Worcester															
	SHELAA Site Reference and Address:	**CFS0036 Checketts Lane Industrial Estate, Checketts Lane**	**CFS0041 Checketts Lane Industrial Estate**	**CFS0043 Land at Darwin Avenue**	**CFS0093 8 Trotshill Lane East**	**CFS0098 Ravenmeadow Golf Club**	**CFS0127 Land on east side of Cormmeadow Lane, Claines**	**CFS0138 Land off Oak View Way, Bromyard Road**	**CFS0261 Land off Evendine Close, Battenhall**	**CFS0286 Land formerly associated with Tolladine Golf Course**	**CFS0287 Land formerly associated with Tolladine Golf Course**	**CFS0287oc Land formerly associated with Tolladine Golf Course**	**CFS0356 Shrub Hill Retail Park, Tallow Hill**	**CFS0368 Land at Church Farm, Claines**	**CFS0457 Land at Middle Battenhall Farm**
MAJOR CRITERIA	**Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?**	Yes - Town	Duplicate	Yes - Town	Yes - Town	Yes - Town	Yes - Town	Yes - Town	Yes - Town	Duplicate	Yes - Town	Yes - Town	Yes - Town	Yes - Town	Yes - Town
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes Ownership - Multiple Availability within 5 years	N/A	Yes Ownership - Single Availability within 5 years	Yes Ownership - Single Availability within 5 years	N/A	N/A	N/A	Yes Ownership - Single Availability immediate/within 5 years	N/A	Yes Ownership - Single Availability within 5 years	Yes Ownership - Single Availability within 5 years	Yes Ownership - Single Availability within 5 years	N/A	Yes Ownership - Single Availability within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	N/A	100% Flood Zone 1	100% Flood Zone 1	N/A	N/A	N/A	100% Flood Zone 1	N/A	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	N/A	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes Gas pipeline approx. 475 metres away	N/A	No Oil pipeline approx. 90 metres away.	Yes	N/A	N/A	N/A	No Oil pipeline approx. 180 metres away from the site.	N/A	No Oil pipeline runs through the site.	No Oil pipeline runs through the site.	Yes	N/A	No Oil pipeline runs through the site
	Can the site be provided with safe access onto the public highway?	Yes	N/A	Yes	No comments received	N/A	N/A	N/A	No comments received	N/A	No comments received	No comments received	Yes	N/A	Access is proposed in the same location as the previous application. This is acceptable but preference would be for access onto the Whittington Road Roundabout. Highways England - 1.5km from SRN access, likely to use existing SRN junctions. Suitable Transport Study required.
	Are the Sewerage and Water supplies adequate in the area?	Potential Impact on the Sewerage Network Impact - Low Connection to 225mm dia sewer. Ombersley Road CSO downstream. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network. Potential Impact of surface water sewerage infrastructure Impact - Medium Nearest SW sewer approx. 125m away . 225mm dia MH SO84677502. No obvious watercourses. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A	Potential Impact on the Sewerage Network Impact - Medium Site will drain to Cranham Walk SPS, Pound Lane SPS and Grandstand Rd SPS. There are known hydraulic flooding and pollution issues downstream. Hydraulic modelling is recommended. Potential Impact of surface water sewerage infrastructure Impact - Low SW sewer available Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Potential Impact on the Sewerage Network Impact - Low Connection to 225mm dia sewer. Potential Impact of surface water sewerage infrastructure Impact - Low SW sewer MH SO88554400 450 dia. Watercourses run through site. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A	N/A	N/A	Potential Impact on the Sewerage Network Impact - Low There are known hydraulic flooding and pollution issues downstream. Site will drain to Diglis syphon and CSO. Detailed hydraulic modelling is recommended. Potential Impact of surface water sewerage infrastructure Impact - Low SW Sewer Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A	Potential Impact on the Sewerage Network Impact - Medium Site will drain to Cranham Walk SPS, Pound Lane SPS and Grandstand Rd SPS. There are known hydraulic flooding and pollution issues downstream. Hydraulic modelling is recommended. Potential Impact of surface water sewerage infrastructure Impact - Low SW sewer available Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Potential Impact on the Sewerage Network Impact - Medium Site will drain to Cranham Walk SPS, Pound Lane SPS and Grandstand Rd SPS. There are known hydraulic flooding and pollution issues downstream. Hydraulic modelling is recommended. Potential Impact of surface water sewerage infrastructure Impact - Low SW sewer available Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Potential Impact on the Sewerage Network Impact - Medium There are known hydraulic flooding and pollution issues in the downstream network. Site will drain to Diglis syphon and CSO. Detailed hydraulic modelling is recommended to determine impact. As this is a brownfield site there are opportunities for betterment through separating the onsite surface water from the combined system, this would be expected. Potential impact of surface water sewerage infrastructure Impact - Low Adjacent watercourse Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A	Potential Impact on the Sewerage Network Impact - Medium There are known hydraulic flooding and pollution issues downstream. Site will drain to Diglis syphon and CSO. Detailed hydraulic modelling is recommended. Potential Impact of surface water sewerage infrastructure Impact - Low Adjacent watercourse 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	N/A	No	Yes	N/A	N/A	N/A	No	N/A	No	No	No	N/A	No
	Is the site in Green Belt?	No	N/A	No	No	N/A	N/A	N/A	No	N/A	No	No	No	N/A	No
	Is the site in the AONB, or affect the setting of?	No	N/A	No	No	N/A	N/A	N/A	No	N/A	No	No	No	N/A	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	N/A	No	No	N/A	N/A	N/A	No	N/A	No	No	No	N/A	No
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - surrounded by residential uses on three sides.	N/A	Yes - residential properties in the vicinity (but forms part of a large area of open green space).	Residential to the west but the site is part of a Trotshill Conservation Area in the significant gap.	N/A	N/A	N/A	No - although the site is surrounded by residential development, the site is part of a large area of open green space.	N/A	No - although the site is surrounded by residential development, the site is part of a large area of open green space.	No - although the site is surrounded by residential development, the site is part of a large area of open green space.	Yes - City Centre location. Retail and town centres uses to the west, residential properties to the south. Railway station to the east. Town centre uses/residential to the north.	N/A	The site is close to residential development but is also part of a large area of open green space.
