

1. The Previous SHELAA

- 1.1 Since the production of the First Edition SHELAA 2019 Report a spatial development strategy has been formulated for Preferred Options (PO) and this has informed the more detailed assessment of the SHELAA sites that were submitted during the Call for Sites Exercise in 2018 and reported on in the SHELAA Report First Edition that can be accessed at the following link https://www.swdevelopmentplan.org/?page_id=14130. At the time of the previous publication officers were unable to rule out sites for locational purposes as the spatial development strategy was still being developed. Based on the strategy set out in the Preferred Options and informed by the location of the Call for Sites submitted, officers have subsequently ruled out all sites that would not be supportive of the proposed spatial strategy – i.e. for housing on land that is outside a new settlement location, main town or a cat 1 – 3 village or in the wider open countryside. All sites were assessed against the PO strategy and their status can be viewed on the SWDPR interactive map at the following link: <http://swdp.addresscafe.com/app/exploreit/default2.aspx>.
- 1.2 In terms of employment, South Worcestershire's economy is characterised by the dispersed location of a wide range of employment sites and therefore it is considered that it would not necessarily be inappropriate to provide additional employment uses outside development boundaries. Sites submitted purely for employment uses may therefore not have been ruled out of the SHELAA for locational purposes in the same way that residential or mixed use sites will be. Employment sites outside of the main towns and larger villages have also been assessed to ascertain their market suitability for employment uses by professional economic development officers.
- 1.3 Potential housing sites that were not ruled out for locational / strategy purposes and employment sites that were not ruled out for market suitability submitted up to 30th September 2019 were further assessed as far as possible by officers for inclusion as allocation sites within the PO document. The site assessment spreadsheets can be found at the following link: https://www.swdevelopmentplan.org/?page_id=14734.

2. The Development Strategy

- 2.1 The Preferred Options sets out a revised spatial development strategy which focuses most of the housing growth in locations where there is or could have excellent access to a railway station. Consequently, the majority of the housing and employment growth is directed to three strategic locations as follows:
- Worcestershire Parkway – a new town initially comprising 5,000 dwellings, 40 hectares of employment land, plus retail, leisure and education facilities to 2041 with the potential for further expansion in the longer term.

- Throckmorton Airfield – a new town initially comprising 2,000 dwellings, 20 hectares of employment land, plus retail, leisure and education facilities will be delivered on completion of a new direct link to the A44 and Pershore railway station. This area also has the potential for further expansion beyond 2041.
 - Rushwick – an expanded settlement with 1,000 new dwellings, 10 hectares of employment land, plus retail, leisure and education facilities to be delivered once the new railway station has been secured.
 - In addition, there are proposed allocations for around 810 new homes in Worcester, 730 in Droitwich Spa, 200 in Evesham, 880 in Malvern, 600 in Pershore and 60 in Tenbury Wells as well as 900 in villages in Wychavon District and 390 in villages in Malvern District.
- 2.2 The spatial development strategy is driven by the SWDPR Vision, the Sustainability Appraisal outputs and technical evidence, in particular transport. It brings together land use, development and infrastructure considerations that flow from the economic, environmental and social characteristics of the area. The Sustainability Appraisal (SA) demonstrates that the proposed development strategy will best deliver the SA objectives. Worcester has the greatest local housing need, which is why a substantial element of housing and employment is directed towards the city and surroundings areas, in particular at Worcestershire Parkway. Beyond there, growth is directed at the towns, a new settlement at Throckmorton Airfield, an expanded settlement at Rushwick, and then Category 1, 2 and 3 villages (ranked according to the Village Facilities and Rural Transport Study 2019) in order to satisfy the social objectives of sustainable development.

3. The SHELAA Update Findings

- 3.1 The First Edition SHELAA Report 2019 dealt with sites received up to February 28th 2019 and between this date and 30th September 2019, **32** further sites have been considered within this updated study. This amounts to a total **218.863 ha** of further land submitted by landowners and developers. At a crude indicative density of 20 - 50 dwellings per hectare (based on officer judgement), this could deliver **7,660** houses (**4,596 factoring in 40% GI** - see table 1 below).

