

# Strategic Environmental Assessment of the Broadway Neighbourhood Development Plan

## Volume 2 of 2: Appendices

May 2021



# Strategic Environmental Assessment of the Broadway Neighbourhood Plan

## Volume 2 of 2: Appendices

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Front photo: Broadway High Street by Kara Davies.

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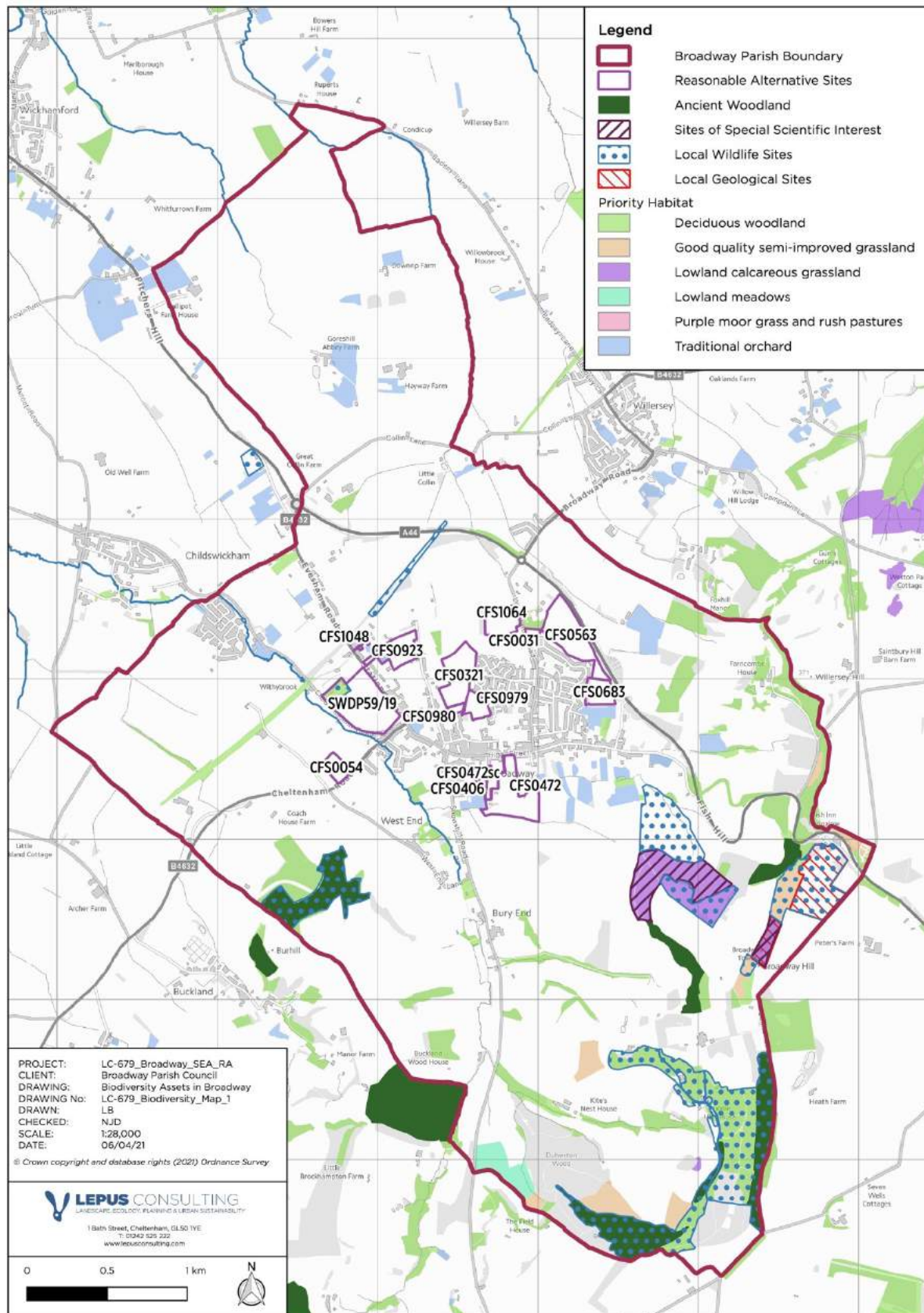
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**Figure A.1.1:** Biodiversity assets in and around Broadway Parish (source: Natural England and Wychavon District Council)