OTHER CRITERIA	**Would development of the site have an adverse impact on Green Infrastructure Network?**	No	N/A	Loss of SWDP 38 (SWDPR 43) Green Space Adjacent to Ronskewood Hill Meadows Nature Reserve	Yes - part of a Trotshill Conservation Area in the significant gap.	N/A	N/A	N/A	A strategic part of the GI of the Cherry Orchard area Open Space Assessment - Education typology (no set standard)	N/A	Highly important strategic level Green Infrastructure of the City. Higher land extremely visible, including from outside the City. Adjacent to a significant LNR, and a vital green link in the City GI. Open Space Assessment - Grade 'A' rated Accessible Natural Greenspace. There is an over-provision of ANGS in Worcester City when compared to the required standard total. However, this does not mean that ANGS land is surplus to requirements.	Highly important strategic level Green Infrastructure of the City. Higher land extremely visible, including from outside the City. Adjacent to a significant LNR, and a vital green link in the City GI. Open Space Assessment - Grade 'A' rated Accessible Natural Greenspace. There is an over-provision of ANGS in Worcester City when compared to the required standard total. However, this does not mean that ANGS land is surplus to requirements.	No	N/A	Loss of SWDP 38 (SWDPR 43) Greenspace GI Environmental Character Area: 'Protect and Restore' (southern part of the site).
	Would development of the site result in a significant net loss of protected open space?	No	N/A	Loss of SWDP 38 (SWDPR 43) Green Space	Yes - loss of SWDP 38 (SWDPR 43) Green Space In a significant gap	N/A	N/A	N/A	Yes - loss of SWDP 38 (SWDPR 43) Green Space	N/A	Loss of SWDP 38 (SWDPR 43) Green Space	Loss of SWDP 38 (SWDPR 43) Green Space	No	N/A	Loss of SWDP 38 (SWDPR 43) Green Space
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No Investigation (evaluation) and mitigation through planning process	N/A	No Archaeology - Investigation (evaluation) and mitigation through planning process.	Yes A substantial remaining open area in Trotshill CA. Two Grade II listed buildings adjacent and the relationships of these to open spaces in the CA are key. Retaining character of the conservation area would require a much smaller allocation area and low density. Archaeology - Early investigation and mitigation package needed.	N/A	N/A	N/A	No Within key views from Battenhall Villas CA and Grade II* listed Battenhall Mount. The views have been compromised through later development but the strategic GI corridor minimises this impact. Archaeology - Investigation (evaluation) and mitigation through planning process. Registered battlefield.	N/A	No Archaeology - Investigation (evaluation) and mitigation through planning process.	No Archaeology - Investigation (evaluation) and mitigation through planning process.	No Current development restricts access to canal. Potential to improve access and setting of Canal CA. Archaeology - Investigation (evaluation) and mitigation through planning process.	N/A	No Archaeology - Some further investigation and potential mitigation needed. Opportunity to enhance condition, access and understanding of adjacent scheduled monument which is under same ownership. There is a negative impact on the scheduled monument. It is adjacent to a SM though significant views from the SM look to the south away from the site meaning that the impact here is unlikely to be critical.
	Would development of the site have a detrimental impact on Listed Building (s).	No	N/A	No	Yes	N/A	N/A	N/A	No	N/A	No	No	No	N/A	Yes The site is within the setting of 4 x Grade II listed buildings at Middle Battenhall Farm and locally listed buildings at New College.
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	N/A	No	No	N/A	N/A	N/A	No	N/A	No	No	No	N/A	Yes
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No	N/A	Yes	Yes Important component of Green Network and likely to have high value for protected species (GCN) due to ponds and SAC nearby.	N/A	N/A	N/A	Yes	N/A	Yes Local Wildlife Site adjacent Adjacent to Ronkswood Hill LWS so sensitive boundary treatment and access restriction imperative. Will need significant work to ameliorate green network losses and maintain GI links.	Yes Local Wildlife Site adjacent Adjacent to Ronkswood Hill LWS so sensitive boundary treatment and access restriction imperative. Will need significant work to ameliorate green network losses and maintain GI links.	Yes	N/A	Yes
	Would development of the site have a detrimental impact on TPOs.	Yes Safeguards needed for adjacent TPO trees	N/A	Yes Area TPO covers the whole of this site. This needs review and ID of trees worthy of TPO designation. Ensure that TPO trees are protected.	No Note: Survey needed and potential for TPO designation.	N/A	N/A	N/A	No Boundary trees should be retained.	N/A	Yes Area TPO covers the whole of this site. This needs review and ID of trees worthy of TPO designation. Ensure that TPO trees are protected.	Yes Area TPO covers the whole of this site. This needs review and ID of trees worthy of TPO designation. Ensure that TPO trees are protected.	No	N/A	Yes TPO trees and any other trees suitable for TPO to be protected
	Would development of the site have a detrimental impact on a Significant Gap?	No	N/A	No	Yes	N/A	N/A	N/A	No	N/A	No	No	No	N/A	No
	Would development of the site have a detrimental impact on ancient woodland?	No	N/A	No	No	N/A	N/A	N/A	No	N/A	No	No	No	N/A	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	N/A	No	No	N/A	N/A	N/A	No	N/A	No	No	No	N/A	No
	Has the site has 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? Yes (0% 30yr, 3% 100yr, 10%, 1000yr) SW Land Drainage Partnership Engineers - 'low' risk Refer to LLFA for DS requirements	N/A	Is the site at risk of surface water flooding? Yes (1% 30yr, 1% 100yr, 1% 1000yr) SW Land Drainage Partnership Engineers - 'low' to 'high' along south boundary Refer to LLFA for DS requirements	Is the site at risk of surface water flooding? Yes (5% 30yr, 11% 100yr, 19% 1000yr) SW Land Drainage Partnership Engineers - 'low' to 'high' risk Refer to LLFA for DS requirements	N/A	N/A	N/A	Is the site at risk of surface water flooding? Yes (0% 3oyr, 0% 100yr, <1% 1000yr) SW Land Drainage Partnership Engineers - 'very low' to 'low' risk Refer to LLFA for DS requirements	N/A	Is the site at risk of surface water flooding? Yes (<1% 30yr, <1% 100yr, <1% 1000yr) SW Land Drainage Partnership Engineers - Risk 'very low' to 'low' Spring issue; refer to LLFA for DS requirements	Is the site at risk of surface water flooding? Yes (<1% 30yr, <1% 100yr, <1% 1000yr) SW Land Drainage Partnership Engineers - Risk 'very low' to 'low' Spring issue; refer to LLFA for DS requirements	Is the site at risk of surface water flooding? Yes (0% 30yr, 2% 100yr, 6% 1000yr) SW Land Drainage Partnership Engineers - Risk 'very low' Refer to LLFA for DS requirements	N/A	Is the site at risk of surface water flooding? Yes (1% 30yr, 2% 100yr, 7% 1000yr) SW Land Drainage Partnership Engineers - very low' to 'high' risk Refer to LLFA for DS requirements