Table 1: Further SHELAA Sites				
Area	No. of Post 28th Feb 2019	Total hectares for Post 28th Feb 2019 sites	Total unconstrained capacity (dwellings) for post 28th Feb 2019 sites @ 35dph	Potential Dwelling Capacity factoring in 40% GI (net)
Malvern Hills	7	30.607 ha	1,071	643
Worcester City	2	1.3 ha	46	14
Wychavon	23	186.956 ha	6,543	3,926

Total	32	218.863 ha	7,660	4,596
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3.2 The proposed uses submitted by landowners / developers for each of the sites are set out in table 2 below.

Table 2: Further SHELAA Sites – Proposed Uses				
Area	Mixed Use	Employment	Residential	Other
Malvern Hills	5	0	2	0
Worcester City	0	0	1	1
Wychavon	4	1	18	0

3.3 The sites were split into Level 1 and Level 2 sites as specified in the original methodology:

Level 1 Sites

3.4 Level 1 sites are those considered to be unsuitable for housing or employment development due to significant physical constraints including:

- Flood Zone 2 or 3 i.e. at a medium to high risk of flooding;
- National conservation or wildlife designation constraint;
- Land affected by high levels of Contamination; and,
- Sites promoted for housing in the Green Belt (housing only).

3.5 Criteria within the methodology has allowed these sites with severe development constraints to be assessed as Level 1 sites and thus eliminating **6 sites totalling 35.571 ha**. These sites have been ruled out with no further work being undertaken on appraising their housing or employment potential. For sites where just part of a site is in Flood Zone 2/3, or affected by contamination a judgement was made by officers as to how much of a constraint it would realistically be (that is, whether part of the site could still be suitable for housing or employment potential) and whether these should be ranked as a Level 2 site.

3.6 The extent of the Flood Zones have been informed by the latest Environment Agency mapping and the updated 2019 Strategic Flood Risk Assessment (this can be viewed at the following link:

https://www.swdevelopmentplan.org/?page_id=14568

3.7 The distribution of the Level 1 sites is shown below:

Table 3: Distribution of Level 1 sites

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Level 1 sites	Worcester	Wychavon	Malvern Hills	Total
No. of 2019 sites	1	5	0	6
Total area in hectares	0.544 ha	35.027 ha	0	35.571 ha

Level 2 Sites

3.8 Level 2 sites include all other sites. The following constraints to housing development are recognised and sites were ruled out when officers undertook the site assessment exercise as summarised below (this list is not exhaustive see Appendix 8 and 9 of the original First Edition SHELAA 2019 report regarding the methodology for more detail). For employment development, planning officers have assessed the sites constraints against the outputs of the Economic Development Needs Assessment (EDNA) and the professional opinion of Economic Development officers as to their market suitability.

- Sites within the open countryside or not adjacent to existing development boundaries (Isolated);
- Established Employment sites (Employment);
- Existing communities facilities where no replacement land/buildings are identified (Valued Community Facility);
- Valued open space/sport/recreation sites identified for retention in up to date studies (Valued Open Space);
- Sites in a prominent area of landscape value within an Area of Outstanding Natural Beauty (AONB);
- Site has important nature designation e.g. SSSI, Special Wildlife Site, Local Nature Reserve (Nature Designation);
- Historic Environment constraints e.g. Conservation Area, Listed Building, Ancient Monument (Historic Environment);
- Sites within / edge of Category 4 villages (categorisation);
- Market Suitability (for Employment).

