<table>
<thead>
<tr>
<th><strong>PROPOSED DEVELOPMENT SITE</strong></th>
<th><strong>OF</strong></th>
<th><strong>UPON AROUND</strong></th>
<th><strong>NEXT 600 METRES</strong></th>
<th><strong>NEXT 1200 METRES</strong></th>
<th><strong>NEXT 2400 METRES</strong></th>
<th><strong>NEXT 5000 METRES</strong></th>
<th><strong>NEXT 10,000 METRES</strong></th>
<th><strong>NEXT 12,000 METRES</strong></th>
<th><strong>NEXT 20,000 METRES</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CFS0189 Land at Beaconhill Drive, Off Hallow Road</strong></td>
<td><strong>Duplicate</strong></td>
<td><strong>N/A</strong></td>
<td><strong>N/A</strong></td>
<td><strong>N/A</strong></td>
<td><strong>Yes</strong></td>
<td><strong>Yes (Strategic Location)</strong></td>
<td><strong>N/A</strong></td>
<td><strong>N/A</strong></td>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td><strong>CFS0235 Worcester West Broadheath / Worcester (Adjacent to CFS1020)</strong></td>
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<tr>
<td><strong>CFS1020</strong></td>
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</tr>
</tbody>
</table>

**Summary**

- **Location**: CFS0189 Land at Beaconhill Drive, Off Hallow Road
- **Duplicate**: Yes
- **N/A**
- **Yes** (Strategic Location)
- **N/A**
- **No**
- **N/A**
- **N/A**
- **N/A**
- **N/A**

**Consideration of Environmental Issues**

- **South Warwickshire**
  - **Swainston Road**: Yes
  - **Swainston Avenue**: Yes
  - **Swainston Green**: Yes
  - **Swainston Court**: Yes
  - **Swainston Farm**: Yes
  - **Swainston House**: Yes

- **Swainston Village**: Yes
  - **Swainston Road**: Yes
  - **Swainston Avenue**: Yes
  - **Swainston Green**: Yes
  - **Swainston Court**: Yes
  - **Swainston Farm**: Yes
  - **Swainston House**: Yes

- **Swainston Close**: Yes
  - **Swainston Road**: Yes
  - **Swainston Avenue**: Yes
  - **Swainston Green**: Yes
  - **Swainston Court**: Yes
  - **Swainston Farm**: Yes
  - **Swainston House**: Yes

**Habitat Network (Forestry Commission)**

- **Gladstone Wood**: Yes

**Neighbouring Habitats**

- **Lowland Forest**: Yes
  - **Lowland Forest**: Yes
  - **Lowland Forest**: Yes
  - **Lowland Forest**: Yes
  - **Lowland Forest**: Yes
  - **Lowland Forest**: Yes

- **International Ramsar Site**: Yes
  - **International Ramsar Site**: Yes
  - **International Ramsar Site**: Yes
  - **International Ramsar Site**: Yes
  - **International Ramsar Site**: Yes
  - **International Ramsar Site**: Yes

**Impact on Existing Infrastructure**

- **Gas Pipeline**: Yes
  - **Gas Pipeline**: Yes
  - **Gas Pipeline**: Yes
  - **Gas Pipeline**: Yes
  - **Gas Pipeline**: Yes
  - **Gas Pipeline**: Yes

- **Oil Pipeline**: Yes
  - **Oil Pipeline**: Yes
  - **Oil Pipeline**: Yes
  - **Oil Pipeline**: Yes
  - **Oil Pipeline**: Yes
  - **Oil Pipeline**: Yes

**Impact on Environment**

- **Bishops Pool pond (part of Northwick Manor Heritage Trail)**: Yes
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- **CFS0235 Worcester West Broadheath / Worcester (Adjacent to CFS1020)**: Yes
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**Bishops Pool pond (part of Northwick Manor Heritage Trail)**

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**Potential Impact on the Sewerage Network**

- **CFS0235 Worcester West Broadheath / Worcester (Adjacent to CFS1020)**: Yes
  - **CFS0235 Worcester West Broadheath / Worcester (Adjacent to CFS1020)**: Yes
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  - **CFS0235 Worcester West Broadheath / Worcester (Adjacent to CFS1020)**: Yes

**Additional Considerations**

- **Loss of SWDP 38 (SWDPR 43) green space**: Yes
  - **Loss of SWDP 38 (SWDPR 43) green space**: Yes
  - **Loss of SWDP 38 (SWDPR 43) green space**: Yes
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**Additional Information**

- **CFS0235 Worcester West Broadheath / Worcester (Adjacent to CFS1020)**: Yes
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**Additional Data**

- **CFS0235 Worcester West Broadheath / Worcester (Adjacent to CFS1020)**: Yes
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  - **CFS0235 Worcester West Broadheath / Worcester (Adjacent to CFS1020)**: Yes
  - **CFS0235 Worcester West Broadheath / Worcester (Adjacent to CFS1020)**: Yes
### Table: Site Assessment