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No - Urban	N/A	No - Grade 3	No - Grade 3	N/A	N/A	N/A	No - Urban	N/A	No - Grade 3	No - Grade 3	No - Urban	N/A	No - Grade 3 or Urban
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.	N/A	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location.	N/A	N/A	N/A	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location.	N/A	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.	Air Quality - Within Lowesmoor/Rainbow Hill AQMA Consultation Zone. Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.	N/A	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes bus stop approx. 90m away Services 144 and 144A No access to rail network within 400m.	N/A	Yes - Bus stop approx. 200m away (indirect) Linkview Crescent Services: 38, 150A, 356, X38 No access to rail network within 400m.	Yes - Bus stop approx. 350m away (indirect) Fowler Avenue Services: 53, 550 No access to rail network within 400m.	N/A	N/A	N/A	Yes - Bus Stop approx. 100m away (indirect) Evendine Close Steps Services: 26, 27 No access to rail network within 400m.	N/A	North Eastern corner - Bus Stop approx. 175 m away (indirect) 'Golf Course' Services: 36, 39, 53, S23, S50 Southern area - Bus Stop approx.150 m away (indirect) 'Ronkswood School' Services: 24, 38, 150A, 356, X38 No access to rail network within 400m.	North Eastern corner - Bus Stop approx. 175 m away (indirect) 'Golf Course' Services: 36, 39, 53, S23, S50 Southern area - Bus Stop approx.150 m away (indirect) 'Ronkswood School' Services: 24, 38, 150A, 356, X38 No access to rail network within 400m.	Bus stop approx. 250m away Lowesmoor (stop 1) Services: 33, 34, 38, 39, 150A, X38 Shrub Hill Railway Station approx. 350m away Foregate Street Railway Station approx. 400m away	N/A	Yes - Bus stop approx. 325m away (indirect) Service: Blind College: 51, 349, 523, 551, X50 No access to rail network within 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.	Shops/Post Office - 700m Barbourne Health Centre - 900m Perdiswell Young People's Leisure Club - 350m Northwick Manor Primary - 900m	N/A	Shops approx. 550m Lyppard Grange Medical Centre approx. 2.2km (indirect) Lyppard Grange Community Centre approx. 2.3km (indirect) Perry Wood Primary & Nursery School approx. 700m	Shops 750m Lyppard Grange Medical Centre 700m Lyppard Grange Community Centre 650m Lyppard Grange Primary School 400m	N/A	N/A	N/A	Shops approx. 1.1km (indirect) St Peter's Surgery 1.4km (indirect) St Peters Village Hall 1.4km (indirect) Cherry Orchard Primary School 1.1km (indirect)	N/A	Shops approx. 550m Lyppard Grange Medical Centre approx. 2.5km Lyppard Grange Community Centre approx. 2.5km Perry Wood Primary & Nursery School approx. 150m (All distances are to the southern part of the site ('Poppett Drive')	Shops approx. 550m Lyppard Grange Medical Centre approx. 2.5km Lyppard Grange Community Centre approx. 2.5km Perry Wood Primary & Nursery School approx. 150m (All distances are to the southern part of the site ('Poppett Drive')	Shops/Supermarkets (x2) 100m Horizon Community Hall approx. 450m (indirect) Stanley Road School approx. 450m (indirect) Spring Gardens Surgery approx. 220m (indirect)	N/A	Shop/Petrol Station approx. 375m (indirect) St Peters Village Hall approx. 900m (indirect) Whittington Village Hall approx. 1km (indirect) Whittington C. Of E. Primary School approx. 1km (indirect) St Peters Surgery approx. 1km (indirect)
	Would development of the site result in an adverse impact on local health provision?	Public Health - No. Situated in-between housing estates on two sides and an industrial site on another. It would benefit from good cycle and walking routes to link this site to the nearest schools, leisure centres, nursery and GP surgery. The site is also close to the city centre. Good suitable transport links would reduce the dependency on car use and mitigate against the risk of increasing traffic congestion in the area.	N/A	Public Health - No. The nearest school is about 20min walk away and the nearest supermarket is about 3.6 miles. Also exit route onto Newtown Road may increase noise pollution and traffic congestion .	Public Health - No - Provisions for good noise and air pollution buffer zones between the road and development . Site is near a well established community with a community centre, school and primary care services and supermarkets.	N/A	N/A	N/A	Public Health - No. Planning to take care that development takes into account walking and cycling routes into school so that idling can be prevented. Also it may be a good idea to make sure that bridleways/pathways to the nearest primary and secondary school are safe and secure.	N/A	Public Health - No - Connectivity is a issue. The proposed area for development is close to other housing estates however seems to be cut-off. Question whether this development would result in a loss of local green space/natural reserve /conservation areas or open spaces for people which is known to promote good mental wellbeing.	Public Health - No - Connectivity is a issue. The proposed area for development is close to other housing estates however seems to be cut-off. Question whether this development would result in a loss of local green space/natural reserve /conservation areas or open spaces for people which is known to promote good mental wellbeing.	Public Health - No. The redevelopment of this area needs to promote connections between places that people wish to use, including public transport links, community facilities and the GI. Development should be designed to help people find their way and must be legible for all members of the community, providing recognisable routes using landmarks and signage, where appropriate. Development proposals must create safe and secure environments and reduce the scope for crime and fear of crime by "design".	N/A	Public Health - No. Design of the development needs to ensure that there is good and sustainable links to nearby community services. Development would add to traffic congestion. Possible mitigation for air pollution would have to include electric car charging points at every property and visitor charging points too.