3.9 There were a total of **26 sites (218.863 ha)** that went through to Level 2; the majority were not in Flood Zones 2 and 3. The table below identifies the number of sites by Flood Zone. None are wholly in the flood plain as they would have been categorised as Level 1 sites and excluded (this applies to **1 site** submitted within Wychavon District totalling **1.032 ha** in area). **25 sites (182.893 ha)** were wholly in Flood Zone 1, which is generally at low risk of flooding in conformity with the Environment Agency's categories. **6 additional sites** were mainly in Flood Zone 1 but also had some parts in Flood Zones 2 and 3 (see Table 3 below). It is important to note that the SHELAA database uses only a general flood risk assessment that is a desk top assessment only. At the time that the sites are appraised further as potential housing or employment allocations, guidance is sought from the Strategic Flood Risk Assessment. The latest version has been undertaken by JBA Consulting which is a far more detailed appraisal of actual sites, looking at both fluvial run off and surface water drainage and this takes account of climate change factors. In addition, individual Flood Risk Assessments will be required to accompany planning applications.

Table 4: Sites by Flood Zone category (2 & 3)				
District	Total site area (hectares)	Amount of site in Flood Zone 2 (ha)	Amount of site in Flood Zone 3 (ha)	Total amount of site in Flood Zones 2 and 3 (ha)
Wychavon	2.293	0.448	0.125	0.573
Wychavon	1.618	0.123	0.03	0.153
Wychavon	10.621	1.48	0.869	2.349
Wychavon	84.68	0.193	1.687	1.88
Wychavon	4.921	0.433	0.142	0.575
Wychavon	8.012	0.792	0.089	0.881
	112.145	3.469	2.942	6.411

3.10 The table below shows how many sites in the SHELAA were in the Green Belt and according to the protocol on the Green Belt (i.e. sites promoted for housing) have been excluded as Level 1 sites. 4 of the sites fall within Wychavon District and 1 within Worcester City. A Green Belt Review undertaken by Wood PLC of the existing Green Belt within South Worcestershire has been published as part of the evidence base for the SWDP Review and will inform of any exceptions to Green Belt policy. It is available to view at the following link:

https://www.swdevelopmentplan.org/?page_id=14126

Table 5: All sites in the Green Belt - Level 1 sites		
	No. of sites	Hectares
Green Belt sites	5	52.9

3.11 Two of the sites submitted were in the Area of Outstanding Natural Beauty (AONB) as shown in the table below. The area covers the Cotswolds and Malvern Hills AONBs that are nationally recognised designations affecting Wychavon and Malvern Hills Districts. Officers will further examine any detrimental impact on the AONB on the sites that fall within the AONB as part of the assessment process. They have not been ruled out as Level 1 at this stage in accordance with the methodology. However, it is evident from the NPPF and the availability of land outside the AONB that major development should not be directed / allocated to / in these areas. Further information is available in the AONB study that has been published as part of the evidence base for the SWDP Review and will inform of any exceptions to AONB policy. It is available to view at the following link:

https://www.swdevelopmentplan.org/?page_id=14564

Table 6: All sites in the AONB		
	No. of sites	Hectares
AONB sites	2	2.117

- 3.12 There were no sites submitted that were wholly or largely affecting a National conservation or wildlife designation constraint (i.e. SAC; SSSI; LNR; biodiversity priority habitat).
- 3.13 In Wychavon District one site was also ruled out for 'Land Contamination' – equating to 0.825 ha in area.
- 3.14 After ruling out sites that were considered to be level 1 for flood risk and / or Green Belt / Land Contamination an assessment of the remaining level 2 sites was undertaken. In addition, four further residential sites were ruled out for 'Village Categorisation' totalling 7.685 ha. One site in Malvern Hills District was ruled out due to its size being too small (0.073 ha) and its isolated location with a further five residential sites in this district ruled out due to 'Village Categorisation' totalling 17.819 ha in area. No further level 2 sites were ruled out at this stage in Worcester City District.
- 3.15 This left a total of 15 sites remaining ruled in to the SHELAA process and the table below shows them categorised by whether they are greenfield or brownfield land. This illustrates that there are considerably more greenfield than brownfield sites. One Brownfield site was in Worcester City and the other within a category 1 village.

Table 7: Level 2 sites Greenfield / Brownfield (not including ruled out sites)		
	No. of sites	Hectares
Greenfield sites	13	156.959
Brownfield sites	2	1.581
Total	15	158.54

- 3.16 The table below shows the distribution of sites by their strategic location. Sites in Worcester are all sites within or surrounding the city boundary. The capacities of the sites below have been judged by officers who have made an assumption on suitable density for each site of between 20 – 50 dph.