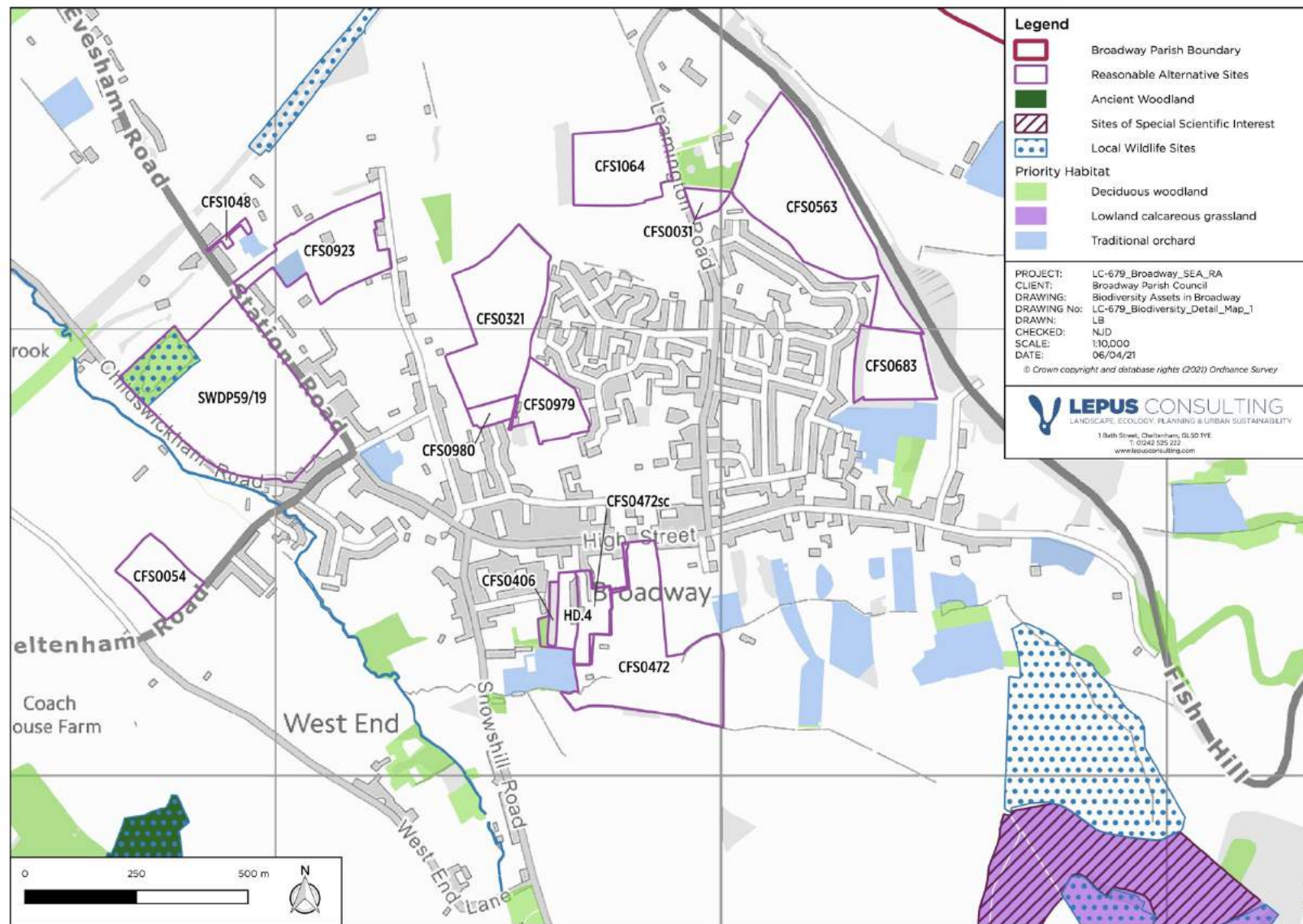