	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	N/A	N/A	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?	No	Duplicate	No - provided appropriate Grlandscape buffer is in place.	Yes - Site is in Trotshill conservation area and contains a listed building. It has a large pond nearby and is directly connected by green corridor to the SAC at Lyppard Grange. A small site is likely to adversely affect all these assets. Significant concerns about impact on the conservation area as well as biodiversity.	N/A	N/A	N/A	Yes - An allocation was made at the last review in this part of the GI (SWDP 43d), and that is the sustainable maximum in terms of both location and number.	Duplicate	Highly important strategic level Green Infrastructure of the City. Higher land extremely visible, including from outside the City. Adjacent to a significant LNR, and a vital green link in the City GI.	Highly important strategic level Green Infrastructure of the City. Higher land extremely visible, including from outside the City. Adjacent to a significant LNR, and a vital green link in the City GI.	No	N/A	Negative impact on the scheduled monument, loss of open space.
OUTCOME	**Ruled in or out of SHELAA? If out, reason?**	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	OUT (Level 1)	OUT (Level 1)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	OUT (Level 1)	IN (Level 2)
	Should the site be carried forward for potential allocation in the SWDPR?	YES	NO	YES	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	Yes (but site is not to be allocated)
	Summary	IN Site with potential for re-development Brownfield location - no specific GI requirements Indicative capacity approximately 39 dwellings at 40dph Site area 0.98ha	OUT (Duplicate to CFS0036) Smaller Cut	IN Partial re-allocation, partial new allocation Total site area 1.62ha 0.97ha new allocation area 0.85ha is re-allocation of the unimplemented part of SWDP 43/1 Will require mitigation measures to retain the effectiveness of GI and landscape character in the area. Indicative capacity approximately 43 dwellings 40% GI at 40 dph (SWDPR 4)	OUT Valued Open Space Impact on conservation area, green network, and historic environment.	OUT Green Belt	OUT Green Belt	OUT Not Available	OUT Valued Open Space	OUT (Duplicate to CFS0287)	Refer to CFS0287oc Whole site ruled out on: Valued Open Space Scale The site as submitted is not appropriate for allocation. The scale of parts of the site (particularly land adjacent to White Hill) is not appropriate to the location and would impact the integrity of the site. A smaller parcel of land (e.g. at Fairway potentially serving as an extension to SWDP 43m) is considered to be more suitable (see CFS0287oc)	IN Smaller cut of CFS0287 Allocate 'Fairway' (Extension to SWDP 43m) only. Capacity approximately 6 dwellings (15 dwellings when combined with SWDP 43m).	IN City Centre location suitable for re-development. Has potential to be combined with the Shrub Hill Opportunity Zone (SWDP 44/4). Commercial uses also promoted. Site area 0.81ha Brownfield location - no specific GI requirements Indicative capacity approximately 60 dwellings (flats) at 75dph	OUT Green Belt	OUT Historic Environment Impact on setting of Middle Battenhall scheduled monument Valued Open Space

Worcester

Section	SHELAA Site Reference and Address:	CFS0477 Land off Oak View Way, Bromyard Road	CFS0572 Land at Navigation Road	CFS0573 Land at Navigation Road	CFS0631 Former Government (DEFRA) site, Whittington Road	CFS0637 Former Car park and land to the rear of 1-11 Cecil Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Town	Yes - Town	Yes - Town	Yes - Town	Yes - Town
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes Ownership - Single Availability within 5 years	N/A	N/A	N/A	N/A
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	N/A	N/A	N/A	N/A
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	N/A	N/A	N/A	N/A
	Can the site be provided with safe access onto the public highway?	Yes	N/A	N/A	N/A	N/A
	Are the Sewerage and Water supplies adequate in the area?	Potential Impact on the Sewerage Network Impact - Low Connection drains to Broadway Grove SPS /CSO SPS has storage deficiency and likely to require improvement. Hydraulic flooding issues downstream.800mm dia sewer downstream surcharges in 1 month storm. Modelling recommended. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network. Potential impact of surface water sewerage infrastructure Impact - Medium No watercourses appear to run near the site and no SW sewers nearby Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A	N/A	N/A	N/A
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	N/A	N/A	N/A	N/A
	Is the site in Green Belt?	No	N/A	N/A	N/A	N/A
	Is the site in the AONB, or affect the setting of?	No	N/A	N/A	N/A	N/A
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	N/A	N/A	N/A	N/A
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - Residential Worcester West Urban Extension allocation adjacent to the site Health Centre - approx. 50 m away	N/A	N/A	N/A	N/A
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	SWDP 38 (SWDPR 43) green space runs along the northern and western boundaries of the site. GI Environmental Character Area: 'Protect and Restore'.	N/A	N/A	N/A	N/A
	Would development of the site result in a significant net loss of protected open space?	Potential loss of SWDP 38 (SWDPR 43) green space on a small portion of the site - apply mitigation measures	N/A	N/A	N/A	N/A
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No Archaeology - Investigation (evaluation) and mitigation through planning process.	N/A	N/A	N/A	N/A
	Would development of the site have a detrimental impact on Listed Building (s).	No	N/A	N/A	N/A	N/A
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	N/A	N/A	N/A	N/A
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No	N/A	N/A	N/A	N/A
	Would development of the site have a detrimental impact on TPOs.	Yes Ensure that TPO trees are protected	N/A	N/A	N/A	N/A
	Would development of the site have a detrimental impact on a Significant Gap?	No	N/A	N/A	N/A	N/A
	Would development of the site have a detrimental impact on ancient woodland?	No	N/A	N/A	N/A	N/A
	Would development of the site have a detrimental impact on ancient hedgerow?	No	N/A	N/A	N/A	N/A
	Has the site has 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 - Risk 'very low' watercourse across middle of site Refer to LLFA for DS requirements	N/A	N/A	N/A	N/A
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Parts of the site are Grade 2	N/A	N/A	N/A	N/A
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Noise - Noise assessment required. Some areas of the site may be unsuitable for residential development. Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location.	N/A	N/A	N/A	N/A
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - Bus stop approx. 100m away Services 420 and 423 No access to rail network within 400m.	N/A	N/A	N/A	N/A
	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.	Medical Centre - 50m The Green Centre - 800m Dines Green Community Academy - 330m Shops - 550m	N/A	N/A	N/A	N/A
	Would development of the site result in an adverse impact on local health provision?	Public Health - No. Potential for Isolation if connection to residential areas and facilities around the site are not taken into account. Also noise ,air and light pollution risks are high.	N/A	N/A	N/A	N/A
	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	Duplicate	Duplicate	N/A	N/A
OUTCOME	Ruled in or out of SHELAA? If out, reason?	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)