Table 8: Sites by Strategic Location - Level 2 sites

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Description of location	No. of sites	Hectares / capacity
Central Worcester	1	0.756
Towns (Malvern, Upton upon Severn, Tenbury Wells, Droitwich Spa, Evesham, Pershore)	2	7.859
Category 1 villages	4	13.093
Category 2 villages	2	3.443
Category 3 villages	6	111.427
Total	15	136.578

3.17 The table above shows that the vast majority of sites (80%) are outside of the main urban areas with the majority within or on the periphery of villages.

3.18 Table 9 shows the potential availability for development of the sites as assessed. Where information is unknown in terms of ownership, general developer interest or infrastructure constraints, sites are categorised as “unknown” in terms of availability. It should be noted that where availability is unknown a site generally remains ruled in to the SHELAA process to allow officers to further investigate the availability. It is generally only in cases where an owner or agent has made it clear that the site is unavailable that they may have been ruled out at this stage. Where sites have been ruled out on availability this does not preclude any information that may be forthcoming on such issues at a later date in the future meaning that they could be ruled back in.

3.19 The timescale for availability of sites are:

- Available now
- 0-5 years
- 6-10 years
- 11-15 years
- Unknown

3.20 The format of this appraisal is in line with the Government SHELAA guidance. Sites have been assessed based on landowner and developer estimation of deliverability. The deliverability of these sites will be analysed further in each of the SWCs five year housing land supply report updates and will depend on a number of factors.

Table 9: 2019 sites availability (dwellings / area) by Settlement

	Available now		1-5 years		6-10 years		11-15 years		Unknown	
	ha	sites	ha	sites	ha	sites	ha	sites	ha	sites
Worcester and Towns	8.615	3	13.735	2	17.017	1	0	0	0.399	1
Cat 1 Villages	0.68	1	10.621	3	0	0	0	0	0	0

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Cat 2 Villages	0	0	3.443	2	0	0	0	0	0	0
Cat 3 Villages	8.012	1	16.292	4	0	0	0	0	87.226	2
Cat 4	24.633	3	23.466	8	0	0	0	0	0	0
Totals	41.94	8	44.091	19	17.017	1	0	0	87.625	3

3.21 Table 11 above illustrates that of the sites submitted in the SHELAA update study, in the region of **5 sites (17.037 ha of land)** are considered to be available now in / adjacent to the towns and cat 1 – 3 villages with a further **11 sites (44.091 ha of land)** available within 5 years within / adjacent to cat 1 – 3 villages. 1 site in the town and 2 sites within a cat 3 village have availability unknown. A further 11 sites are considered to be either available now or available within 5 years in cat 4 villages.

4 Discounting on Sites

4.1 SHELAA practice guidance states that the assessment of constraints is inherently judgmental and therefore it is important that this takes place only once the unconstrained capacity has been identified. It also states that based upon the experience of previous studies, it is clear that in reality, following the assessment, the unconstrained figure will be reduced quite substantially in some cases by up to 50-60%. That is, out of the full range of sites and opportunities identified early on in the assessment, a much smaller number are likely to offer a realistic prospect for housing and / or employment development. For example, looking at the unconstrained figure of **7,660 dwellings** potential capacity at the beginning of the process – this is highly likely to reduce down to a more realistic figure of **4,213 dwellings potential capacity** (with a 50 – 60% reduction) and this would not be taking into account site category, location, availability or deliverability which would reduce this figure down again further.