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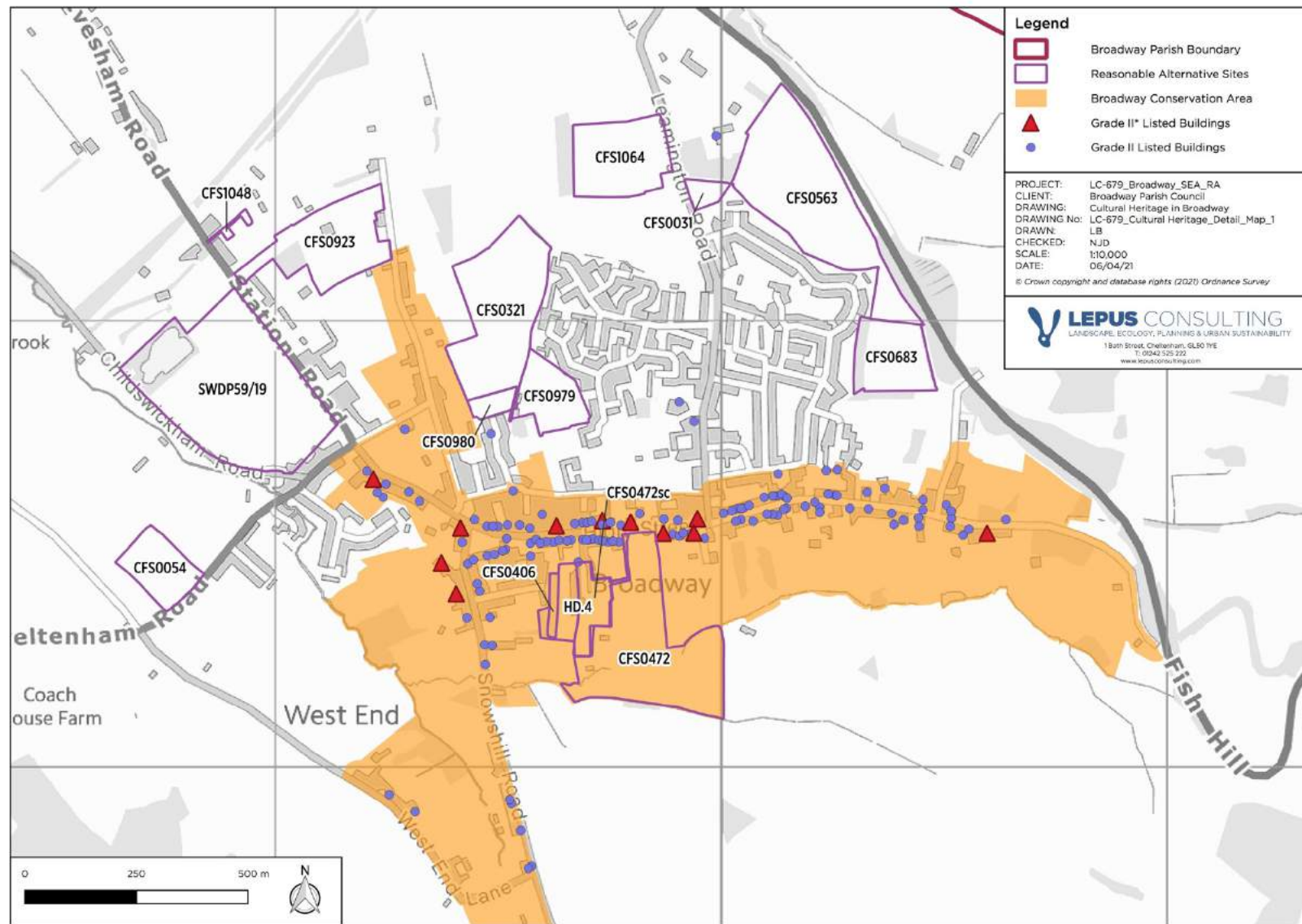
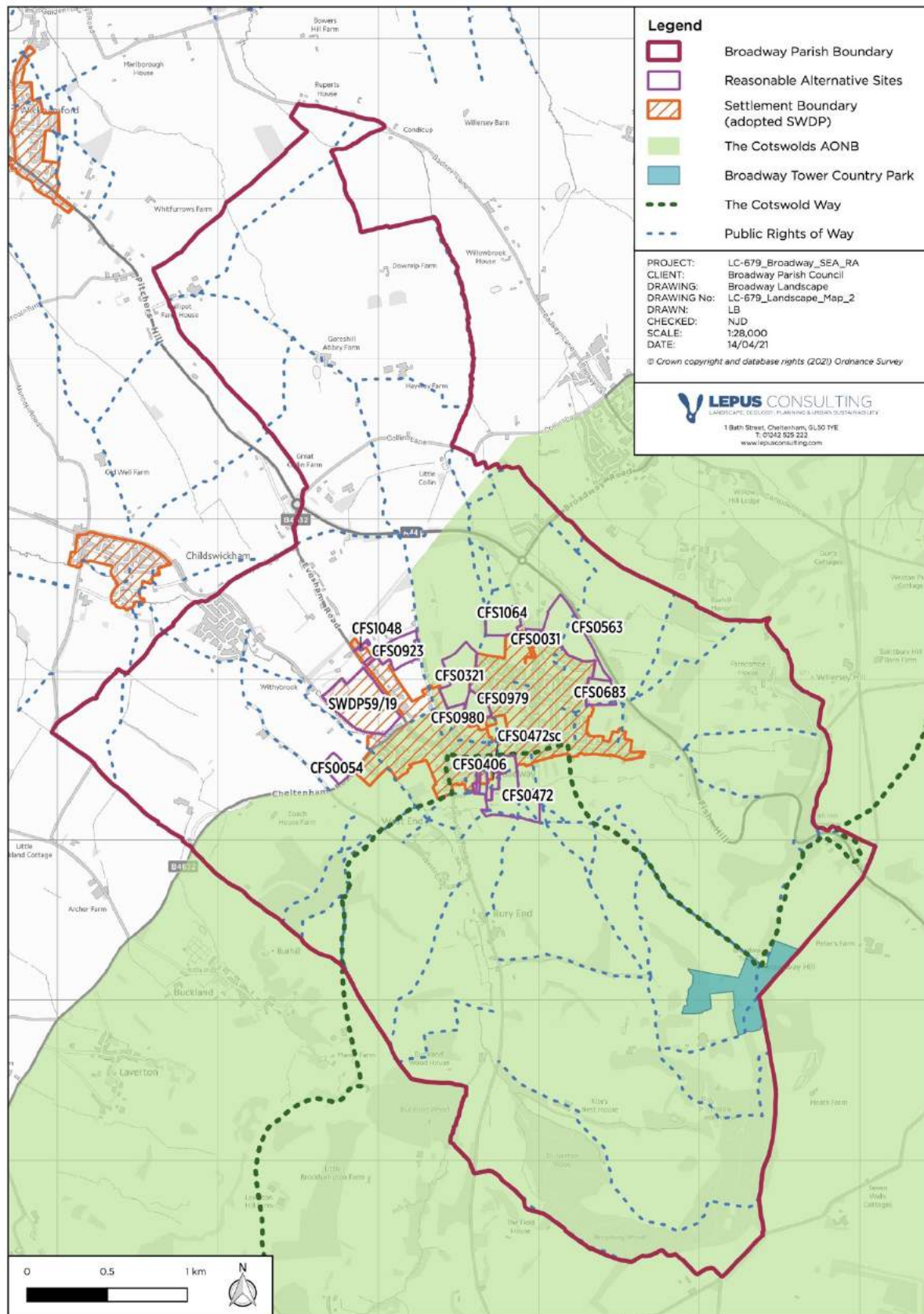
