

Powick and Collett's Green								
SHELAA Site Reference and Address:		CFS0011 The Acreage, View Farm, 11 Malvern Road, Powick	CFS0068 Land formerly part of View Farm, Powick	CFS0186 Land off Hospital Lane, Powick (Plot 1)	CFS0187 Land off Hospital Lane, Powick (Plot 2)	CFS0326 Link Nurseries, Hamilton Close, Powick	CFS0397 Land immediately adjoining western side of Upton Road, Powick	CFS0479 Land at Powick
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Category 2	Category 2	Category 2	Category 2
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes		Yes	Yes	Yes		Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1		99% Flood Zone 1, <1% Flood Zone 2 and <1% Flood Zone 3	Flood Zone 1	Flood Zone 1		Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes		Yes	Yes	Yes		Yes
	Can the site be provided with safe access onto the public highway?	Concerns with access as junction will need to be LIL0		Unknown	Unknown	Yes		Unknown
	Are the Sewerage and Water supplies adequate in the area?	Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.		Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Existing foul sewer network crosses site. Some historic pollutions relating to blockages in the network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.		There are existing hydraulic flooding and pollution issues. As part of the Norton Barracks growth scheme there are proposals to close Powick STWs and transfer flows to Worcester Bromwich Road STWs. It is recommended that a cumulative hydraulic modelling study is completed to determine the impact. Surface water should be managed on site through SuDS or to watercourses/ponds where available.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No		No	No	No		No
	Is the site in Green Belt?	No		No	No	No		No
	Is the site in the AONB, or affect the setting of?	No		No	No	No		No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Powick and Collett's Green		No Neighbourhood Plan for Powick and Collett's Green	No Neighbourhood Plan for Powick and Collett's Green	No Neighbourhood Plan for Powick and Collett's Green		No Neighbourhood Plan for Powick and Collett's Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes, residential to north and east.		Some residential to north and west but mostly surrounded by open countryside.	Residential to north but open countryside to the south.	Yes		Residential to south and east.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC		TBC	TBC		TBC	
	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?	No detrimental impact on any Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.		No detrimental impact on any Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.	No detrimental impact on any Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.	No detrimental impact on any Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.		Detrimental impact on Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.
	Would development of the site have a detrimental impact on Listed Building (s).	No		No	Site is historically green land in front of the principle elevation of White Chimneys (Old Powick Hospital), now Barrington Grange. Given that the principle elevation is the main surviving elevation of the building and the historic relationship between the building and the proposed site the development of this site would have a detrimental effect on the setting of the heritage asset. This would constitute significant less than substantial harm.	No		Powick Conservation Area extends into the proposed site encompassing two ponds. The site is also in the setting of Spider Cottage (Grade II Listed) mitigation would be required.
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No		No	No	No		No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No		Perhaps, boundary with Carey's Brook LWS. Appropriate buffering and Green Infrastructure would be required, in addition to retention of hedgerows. An unwelcome intrusion into the rural landscape. The neighbouring site to the north has been designed/set out to blend with its surroundings to the south, development of this site would be contrary to this effort.	<100m from Carey's Brook LWS.	No		Large site, onsite ecological values include ponds. Closer assessment required. Out of proportion with existing village, will mean significant steps towards the coalescence of Powick and Collets Green, significant urbanisation of the rural Old Malvern Road, elevated nature increases (detrimental) visual prominence.
	Would development of the site have a detrimental impact on TPOs.	No		No	No	No		No
	Would development of the site have a detrimental impact on a Significant Gap?	No		No	No	No		No
	Would development of the site have a detrimental impact on ancient woodland?	No		No	No	No		No
	Would development of the site have a detrimental impact on ancient hedgerow?	No		No	No	No		No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No		No	No	No		No
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No, Grade 3		No, Grade 3	No, Grade 3	No, Grade 3		Part Grade 2 (approx. 70%), Part Grade 3 (approx. 30%)
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No history of Previously Contaminated Land activities.		Previously Contaminated Land across whole site - former landfill. Potential significant Previously Contaminated Land issues on site. Risk Assessment and likely Site Investigation required.	Previously Contaminated Land on site - Hospitals. Within 250m landfill buffer. Risk assessment and likely Site Investigation required.	Current use as nurseries is a Previously Contaminated Land activity. Within 250m landfill buffer, therefore Risk Assessment required.		Previously Contaminated Land on site - Quarrying of sand and clay. Risk assessment and likely Site Investigation required.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 43, 44, S43 and S44 Bus Stop 140m		No	No	Yes - 43, 44, S43 and S44 Bus Stop 280m		Yes - 43, 44, 363, S43 and S44 Bus Stop 400m
	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.	Powick C of E Primary School - 770m; Village Hall - 780m; General Store - 1.7km; no Post Office or Doctors Surgery in the village.		Powick C of E Primary School - 840m; Village Hall - 850m; General Store - 1.8km; no Post Office or Doctors Surgery in the village.	Powick C of E Primary School - 980m; Village Hall - 990m; General Store - 2km; no Post Office or Doctors Surgery in the village.	Powick C of E Primary School - 580m; Village Hall - 590m; General Store - 1.5km; no Post Office or Doctors Surgery in the village.		Powick C of E Primary School - 450m; Village Hall - 440m; General Store - 500m; no Post Office or Doctors Surgery in the village.