Droitwich Spa							
SHELAA Site Reference and Address:		CFS0107 Hill Top Farm, Newland Lane	CFS0250 Land at Corner Mead, Newland Lane	CFS0310 Land at Hadzor, adjacent and including St Huberts	CFS0370 Land off Tagwell Road	CFS0469 Land at Pulley Lane and Newland Road	CFS0625 Land at Chawson Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Town	Town	Town	Town	Town	Town
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Available now	Available now	Available within 5 years	Available within 5 years	Available now	Available now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	No	No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	361m away from a hazardous pipeline	308m away from a hazardous pipeline	2km away from a hazardous pipeline	600m away from a hazardous pipeline	331m away from a hazardous pipeline	Gas pipeline runs through the middle of the site
	Can the site be provided with safe access onto the public highway?	Yes	No comment provided from Highways	No comment provided from Highways	Yes	No comment provided from Highways	Not suitable
	Are the Sewerage and Water supplies adequate in the area?	Sewerage low	Sewerage low	No comment provided from Severn Trent	Sewerage medium	Sewerage medium	Sewerage low
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	Within SSSI Impact Risk Zone - consult NE for development over 50 houses (in combination)	No	Partially within SSSI Impact Risk Zone - consult NE for development over 100 houses	Yes - any residential development of 50 houses or more outside existing settlement	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	No	No	No	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The site is greenfield with the Yew Tree Hill development to north and the rest being surrounded by greenbelt/open countryside	The site is greenfield with the Yew Tree Hill development to north and the rest being surrounded by greenbelt/open countryside	The site is greenfield with Swan Pool to the north, Dell Wood to the east, Gaudet Luce Golf Club to the south and bound by the M5 to the west.	The site is greenfield with the M5 to the east, field to the south and residential dwellings to the west and the north. A telephone mast is also located to the south of the site.	The site is greenfield with the Yew Tree Hill development to north and the rest being surrounded by greenbelt/open countryside	The site is greenfield with Droitwich to the north, A railway line and Copcut development to the east and open countryside to the south and west of the site.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Comment not provided	Comment not provided	Comment not provided	Comment not provided	Comment not provided	Comment not provided
	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?	No	No	No	No	No	Yes. Detrimental impact on the listed Salwarpe parish church and conservation area.
	Would development of the site have a detrimental impact on Listed Building (s).	No	No	No	No	No	Yes. Detrimental impact on the listed Salwarpe parish church.
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	Unknown Medieval Core	Unknown Medieval Core	Comment not provided	Known medieval agricultural activity, some Romano/British occupation	Known medieval agricultural activity, some Romano/British occupation	Known medieval agricultural activity, some Romano/British occupation.
	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	Close to Oakley Wood LWS - beware of connectivity in GI.	No comment provided	No	No comment provided	Part of site a priority habitat for connectivity through GI of fauna and biodiversity.
	Would development of the site have a detrimental impact on TPOs.	No	TPOs along the western and northern boundaries of the site	No	TPOs along the north, east and west boundary	A row of TPOs run along partly through the southern boundary of the site	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	Close to Oakley Wood ancient woodland & entirely within dispersal area for priority habitats - beware of connectivity in GI.	No comment provided	No	No comment provided	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Boundary hedges present; impact unlikely if retained	Unsure	No comment provided	Boundary hedges present; impact unlikely if retained	No comment provided	Unlikely if boundary hedges retained
