement boundary of Droitwich. The Transport Assessment<sup>18</sup> indicates that the road network will experience more congestion and longer travel times as a result of development, especially on roads leading to the City Centre, the A4440 and motorway junctions. This has the potential for minor negative cumulative effects on traffic and transport, and indirect negative effects on air quality and communities and health. It is anticipated that appropriate mitigation measures could be put in place at the development management level when design and constructions processes will be known.

With regard to the SA Objective of quality design and sustainable construction, the effects are anticipated to be neutral. This is because there is the potential for the proposed development to have high quality design and sustainable construction as the NPPF requires that all development should achieve high quality and inclusive design, establish a strong sense of place, respond to local character and create safe and accessible environment. In addition, any new development will need to meet with the requirements of Policy SWDP 21: Design.

Development at the site is likely to increase waste temporarily in the short-term during construction but also permanently in the long-term by additional households generating waste day to day. However, the NPPF requires that waste is minimised and therefore it is considered that any development could minimise waste and as a result, the effects on waste are considered to be neutral. The site is likely to be able to take advantage of existing waste infrastructure given it is an extension to an existing settlement. Mitigation is also available in the form of Policy SWDP 33: Waste, which requires that proposals for new development will be required to incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.

There is potential for minor negative effects on the SA Objectives of climate change, landscape and townscape and water. This is because the site is Greenfield in nature and will result in the loss of agricultural land. The site is also has a few isolated areas which are

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<sup>18</sup> CH2MHILL (2014) SWDP2 – Phase 1 – Impacts on Transport Network Performance

susceptible to surface water flooding<sup>19</sup> although it is expected that this can easily be mitigated at the development management level. In addition, the site is located outside of the main settlement boundary and is adjacent to the Green Belt. However, mitigation is available from the following policies to help reduce the negative effects identified: SWDP 5: Green Infrastructure; SWDP 25: Landscape Character and SWDP 21: Design; SWDP 27: Renewable and Low Carbon Energy; SWDP 29: Sustainable Drainage Systems; SWDP 31: Pollution; SWDP 30: Water Resources, Efficiency and Treatment; and SWDP 28: Management of Flood Risk.

Development at the site is not expected to have an effect on any known Conservation Areas, Listed Buildings, Scheduled Monuments or Areas of Local Archaeological and Historic Importance (ALAHIs)<sup>20&21</sup>, however, the potential for archaeology on the is unknown and as a result, the effects on the historic environment are considered to be uncertain at this stage. Mitigation for any potential negative effects can be provided at the development management level and is available from policies SWDP 6: Historic Environment and SWDP 24: Management of the Historic Environment.

It is assumed that the effects on biodiversity and geodiversity will be uncertain until lower level studies and assessments are carried out. There are no internationally or nationally designated sites for nature conservation on or adjacent to the site<sup>22</sup>. However, the site does contain a small area of deciduous woodland local priority habitat<sup>23</sup>, which could lead to minor negative effects if lost through development. In addition, the site falls within a SSSI impact risk zone (outermost)<sup>24</sup>, and given the large size of the proposed development there may be a potential risk of negative effects through disturbance from recreational activity and/ or increased water abstraction. Equally, the site is also adjacent to an existing site of regional or local wildlife importance<sup>25</sup> and as a result could provide opportunities to deliver greater connectivity and create a wildlife corridor to expand the habitats. This could lead to minor positive effects if connectivity is achieved. Policies SWDP 5: Green Infrastructure and SWDP 22: Biodiversity and Geodiversity will help mitigate negative effects.

#### **Key Positive Sustainability Effects**

- The policy has the potential for long-term major positive effects on housing.

#### **Key Negative Sustainability Effects**

- None

<sup>19</sup> Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

<sup>20</sup> English Heritage (2014) National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed June 2014]

<sup>21</sup> Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

<sup>22</sup> Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

<sup>23</sup> Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

<sup>24</sup> Defra (2014) Magic – Statutory Rural Designations. Online at <http://magic.defra.gov.uk> [accessed June 2014].

<sup>25</sup> Worcester City Council, Malvern Hill District Council and Wychavon District Council (2014) South Worcester Development Plan Maps – Interactive Policy Map.

*This proposed allocation has been progressed to the proposed main modifications, with a reduction in dwellings numbers from 800 to 765, without any significant effects.*