	Should the site be carried forward for potential allocation in the SWDPR?	YES	NO	NO	NO	NO
	Summary	IN Site was previously part of SWDP 43/18 but is suitable to re-allocated for housing Indicative capacity approximately 105 dwellings 105 dwellings at 40 dph 198 dwellings (flats) at 75 dph 40% GI applied (SWDPR 4) Site area 4.40ha	OUT Duplicate (smaller cut) to CFS0933	OUT Duplicate (smaller cut) to CFS0933	OUT Not Available 71 Extra Care Apartments and 64 dwellings under construction	OUT Not Available and Size

Section	SHELAA Site Reference and Address:	CFS0638 Land off Dent Close	CFS0809 Malvern Gate Business Park	CFS0933 Land at Navigation Road, Diglis	CFS0936 Wyevale Garden Centres, Droitwich Road	CFS0945 Land to east of Coach House, Trotshill Farmhouse, Trotshill Lane East
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Town	Yes - Town	Yes - Town	Yes - Town	Yes - Town
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	N/A	Yes Ownership - Single Availability within 5 years	Yes Large areas are available immediately 0-5 years with the remaining up to 10 years before development is likely to be achievable. Most of the premises are occupied and have leases remaining. This will restrict the scope for development in the short term over certain areas. Ownership - Single	N/A	Yes Ownership - Single Availability immediate/within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	N/A	100% Flood Zone 1	98% of the site is in flood zone 2. Flood Zone 3a 10%, Flood Zone 3b 6%	N/A	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	N/A	Yes	No Oil pipeline approx. 360 metres away from southern extent of the site.	N/A	Yes
	Can the site be provided with safe access onto the public highway?	N/A	Yes	Yes - Please note Navigation Road is not highway. It is in the ownership of the Canals and Rivers Trust. Highways England - 5km from existing SRN access. Suitable Transport Study required.	N/A	No comments received
	Are the Sewerage and Water supplies adequate in the area?	N/A	Potential Impact on the Sewerage Network Impact - Low Connection to 150 mm dia sewer. Potential impact of surface water sewerage infrastructure Impact - Low Connection to 225mm dia sewer. MH SO84520902 Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Potential Impact on the Sewerage Network Impact - Medium There are known hydraulic flooding and pollution issues in the downstream network. Site will drain to Diglis syphon and CSO. Detailed hydraulic modelling is recommended to determine impact. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network. Potential impact of surface water sewerage infrastructure Impact - Medium Adjacent to River Severn. Outfall likely to be available, however need to be aware of potential flooding issues to site from River water flooding into sewer network when high river levels are experienced. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A	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 drain into the foul network. Potential impact of surface water sewerage infrastructure Impact - Not Stated 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?	N/A	No	No	N/A	No
	Is the site in Green Belt?	N/A	No	No	N/A	No
	Is the site in the AONB, or affect the setting of?	N/A	No	No	N/A	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	N/A	No	No	N/A	No
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	N/A	Yes - residential properties within the vicinity, Petrol station	Yes - would form a logical expansion and/or redevelopment of the previous Diglis development	N/A	Residential to the west but the site is part of a Trotshill Conservation Area in the significant gap.
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	N/A	No	The area of the site that is currently GI should be excluded from any allocation. This is a site with visually sensitive boundaries adjacent to the river. Even though 0% GI is in the policy, significant GI will be needed due to the position and sensitivity.	N/A	Yes - part of a Trotshill Conservation Area in the significant gap.
	Would development of the site result in a significant net loss of protected open space?	N/A	No	Part of the southern portion of the site is SWDP 38 (SWDPR 43) green space and is a LWS. Adjacent to Riverside Conservation Area.	N/A	Yes - loss of SWDP 38 (SWDPR 43) Green Space In a significant gap
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	N/A	Near to Riverside Conservation Area and adjacent to Grade II listed Lyttleton House (though separated by substantial landscaping). No harm likely subject to appropriate building heights. Archaeology - Investigation (evaluation) and mitigation through planning process. Registered Battlefield	Yes Adjacent to Riverside CA and parts of the site are within significant views from Diglis Bridge to the city centre/cathedral. Height restrictions will be required to accommodate this. Within the setting of 2 Grade II listed buildings at lock. Significant GI will be necessary including along the riverside. Archaeology - Investigation (evaluation) and mitigation through planning process. Registered Battlefield.	N/A	Yes In Trotshill CA with substantial and significant landscaping. Neighbours locally listed buildings and opposite Grade II listed granary though separated by substantial landscaping. The whole site is not developable at the density suggested without significant loss of character of the conservation area. Archaeology - Early investigation and mitigation package needed.
	Would development of the site have a detrimental impact on Listed Building (s).	N/A	No	No	N/A	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	N/A	No	No	N/A	No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	N/A	No	Yes Part of the site overlaps a LWS and should be removed. Careful treatment of the remainder will be needed for buffering and protection of the LWS. Riverside corridor is important for bats and lighting will be a significant issue.	N/A	Yes Important component of Green Network and likely to have high value for protected species (GCN) due to ponds and SAC nearby.
	Would development of the site have a detrimental impact on TPOs.	N/A	Yes Safeguards needed for adjacent TPO trees	No Amenity trees should be retained in design and should be protected by TPO	N/A	Yes Safeguards needed for adjacent woodland trees.
	Would development of the site have a detrimental impact on a Significant Gap?	N/A	No	No	N/A	Yes
	Would development of the site have a detrimental impact on ancient woodland?	N/A	No	No	N/A	No
	Would development of the site have a detrimental impact on ancient hedgerow?	N/A	No	No	N/A	No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	N/A	Is the site at risk of surface water flooding? Yes (7% 30yr, 28% 100yr, 42% 1000yr) SW Land Drainage Partnership Engineers - 'low' to 'high' risk Refer to LLFA for DS requirements	Is the site at risk of surface water flooding? Yes (<1% 30yr, 1% 100yr, 5%1000yr) SW Land Drainage Partnership Engineers - Risk 'very low' FZ2 R. Severn; refer to EA (river flooding) & LLFA for DS requirements	N/A	Is the site at risk of surface water flooding? No SW Land Drainage Partnership Engineers - 'very low' risk Infiltration may be unsuitable
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	N/A	No - Urban	No - Urban	N/A	No - Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	N/A	Noise - Noise assessment required to determine the extent and impacts of noise at this location. Mitigation may be required. Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.	N/A	Air Quality - No Mitigation Measures Required Contaminated Land - No records held for location.