	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 comment provided	Yes	Yes	Yes
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No	No	No	No	No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No History of PCL activities	No History of PCL activities	No comment provided from WRS	PCL on site - Unknown Filled Ground (Pond). PCL site adjacent - Garage Repairs. Risk Assessment and likely Site Investigation required.	PCL on site - 2no. Unknown Filled Ground (Pond and Old Clay Pit). Risk Assessment and likely Site Investigation required.	No History of PCL activities on site. PCL site adjacent - Landfill Site and railway tracks and within 250m landfill buffer. Risk assessment required and likely site investigation required
	Is there a bus stop or train station within 400m of the site? Please state distance.	Bus stop is over 1km away; train station is 4km away	Bus stop is over 1km away; train station is 4km away	Bus stop is 1km away; train station is located 2km away.	Bus stop is 322m away and the train station is located 3km away.	Bus stop is over 1km away; train station is 4km away	Both the bus stop and train station is 2km away
	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.	St Peters First School is 2km away; Tesco Express is 1.6km away; Witton Post Office is 2km away; The Corbett Medical Practice; Salwarpe Village Hall is 3km away	St Peters First School is 2km away; Tesco Express is 1.6km away; Witton Post Office is 2km away; The Corbett Medical Practice; Salwarpe Village Hall is 3km away	St Peters First School is 1.7km away; Waitrose is 1.4km away; Witton Post Office is 2km away; The Corbett Medical Practice; Salwarpe Village Hall is 3km away	St Peters First School is 2km away; Tesco Express is 1.6km away; Witton Post Office is 2km away; The Corbett Medical Practice; Salwarpe Village Hall is 3km away	St Peters First School is 2km away; Tesco Express is 1.6km away; Witton Post Office is 2km away; The Corbett Medical Practice; Salwarpe Village Hall is 3km away	Chawson First School is 3km away; M&S BP Garage is 2.4km away; Witton Post Office is 2.5km away; Salters Medical Practice is 2.4km away; Salwarpe Village Hall is 482m away
	Would development of the site result in an adverse impact on local health provision?	No but conditions re active travel	No but conditions re active travel	No comment provided	Yes	No but conditions re active travel	Yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	No	No	No	No	No	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	In	In	In	In	In	Out. Detrimental impact on listed building and conservation area. Access inappropriate.
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	No	Yes	No	No
	Summary	There are no significant physical or environmental constraints that prevent development on this site. The site lies adjacent and forms a logical rounding off of the Yew Tree Hill development (SWDP 49/2) and is therefore appropriate to allocate.	The site is greenfield and is adjacent to the Yew Tree Hill allocation/development. Any development of this site would impact on a nearby ancient woodland and within the vicinity of SSSI.	The site is greenfield and there are no significant physical or environmental constraints limiting development but does lie in the open countryside. However the site is separated from the town by the M5 and is isolated from services and facilities in the town. Development of the site would set a precedent of extending the town beyond the M5 in an unsustainable location.	The site is greenfield with the M5 to the east, field to the south and residential dwellings to the west and the north. A telephone mast is also located to the south of the site. It lies adjacent to and at grade with the M5 and any development on the site would require noise mitigation. There are TPOs on site and within the vicinity of an SSSI.	The site forms the Yew Tree Hill allocation in the SWDP (SWDP 49/2) which is currently being built out.	This is a greenfield site and any development in this location would extend the built edge of Droitwich further into the open countryside. The site provides an important GI corridor and any allocation would have a negative impact on the setting of Salwarpe parish church and conservation. Access is considered not to be suitable by the Highway Authority