	Would development of the site result in an adverse impact on local health provision?	Yes		Yes	Yes	No		Yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A		N/A	N/A	N/A		N/A
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No		Additional encroachment into the open countryside to the south likely to affect the character.	Additional encroachment into the open countryside to the south likely to affect the character.	No		Yes, due to scale	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled In	Ruled Out - Isolated	Ruled In	Ruled Out - Historic Environment	Ruled In	Ruled Out - Isolated	Ruled Out - Historic Environment / Scale
	Should the site be carried forward for potential allocation in the SWDPR?	No - CFS0511 and CFS0519 Preferred	No	No - CFS0511 and CFS0519 Preferred	No	No - CFS0511 and CFS0519 Preferred	No	No
	Summary	Good site overall however some concerns over access of A449 and development in this location, as such CFS0511 and CFS0519 preferred.	Site Ruled Out of the SHELAA as it is isolated.	Site has no major constraints however it would constitute additional encroachment into the open countryside in a sensitive area of the settlement and as such CFS0511 and CFS0519 are preferred.	Development of the site would have significant less than substantial harm on the setting of Barrington Grange. The site boundary is also less than 100m from Carey's Brook LWS and the development of it would support encroachment into the open countryside in a sensitive area of the settlement.	Good site overall with no major constraints, however residential development of this site would result in the loss of the existing use, and as such CFS0511 and CFS0519 are preferred.	Site Ruled Out of the SHELAA as it is isolated.	Disproportionately large site which would reduce significantly the gap between Powick and Collett's Green. Development of this site would also have a detrimental impact on the Conservation Area and would also require mitigation to ensure the impact on the setting of Spider Cottage was not harmful.

Powick and Collett's Green								
SHELAA Site Reference and Address:		CFS0507 Land off Upton Road, Powick	CFS0508 Land east of Upton Road, Powick	CFS0511 Land south of Old Malvern Road, Collett's Green	CFS0514 Land south of Old Malvern Road, Collett's Green	CFS0515 Land west of Upton Road, Powick	CF0519 Land at Manor Farm, Powick	CFS0876 Land adj 15a Collett's Green, Powick
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Category 2	Category 2	Category 2	Category 2
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes		Yes	Yes	Yes	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1		Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes		Yes	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Unknown		Yes	Unknown	Unknown	Yes	Unknown
	Are the Sewerage and Water supplies adequate in the area?	There are existing hydraulic flooding and pollution issues. As part of the Norton Barracks growth scheme there are proposals to close Powick STWs and transfer flows to Worcester Bromwich Road STWs. Individual site unlikely to cause high risk to the network, however if multiple sites are developed it is recommended that a cumulative hydraulic modelling study is completed to determine the impact. Surface water should be managed on site through SuDS or to watercourses/ponds where available.		There are existing hydraulic flooding and pollution issues. It is recommended that hydraulic modelling is undertaken to understand the impact on the network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	There are existing hydraulic flooding and pollution issues. It is recommended that hydraulic modelling is undertaken to understand the impact on the network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	There are existing hydraulic flooding and pollution issues. As part of the Norton Barracks growth scheme there are proposals to close Powick STWs and transfer flows to Worcester Bromwich Road STWs. It is recommended that a cumulative hydraulic modelling study is completed to determine the impact. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	There are known hydraulic flooding issues in the surrounding network. Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. There is an existing sewer crossing the site and easement distances will need to be considered. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No		No	No	No	No	No
	Is the site in Green Belt?	No		No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No		No	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Powick and Collett's Green		No Neighbourhood Plan for Powick and Collett's Green	No Neighbourhood Plan for Powick and Collett's Green	No Neighbourhood Plan for Powick and Collett's Green	No Neighbourhood Plan for Powick and Collett's Green	No Neighbourhood Plan for Powick and Collett's Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes		Yes	Residential to east and west but site is isolated from either of the settlements.	Residential to north but open countryside to the south.	Yes	Residential to south but open countryside to the north.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC		TBC	TBC	TBC	TBC	TBC
	Would development of the site result in a significant net loss of protected open space?	No		No	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Detrimental impact on Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.		No detrimental impact on any Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.	No detrimental impact on any Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.	No detrimental impact on any Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.	No detrimental impact on any Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.	No detrimental impact on any Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.