	Is there a bus stop or train station within 400m of the site? Please state distance.	N/A	Yes 40m Lower Wick Island Services 39 and 363 No access to rail network within 400m.	Yes - bus stops approx. 250m away (most direct routes) Diglis Lane Service: 27 The Hill Avenue Services: 32, 52, 53, 54, 332, 333 No access to rail network within 400m.	N/A	No - closest bus stop approx. 550m away (indirect) Fowler Avenue Services: S3, S50 No access to rail network within 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.	N/A	Petrol Station/Shop 50m Severn Valley Medical Practice approx. 2km St. Johns Community Centre approx. 1.85km (indirect) Pitmaston Primary School approx. 1.15km	Shops 800m St Peter's Surgery 1.85km (indirect) Spring Gardens Surgery 1.8km (indirect) St Peters Village Hall 1.75km (indirect) Cherry Orchard Primary School 1km (indirect)	N/A	Shops 800m Lyppard Grange Medical Centre 750m Lyppard Grange Community Centre 700m Lyppard Grange Primary School 500m
	Would development of the site result in an adverse impact on local health provision?	N/A	Public Health - No. However, the site sits on a very busy road and the site has potential to make residents dependant on car for all daily activities. There are educational and leisure activities in near site however these are separated by a very busy road - Average road noise levels and air pollution levels near the road are high .	Public Health - SHAPE atlas shows possible risk of flooding in some parts of this development. Being (potentially part of) a big development, potential for this to cause increased traffic congestion. This is a well connected site and care to be given to improving cycling routes and walking routes into the city centre and school. Also this development means that green space available to the local community may be compromised so the design of this site needs to make sure that local people can still enjoy some of the facilities and that connectivity is not compromised.	N/A	Public Health - No. Suitable for development.
	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?	N/A	No	No	N/A	Yes - In Trotshill Conservation Area with substantial and significant landscaping. Neighbours locally listed buildings and opposite Grade II listed granary though separated by substantial landscaping. The whole site is not developable without significant loss of character of the conservation area.
OUTCOME	Ruled in or out of SHELAA? If out, reason?	IN (Level 2)	IN (Level 2)	IN (Level 1)	OUT (Level 1)	IN (Level 2)
	Should the site be carried forward for potential allocation in the SWDPR?	NO	YES	YES	NO	NO
	Summary	OUT Size	IN This is a re-allocation of SWDP 43/c Site area 1.16ha Capacity Approx. 45 Dwellings (as per the adopted allocation)	IN - Mixed Use Site Combine with CFS1076 Limitations due to flood zones but has potential for a mixed use redevelopment scheme. Site Area 14.25ha (including CFS1076) Approximations: Flood Mitigation/GI/Landscaping: 4.2ha Employment: 3ha Residential = 6.6ha Other: 0.45ha Indicative residential capacity: approximately 495 dwellings (flats) at 75dph	OUT Green Belt	OUT Valued Open Space Impact on conservation area and green network.

Section	SHELAA Site Reference and Address:	CFS0954 Land to the rear of 14-20 Barbourne Road	CFS1009 Moorlands, Hindlip Lane, Claines	CFS1027 Battenhall Farm, North of Crookbarrow Way	CFS1041 The Haven, Droitwich Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Town	Yes - Town	Yes - Town	Yes - Town
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes Ownership - Single Availability within 5 years	N/A	Yes Ownership - Single Availability within 5 years	N/A
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	N/A	100% Flood Zone 1	N/A
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	N/A	No Oil pipeline approx. 330 metres away	N/A
	Can the site be provided with safe access onto the public highway?	Yes	N/A	Highways England - North of M5 J7 access, 750m from SRN access. Suitable Transport Study required.	N/A
	Are the Sewerage and Water supplies adequate in the area?	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 drain into the foul network. Potential impact of surface water sewerage infrastructure Impact - Low Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A	Potential Impact on the Sewerage Network Impact - High This site would drain to Powick STW, via Springfield Rd SPS. There are known hydraulic flooding issues downstream. Detailed Hydraulic modelling is recommended. A combined drainage strategy with CFS0938 is recommended. If site comes forward it may provide a strategic opportunity to abandon Whittington Motorway STW. Potential impact of surface water sewerage infrastructure Impact - Low Adjacent watercourse Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	N/A	No	N/A
	Is the site in Green Belt?	No	N/A	No	N/A
	Is the site in the AONB, or affect the setting of?	No	N/A	No	N/A
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	N/A	No	N/A
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - residential and retail	N/A	The site is close to residential development but is also part of a large area of open green space.	N/A
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Loss of garden land	N/A	Loss of SWDP 38 (SWDPR 43) Greenspace GI Environmental Character Area: 'Protect and Restore'. Very eastern portion of the site is within a significant gap	N/A
	Would development of the site result in a significant net loss of protected open space?	No	N/A	Loss of SWDP 38 (SWDPR 43) Green Space Very eastern portion of the site is within a significant gap	N/A
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Yes Site lies within Foregate Street and the Tything Conservation Area and adjacent to Shrubbery Avenue Conservation Area. Archaeology - Early investigation and mitigation package needed. A rare example of a large back garden associated with a larger property historically.	N/A	Part of the site is covered by an Archaeological Sensitive Area Archaeology - Early investigation and mitigation package needed	N/A
	Would development of the site have a detrimental impact on Listed Building (s).	Yes 12-20 Barbourne Road are Grade II listed. Important to retain sufficient amenity space for the listed buildings.	N/A	Yes The site encompasses 3 x Grade II listed buildings at Upper Battenhall Farm and is within the setting of; 4 x Grade II listed buildings at Middle Battenhall Farm, and a SM. Respecting the setting of the SM and listed buildings will require careful consideration of views and the design and location of GI.	N/A
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	N/A	Yes Very significant concerns over impact on setting of Middle Battenhall scheduled monument, associated remains including park boundary and water management earthworks, and loss of open space linking Middle Battenhall to adjacent scheduled and listed sites at Crookbarrow and Broomhall	N/A
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No	N/A	Yes Significant area of land that overlaps with traditional orchard and hedgerows. Likely to be mature / veteran trees.	N/A
	Would development of the site have a detrimental impact on TPOs.	No Note: Several trees identified as suitable for TPO during recent (withdrawn) application for felling. Some good non TPO trees will need to be retained, reducing the area available.	N/A	Yes TPO trees and any other trees suitable for TPO to be protected.	N/A