Droitwich Spa						
SHELAA Site Reference and Address:		CFS0733 Land off Mayfield Road	CFS0736 Land at Steynors Avenue	CFS0855A Land north of Union Lane	CFS0855B Land south of Union Lane	CFS0968 Land at Pulley Lane & Newland Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Town	Town	Town	Town	Town
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Available within 5 years	Available within 5 years	Available within 5 years	Available within 5 years	Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes. 2km from hazardous pipeline.	2.5km away from the nearest hazardous pipeline	Over 2km away from a hazardous pipeline	Over 2km away from a hazardous pipeline	423m away from a hazardous pipeline
	Can the site be provided with safe access onto the public highway?	Yes	Yes	Yes	No comment provided from Highways	No comment provided from Highways
	Are the Sewerage and Water supplies adequate in the area?	Sewerage low	Sewerage low	Sewerage low	No comment provided from Severn Trent	Sewerage medium
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	No comment provided	Yes - within SSSI Impact Risk Zone - consult NE for development over 50 houses
	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	No	No	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The site is surrounded by residential development.	The site is greenfield and allocated as greenspace. A railway line run along the western boundary and housing surrounding the rest of the site.	The site is brownfield with commercial units to the east, Droitwich Spa railway station to the south and a railway line along the western boundary	The site is brownfield with a derelict site to the north and commercial units surrounding the rest of the site.	The site is greenfield with the Yew Tree Hill development to north and the rest being surrounded by greenbelt/open countryside	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Comment not provided	Comment not provided	Comment not provided	Comment not provided	Comment not provided
	Would development of the site result in a significant net loss of protected open space?	The site is incidental open space that has some benefits to the quality of the surrounding area. It is designated open space under SWDP 38.	Yes. The site is public open space which contributes to the environmental quality of the neighbourhood. It is designated open space under SWDP 38.	No	No	No
	Would development of the site have a detrimental impact on a conservation area?	No	No	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	No	No	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	No	Known medieval agricultural activity, some Romano/British occupation.	Known medieval agricultural activity, some Romano/British occupation.	Comment not provided	Known medieval agricultural activity, some Romano/British occupation
	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	No	adj to Droitwich Canal LWS; impacts possible	No	Has potential for both direct and indirect impacts due to close proximity, especially in the southern part
	Would development of the site have a detrimental impact on TPOs.	No	No	No	No	A row of TPOs along the western boundary of Pulley Lane
	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 comment provided	Has potential for both direct and indirect impacts due to close proximity, especially in the southern part
	Would development of the site have a detrimental impact on ancient hedgerow?	No	Unlikely	Unlikely	No comment provided	Has potential
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No	Yes	Yes	No comment provided	Yes
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No	No	No	No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	PCL on (whole) site - Landfill Site. Potential significant PCL issues on site. Risk Assessment and likely Site Investigation required.	No History of PCL activities on site. PCL site adjacent - railway tracks and within 250m landfill buffer. Risk assessment required	History of 7No. PCL uses on site - Spillage, Manufacture of organic chemicals, Works, Chemical Works, Soap Works, Railway, Coal Yard. Within 250m of 2no. Landfill Sites. Potential significant PCL issues on site. Risk Assessment and site investigation required.	History of 7No. PCL uses on site - Spillage, Manufacture of organic chemicals, Works, Chemical Works, Soap Works, Railway, Coal Yard. Within 250m of 2no. Landfill Sites. Potential significant PCL issues on site. Risk Assessment and site investigation required.	No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	Bus stop 560m; train station 2km	Bus stop is 321m away; the train station is 804m away	Both the bus stop and the train station are 321m away	Both the bus stop and the train station are 321m away	Bus stop is over 1km away; train station is 4km away
	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.	St Peters First School 500m; Post Office 2km; GP 2km; shop 300m.	Westacre Middle School is 804m away; Waitrose is 604m away; Victoria Square Post Office is 604m away; The Spa Medical Practice is 482m away; Droitwich Methodist Church Centre is 1.2km away	Westacre Middle School is 804m away; Waitrose is 604m away; Victoria Square Post Office is 604m away; The Spa Medical Practice is 482m away; Droitwich Methodist Church Centre is 1.2km away	Westacre Middle School is 804m away; Waitrose is 604m away; Victoria Square Post Office is 604m away; The Spa Medical Practice is 482m away; Droitwich Methodist Church Centre is 1.2km away	St Peters First School is 2km away; Tesco Express is 1.6km away; Witton Post Office is 2km away; The Corbett Medical Practice; Salwarpe Village Hall is 3km away
	Would development of the site result in an adverse impact on local health provision?	No	Yes	No	No comment provided	No
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	No	No	No	No	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	In	In	In	The site is level 2, but it has not been selected for level 2 filtering (June 2019) on QGIS	In
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	Yes	Yes	No
	Summary	This is incidental open space in a largely residential area. The site is adjacent to the M5 so may require mitigation for noise and land contamination may be an issue as it was the site of a former household tip.	The site is designated open space in the SWDP and any loss to development would have a detrimental impact on the environmental quality of the residential area.	This is a brownfield site in a sustainable location near to the facilities and services in the town centre and adjacent to the railway station. There may be issues relating to land contamination. However the site is suitable to be proposed for a mixed use allocation.	This is a brownfield site in a sustainable location near to the facilities and services in the town centre and adjacent to the railway station. There may be issues relating to land contamination. However the site is suitable to be proposed for a mixed use allocation.	The site is greenfield and is adjacent to the Yew Tree Hill allocation/development. Any development of this site would impact on a row of TPOs, ancient woodland and within the vicinity of SSSI.