	Would development of the site have a detrimental impact on Listed Building (s).	Entire site is in Powick conservation area. Abutting St Peters Church (Grade I Listed) and 4 other Grade II Listed Buildings. The church has retained its rural setting. The development of this site would be considered to have a detrimental affect on the setting of St Peters.		No	No	No	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No		No	No	No	No	No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	Undesignated woodland adjacent; retain boundaries and buffer.		Its acceptability (or otherwise) would depend on the point of access and separation between the Old Malvern Road and any houses.	Visually and physically separate from the village.	Clear and open views across the site of varying distances, these would be lost creating a sense of enclosure, that of linear development, also to the detriment of the rural settlement pattern of this aspect of the village.	No	Would result in loss established field boundary pattern both within and fronting the site, would lead to the detriment of the rural character of the road.
	Would development of the site have a detrimental impact on TPOs.	No		No	No	No	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No		No	No	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No		No	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No		No	No	No	No	No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No		No	No	No	No	No
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes, Grade 2		No, Grade 3	No, Grade 3	Yes, Grade 2	Yes, Grade 2	Yes, Grade 2
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No history of Previously Contaminated Land activities on site. Within 250m landfill buffer, therefore Risk Assessment required.		No history of Previously Contaminated Land activities on site. Within 250m landfill buffer, therefore Risk Assessment required.	No history of Previously Contaminated Land activities on site. Within 250m landfill buffer, therefore Risk Assessment required.	No history of Previously Contaminated Land activities.	Previously Contaminated Land on site - Unknown Filled Ground (Pond, Marsh Stream etc.). Within 250m landfill buffer. Risk Assessment and likely Site Investigation required.	No history of Previously Contaminated Land activities.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 43, 44, S43 and S44 Bus Stop 140m		Yes - 43, 44, S43 and S44 Bus Stop 360m	No	Yes - 363 Bus Stop 110m	Yes - 363 Bus Stop 65m	No
	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.	Powick C of E Primary School - 850m; Village Hall - 840m; General Store - 280m; no Post Office or Doctors Surgery in the village.		Powick C of E Primary School - 680m; Village Hall - 690m; General Store - 1.1km; no Post Office or Doctors Surgery in the village.	Powick C of E Primary School - 760m; Village Hall - 770m; General Store - 1km; no Post Office or Doctors Surgery in the village.	Powick C of E Primary School - 1.1km; Village Hall - 1.1km; General Store - 510m; no Post Office or Doctors Surgery in the village.	Powick C of E Primary School - 840m; Village Hall - 830m; General Store - 280m; no Post Office or Doctors Surgery in the village.	Powick C of E Primary School - 1.2km; Village Hall - 1.2km; General Store - 1.8km; no Post Office or Doctors Surgery in the village.