	Would development of the site have a detrimental impact on a Significant Gap?	No	N/A	Yes	N/A
	Would development of the site have a detrimental impact on ancient woodland?	No	N/A	Par of the site is covered by Priority Habitat Inventory - Traditional Orchards (England)	N/A
	Would development of the site have a detrimental impact on ancient hedgerow?	No	N/A	Yes	N/A
	Has the site has 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? Yes (0% 30yr, 0% 100yr, 9% 1000yr) SW Land Drainage Partnership Engineers - 'low' risk infiltration may be suitable if space permits	N/A	Is the site at risk of surface water flooding? Yes (<1% 30yr, 1% 100yr, 3% 1000yr) SW Land Drainage Partnership Engineers - 'very low' to 'high' risk Refer to LLFA for DS requirements	N/A
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No - Urban	N/A	No - Grade 3	N/A
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Noise - Noise assessment required to determine the extent and impacts of noise at this location. Mitigation may be required. Air Quality - No Mitigation Measures Required Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.	N/A	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location.	N/A
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - Bus Stop approx. 165m away (indirect) Services: Little London 32s, 36, 37, 39, 144, 144A, 303, 355 Foregate Street Railway Station approx. 800m away	N/A	Yes - Bus Stop Approx. 250m away (indirect) Service: 51, S51, X50 No access to rail network within 400m.	N/A
	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.	Shops 10m Thorneloe Lodge Surgery 200m KGV Community Hub approx. 2.2km away (indirect) St George's R C Primary School 275m	N/A	Shop/Petrol Station approx. 1km (indirect) St Peters Village Hall approx. 1km (indirect) Whittington Village Hall approx. 750m (indirect) Whittington C Of E Primary School approx. 650m (indirect) St Peters Surgery approx. 1km (indirect)	N/A
	Would development of the site result in an adverse impact on local health provision?	Public Health - No. Possible to add to traffic congestion leading into the city centre. Lack of GI/green spaces in close proximity to proposed site.	N/A	Public Health - No. However, annual average night time noise levels high in area dues to proximity to road, so noise buffer important. Good opportunity to link to the cycling and walking routes to the closest educational opportunities. Emphasis on linking to sustainable transport options to the nearest development.	N/A
	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
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	N/A	Yes - Very significant concerns over impact on setting of Middle Battenhall scheduled monument, associated remains including park boundary and water management earthworks, and loss of open space linking Middle Battenhall to adjacent scheduled and listed sites at Crookbarrow and Broomhall.	N/A
OUTCOME	Ruled in or out of SHELAA? If out, reason?	IN (Level 2)	OUT (Level 1)	IN (Level 2)	OUT (Level 1)
	Should the site be carried forward for potential allocation in the SWDPR?	YES	NO	NO	NO
	Summary	IN Indicative capacity approximately 5 dwellings at 40dph Site area 0.16ha	OUT Green Belt	OUT Historic Environment Impact on setting of Middle Battenhall scheduled monument Valued Open Space	OUT Green Belt

Worcester							
	SHELAA Site Reference and Address:	**CFS1063 Land off Burford Close, Rodborough Close and Chedworth Close, Cotswold Way**	**CFS1075 Tunnel Hill**	**CFS1076 Land at Trow Way, Diglis**	**CFS1077 Land at Waverley Street**	**CFS1078 Land at the rear (west) Liverpool Road**	**CFS1086 Land at John Comyn Drive (part of former Park and Ride site)**
MAJOR CRITERIA	**Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?**	Yes - Town	Yes - Town	Yes - Town	Yes - Town	Yes - Town	Yes - Town
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes Ownership - Single Availability immediate/within 5 years	N/A	Yes Availability within 5 years Site is owned by City Council but access controlled by Canal and River Trust	N/A	Yes Ownership - Single Availability within 5 years	Yes Ownership - Single Availability - The Council has declared the site surplus to requirements and has approved its marketing and sale.
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	N/A	100% of the site is in Flood Zone 2.	N/A	100% Flood Zone 1	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Oil pipeline approx. 440 metres away from western boundary Gas pipeline approx. 510 metres away from eastern boundary	N/A	No Oil pipeline approx. 370 metres away from the site.	N/A	No Oil pipeline within approx. 350 metres	No Gas pipeline approx. 250 metres away
	Can the site be provided with safe access onto the public highway?	Highways England - 4km from SRN access, existing SRN junctions to be used. Suitable Transport Study required.	N/A	Yes	N/A	Yes	Yes
	Are the Sewerage and Water supplies adequate in the area?	Potential impact on the Sewerage Network Impact - Medium There is known hydraulic flooding in the downstream network. The site will drain to Cranham Drive SPS, Pound Walk SPS, Grandstand Road SPS. Hydraulic modelling is recommended to determine the impact. Potential impact of surface water sewerage infrastructure Impact - Low Adjacent watercourse Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A	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 drain into the foul network Potential impact of surface water sewerage infrastructure Impact - Low SW sewer Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A	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 drain into the foul network Potential impact of surface water sewerage infrastructure Impact - Low Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Potential impact on the Sewerage Network Impact - Low The nearest sewer is a 225mm dia pipe near to the south-eastern corner of the site across the Droitwich Road. Part or all the site may require pumping. Drains to Ombersley Road CSO which has a fairly high spill frequency. Potential impact of surface water sewerage infrastructure No response provided.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	N/A	No	N/A	No	No
	Is the site in Green Belt?	No	N/A	No	N/A	No	No
	Is the site in the AONB, or affect the setting of?	No	N/A	No	N/A	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	N/A	No	N/A	No	No
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - residential area	N/A	Yes - would form a logical expansion of the previous Diglis development (although this portion of the site is slightly more sensitive than CFS0933)	N/A	Yes - residential area	Yes
OTHER CRITERIA	**Would development of the site have an adverse impact on Green Infrastructure Network?**	The site is an important component in the Green Network. Severance of the corridor would be very hard to mitigate. Open Space Assessment - 'A' rated quality Amenity Green Space that is accessible to much of Warndon Ward with an under provision of Amenity Green Space when assessed against the new S. Worcs. Standard.	N/A	Adjacent to LNR with very sensitive boundaries.	N/A	Loss of SWDP 38 (SWDPR 43) Greenspace but the site is not considered to be performing the functions of SWDP 38 (the site is predominantly hardstanding).	Loss of SWDP 38 (SWDPR 43) Greenspace but the site is not considered to be preforming the functions of SWDP 38 (the site is predominantly hardstanding).