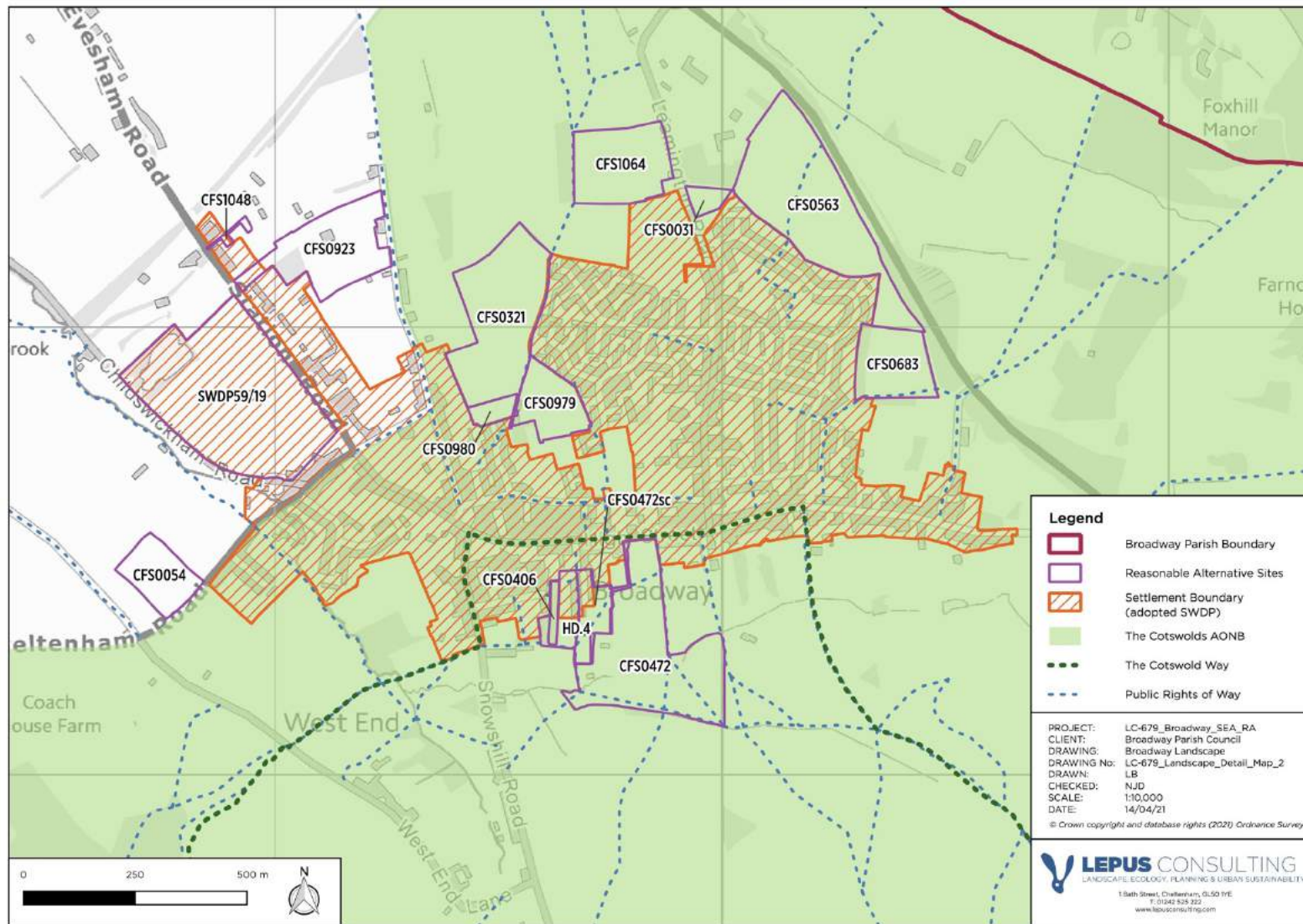