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would the development of the site, including the creation of new roads, have a detrimental impact on the SW Land Drainage Partnership Engineers?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Would development of the site have a detrimental impact on the adjacent/surrounding land uses?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Would development of the site result in an adverse impact on the Sewerage and Water supplies in the area?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Would development of the site result in a significant net loss of protected open space?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Would development of the site compromise Internationally important Geological Site or any other locally designated site of ecological importance?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Are the Sewerage and Water supplies adequate in the area?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>How far is the site from the following key services - parish/village hall?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site subject to an adopted Neighbourhood Plan or allocation?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential for development?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site on Green Belt?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site a Conservation Area?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site within Flood Zone 1 or 2? If yes, state Flood Zone</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site a gas pipeline?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site adjacent to Bevere Conservation Area?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site affected by an adopted Neighbourhood Plan or allocation?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site in a conservation area or on archaeology?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Would the development of the site affect the habitat or landscape of the site?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Will the development of the site have an adverse impact on local amenity?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Are there any significant noise or air pollution impacts from existing or proposed development?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Are there any significant noise or air pollution impacts from proposed development?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Is the site near to any Neighbourhood Plan or allocation?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Are there any significant noise or air pollution impacts from the road?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Will the development of the site have an impact on public health?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Are there any significant noise or air pollution impacts from the road?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Will the development of the site be isolated?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Are there any significant noise or air pollution impacts from the road?</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Summary

- **Outcome:**
  - For sites that do ultimately fall within the strategic allocation, the associated master planning work has been concluded.
  - For sites that do ultimately fall within the strategic allocation, the associated master planning work has been concluded.
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  - For sites that do ultimately fall within the strategic allocation, the associated master planning work has been concluded.

- **Other Criteria:**
  - For sites that do ultimately fall within the strategic allocation, the associated master planning work has been concluded.
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  - For sites that do ultimately fall within the strategic allocation, the associated master planning work has been concluded.

- **Risk Assessment:**
  - For sites that do ultimately fall within the strategic allocation, the associated master planning work has been concluded.
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  - For sites that do ultimately fall within the strategic allocation, the associated master planning work has been concluded.

- **Suitability:**
  - For sites that do ultimately fall within the strategic allocation, the associated master planning work has been concluded.
  - For sites that do ultimately fall within the strategic allocation, the associated master planning work has been concluded.
  - For sites that do ultimately fall within the strategic allocation, the associated master planning work has been concluded.
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---

### Additional Information

- **England Type:** Woodpasture and Parkland BAP Priority Habitat

- **Grade:**
  - Southern part of the site: Grade 2

- **Development Impact:**
  - Consider impact on White Lodge (Grade II) and Bevere Knoll

- **Environmental Considerations:**
  - Defra report that the noise levels on some parts of the proposed development site are over 65-69 decibels.

- **Infrastructure Considerations:**
  - Surface water should be managed on site through SuDS or to watercourses/ponds where available.

- **Accessibility:**
  - Public Health - No

- **Location:**
  - Site is located beyond the development boundary of the SW Land Drainage Partnership Engineers - No comments

- **Contamination:**
  - No SW sewers or watercourse nearby

- **Future Development:**
  - No

- **Reference:**

---

### Conclusion

- **Rural Development Policy:**
  - Ruled in or out of SHELAA? If out, reason?

- **Assessment:**
  - Are the adjacent/surrounding land uses compatible with the site's planning needs?

- **Protection:**
  - Would the development of the site, including the creation of new roads, have a detrimental impact on the SW Land Drainage Partnership Engineers?

---

### Notes

- **SW Land Drainage Partnership Engineers:**
  - No comments

- **Air Quality:**
  - Noise - Noise assessment required to determine the extent and overcomes it.

- **Surface Water:**
  - SW Land Drainage Partnership Engineers - No comments

- **Gas Pipeline:**
  - Gas pipeline runs through the site

- **Oil Pipeline:**
  - Oil Pipeline approx. 50m away

- **Public Transport:**
  - Yes - bus stop approx. 50m away

- **Education:**
  - No

- **Healthcare:**
  - No

- **Utilities:**
  - Yes - Town (Edge) Worcester

- **Planning:**
  - Yes (Strategic Location)

- **Housing:**
  - Yes - Care Home/Residential Uses

- **Conservation:**
  - Site is adjacent to Bevere Conservation Area

- **Historic:**
  - Listed Building (s).

- **Archeology:**
  - No - site is adjacent to

- **Other:**
  - No - site is adjacent to

---

### Site Details

- **Site Name:**
  - CFS0747 Land off Bransford Road / Hams Way, Rushwick

- **Site Area:**
  - 3.09ha

- **Ownership:**
  - Single

- **Address:**
  - Gwillam's Farm Shop approx. 250m away

- **Distance:**
  - Service: 303
  - Distance: 2450m

- **Utilities:**
  - Gas pipeline runs through the site

---

### Additional Data

- **Surface Water:**
  - Potential Impact on the Sewerage Network

- **Noise:**
  - Potential Impact on the Sewerage Network

- **Air Quality:**
  - Potential Impact on the Sewerage Network

- **Access:**
  - Potential Impact on the Sewerage Network

---

### Further Information

- **Neighbourhood Plan:**
  - Is the site subject to an adopted Neighbourhood Plan or allocation? If yes, what?

- **Habitat:**
  - Consider impact on White Lodge (Grade II) and Bevere Knoll

- **Infrastructure:**
  - Surface water should be managed on site through SuDS or to watercourses/ponds where available.

---

### References

- **Defra Report:**
  - Defra report that the noise levels on some parts of the proposed development site are over 65-69 decibels.

- **Surface Water Management:**
  - Surface water should be managed on site through SuDS or to watercourses/ponds where available.

- **Neighbourhood Plan:**
  - Is the site subject to an adopted Neighbourhood Plan or allocation? If yes, what?