	Would development of the site result in a significant net loss of protected open space?	Yes SWDP 38 (SWDPR 43)	N/A	No, but adjacent to Riverside Conservation Area. Adjacent to LNR with very sensitive boundaries.	N/A	Site is covered by SWDP 38 (SWDPR 43)	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No	N/A	Yes Adjacent to Riverside CA. Views and GI issues are similar to the Navigation Road site though on a smaller scale. The site should not be developed in isolation of the bigger site. Adjacent to LNR with very sensitive boundaries. Archaeology - Investigation (evaluation) and mitigation through planning process.	N/A	No Archaeology - Investigation (evaluation) and mitigation through planning process.	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	N/A	No	N/A	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	N/A	No	N/A	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	N/A	Yes Registered Battlefield Adjacent to Riverside CA	N/A	Yes This site is adjacent to Perry Wood LNR and ASNW (Ancient Semi Natural Woodland). WWT - Contiguous with and possibly overlaps LWS woodland. Needs careful buffering and no development should be allowed beyond existing hard surfaces. Lighting and access implications need further work.	No
	Would development of the site have a detrimental impact on TPOs.	No	N/A	No	N/A	No Important site on the edge of Perry Wood. Need for extreme care alongside Perry Wood.	There are valuable trees (which should be safeguarded) along the W boundary of the site, but outside it. May be a need to reduce numbers to take into account a buffer zone close to the trees.
	Would development of the site have a detrimental impact on a Significant Gap?	No	N/A	No	N/A	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No	N/A	No	N/A	Yes	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	N/A	No	N/A	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?	Is the site at risk of surface water flooding? Yes (4% 30yr, 6% 100yr, 10% 1000yr) SW Land Drainage Partnership Engineers - very low risk Refer to LLFA for DS requirements Surface Water 'Hotspot' on western edge of the site.	N/A	Is the site at risk of surface water flooding? No SW Land Drainage Partnership Engineers - Risk 'very low' FZ2/3 R. Severn; refer to EA (river flooding) & LLFA for DS requirements	N/A	Is the site at risk of surface water flooding? Yes (0% 30yr, 0% 100yr, 9% 1000yr) SW Land Drainage Partnership Engineers - Risk 'low' Infiltration is unlikely to be suitable	Is the site at risk of surface water flooding? Yes SW Land Drainage Partnership Engineers - Risk 'low' Refer to LLFA for DS requirements
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No - Grade 3	N/A	No - Urban	N/A	No - Urban	Yes - Site is potentially Grade 2
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location.	N/A	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.	N/A	Air Quality - No Mitigation Measures Required Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.	Noise - Noise assessment required to determine the extent and impacts of noise at this location. Mitigation may be required. Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - Bus Stop approx. 20m away Mazak Factory Services: 36, 39, S1, S23, S50 No access to rail network within 400m.	N/A	Yes - bus stop approx. 250m away (most direct routes) Diglis Lane Service: 27 The Hill Avenue Services: 32, 52, 53, 54, 332, 333 No access to rail network within 400m.	N/A	Yes - bus stop approx. 60m away. Oxford Close Service: 24 No access to rail network within 400m.	Yes - Bus Stop approx. 80 metres away Metal Castings Service: 144, 144A No access to rail network within 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.	Shops approx. 500m Elbury Motor Medical Centre approx. 1.3km (indirect) Warndon Youth and Community Centre approx. 3km (indirect) Cranham Primary School approx. 300m	N/A	Shops 800m St Peter's Surgery 1.85km (indirect) Spring Gardens Surgery 1.8km (indirect) St Peters Village Hall 1.79km (indirect) Cherry Orchard Primary School 1km (indirect)	N/A	Shops 400m Harefield House Surgery 1.5km (indirect) Ronkswood Community Centre 250m Nunnery Wood Primary School 650m	Shops approx. 1km away Barbourne Health Centre approx. 1km away Perdiswell Young People's Leisure Club approx. 200m away Perdiswell Primary School approx. 500m away
	Would development of the site result in an adverse impact on local health provision?	Public Health - Yes. The location is the only open green space in the area-perhaps It was intended to be a buffer zone when the estate was originally designed? The proposed development is very close to a 40mph road which is already a very busy road. Provisions for prevention of noise and air pollution from the road - potential increase in traffic congestion.	N/A	Public Health - SHAPE atlas shows possible risk of flooding in some parts of this development. Being (potentially part of) a big development, potential for this to cause increased traffic congestion. This is a well connected site and care to be given to improving cycling routes and walking routes into the city centre and school. Also this development means that green space available to the local community may be compromised so the design of this site needs to make sure that local people can still enjoy some of the facilities and that connectivity is not compromised.	N/A	Public Health - No. Good cycling/walking route to nearest school. Close proximity to public transport. The land is close to a well developed and established community with access to community venues such as GP surgeries, dentists and pharmacies.	Public Health - No comments provided.
	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 - The site is a very important green buffer zone for north Warndon housing area. It provides separation and noise/other pollution filtering from the busy Warlwright road and industrial zone. As an urban character area of green space it is even more important in that respect.	N/A	No	N/A	No - Site is entirely hardstanding of concrete and could accommodate a small scheme as long as a GI strip is incorporated next to the wood and hedge and incorporates a sensitive boundary treatment.	No
OUTCOME	**Ruled in or out of SHELAA? If out, reason?**	IN (Level 2)	IN (Level 2)	IN (Level 1)	OUT (Level 1)	IN (Level 2)	IN (Level 2)
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO	YES	NO	YES	YES
	Summary	OUT Valued Open Space Open Space Assessment - 'A' rated quality Amenity Green Space that is accessible to much of Warndon Ward with an under provision of Amenity Green Space when assessed against the S. Worcs. Standard for ACS. The site is a very important green buffer zone for north Warndon housing area. It provides separation and noise/other pollution filtering from the busy Warlwright road and industrial zone. As an urban character area of green space it is even more important in that respect.	OUT Size	IN – Mixed Use Site Combine with CFS0933 See CFS0933 for details	OUT Flood Risk	IN Indicative capacity approximately 6 dwellings at 40dph Site area 0.18ha	Brownfield site (former park and ride) suitable for redevelopment Potential for Extra Care Provision (C2/C3) Site area 0.80ha Brownfield location - no specific GI requirements Indicative capacity approx. 32 Dwellings at 40dph (or 60 dwellings at 75dph)