	Would development of the site result in an adverse impact on local health provision?	Yes		Yes	Yes	Yes	No	No
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A		N/A	N/A	N/A	N/A	N/A
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes, due to location and setting within the Conservation Area.		No	Yes, would promote coalescence of Powick and Collett's Green	Yes, due to encroachment into the open countryside.	No	Small scale but encroachment into the open countryside.	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled Out - Historic Environment	Ruled Out - Isolated	Ruled In	Ruled Out - Isolated	Ruled In	Ruled In	Ruled In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	Yes	No	No - CFS0511 and CFS0519 Preferred	Yes	No - CFS0511 and CFS0519 Preferred
	Summary	Site falls entirely within the Conservation Area and is in the setting of St Peter's Church (Grade I Listed Building) and 4 other Grade II Listed Buildings.	Site Ruled Out of the SHELAA as it is isolated.	Good site overall with no major constraints. Carried forward as an allocation in the SWDPR.	Site has no major constraints, however individually it is physically separated from both settlements, and development of the site would promote the coalescence of Powick and Collett's Green.	Good site with no major constraints, however development of this site would increase encroachment into the open countryside in an area of the settlement sensitive on the landscape. There are also clear and open views across the site which would be lost, as such CFS0511 and CFS0519 are preferred.	Good site overall with no major constraints. Carried forward as an allocation in the SWDPR.	Good site with no major constraints, however development would result in the loss of the established field boundary pattern both within and fronting the site, which would lead to the detriment of the rural character of the road. As such, CFS0511 and CFS0519 are preferred.

Powick and Collett's Green				
SHELAA Site Reference and Address:		CFS0982 Land off A449, Malvern Road, Powick	CFS0983 Land off A449, Malvern Road, Powick	CFS1070 Land at Old Malvern Road, Powick
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1	Flood Zone 1	Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Unknown	Unknown	Unknown
	Are the Sewerage and Water supplies adequate in the area?	Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	There are existing hydraulic flooding and pollution issues. As part of the Norton Barracks growth scheme there are proposals to close Powick STWs and transfer flows to Worcester Bromwich Road STWs. It is recommended that a cumulative hydraulic modelling study is completed to determine the impact. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No
	Is the site in Green Belt?	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Powick and Collett's Green	No Neighbourhood Plan for Powick and Collett's Green	No Neighbourhood Plan for Powick and Collett's Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential opposite but mostly open countryside to the south.	Some residential opposite but mostly open countryside.	Yes, surrounded by residential.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC	TBC	TBC
	Would development of the site result in a significant net loss of protected open space?	Yes - Powick Hams (Accessible Natural Greenspace)	Yes - Powick Hams (Accessible Natural Greenspace)	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No detrimental impact on any Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.	No detrimental impact on any Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.	No detrimental impact on any Conservation Area. Archaeology - Prehistoric, Romano/British, Medieval Potential.
	Would development of the site have a detrimental impact on Listed Building (s).	No	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	The tight nature/linear shape of the site would mean limited options for layout and likely to lead to a more relationship with the established landscape fabric and detrimentally affecting a large portion of the neighbouring PRoW.	The linear nature of the site and that it parallels the road will mean the loss of the rural nature of the passage from Collett's Green to Powick, their visual and physical separation will be lost and linear roadside development taking its place.	No
	Would development of the site have a detrimental impact on TPOs.	No	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No	No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No	No	No
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Part Grade 2 (approx. 50%), Part Grade 3 (approx. 50%)	No, Grade 3	No, Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No history of Previously Contaminated Land activities.	No history of Previously Contaminated Land activities on site. Within 250m landfill buffer, therefore Risk Assessment required.	No history of Previously Contaminated Land activities.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 43, 44, S43 and S44 Bus Stops on Boundary	Yes - 43, 44, S43 and S44 Bus Stops <100m	Yes - 43, 44, S43 and S44 Bus Stop 300m
	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.	Powick C of E Primary School - 300m; Village Hall - 290m; General Store - 530m; no Post Office or Doctors Surgery in the village.	Powick C of E Primary School and Village Hall opposite site; General Store - 730m; no Post Office or Doctors Surgery in the village.	Powick C of E Primary School - 660m; Village Hall - 650m; General Store - 720m; no Post Office or Doctors Surgery in the village.
	Would development of the site result in an adverse impact on local health provision?	No	Yes	No
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A	N/A
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Small scale but additional encroachment into the open countryside which is limited on south of A449.	Additional encroachment into the open countryside which is limited on south of A449 and also promotes coalescence of the two settlements.	No	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled Out - Nature Designation	Ruled Out - Nature Designation	Ruled In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No - CFS0511 and CFS0519 Preferred
	Summary	Development of this site would result in the loss of Powick Hams Accessible Natural Greenspace.	Development of this site would result in the loss of Powick Hams Accessible Natural Greenspace. In addition, the site plays a key role in the separation of Powick and Collett's Green to the south of the A449.	Good site overall with no major constraints, however concern over the ability to achieve the development of a minimum of 5 dwellings on this site. As such, CFS0511 and CFS0519 are preferred.