Figure A.1.4: Heritage assets within and around surrounding reasonable alternative sites (source: Historic England and Wychavon District Council)





**Figure A.1.5:** Landscape designations and PRoW in and around Broadway Parish and the defined settlement boundary (source: Natural England and Wychavon District Council)



**Figure A.1.6:** Landscape designations and PRoW within and surrounding reasonable alternative sites and the defined settlement boundary (source: Natural England and Wychavon District Council)







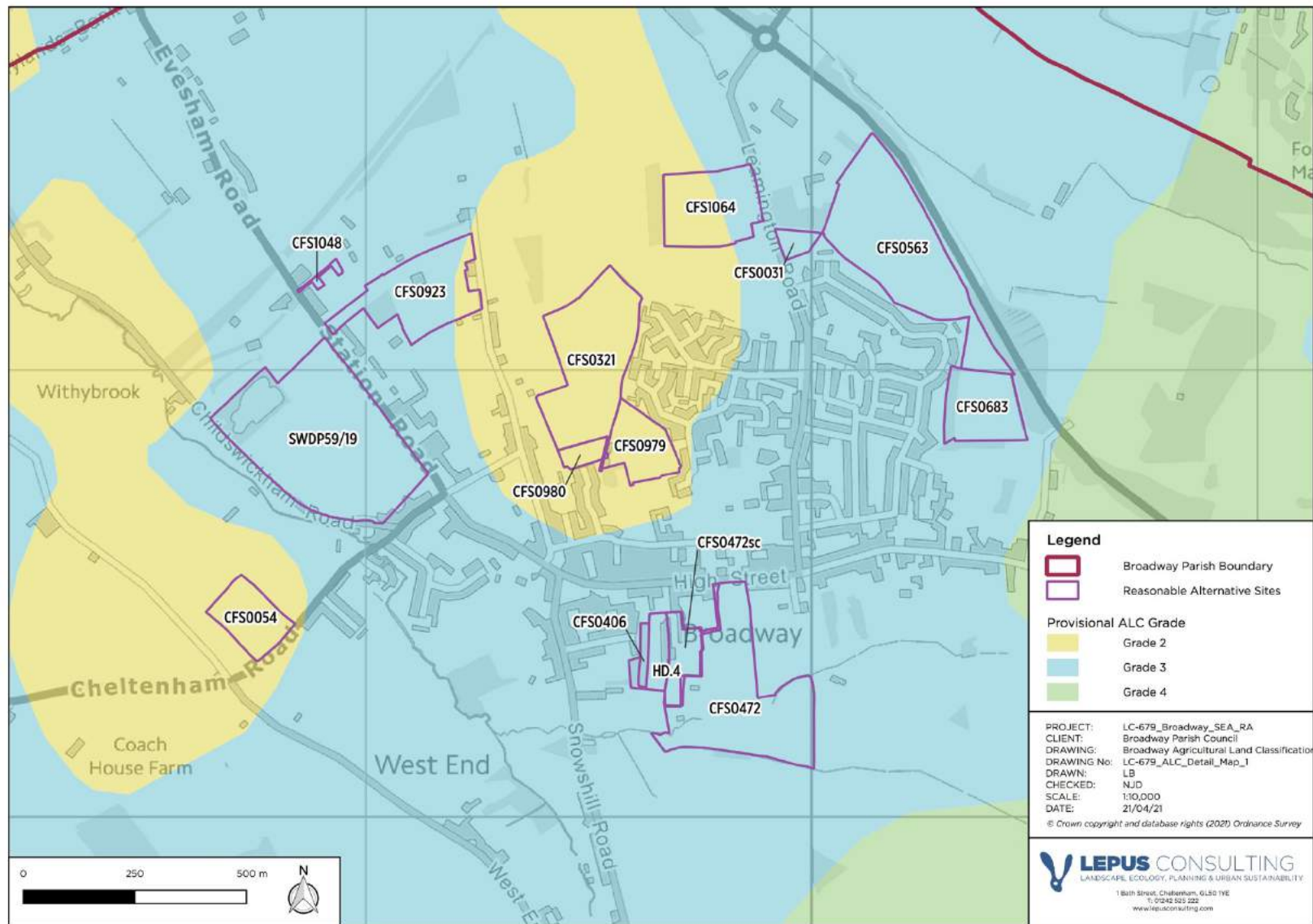


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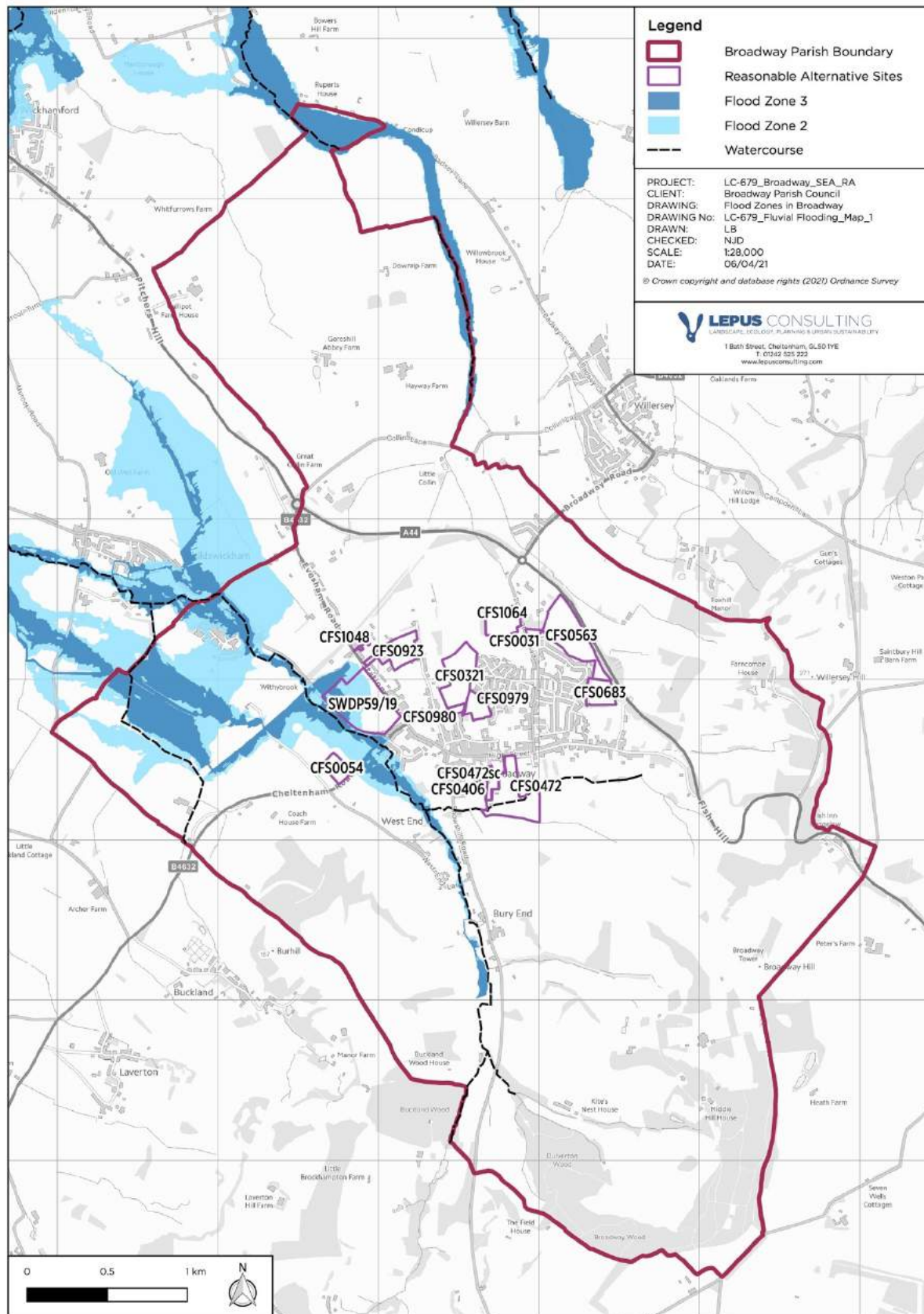


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<sup>1</sup> Please note – Flood Zones pictured do not take into account further detailed flood mapping identified within South Worcestershire SFRA

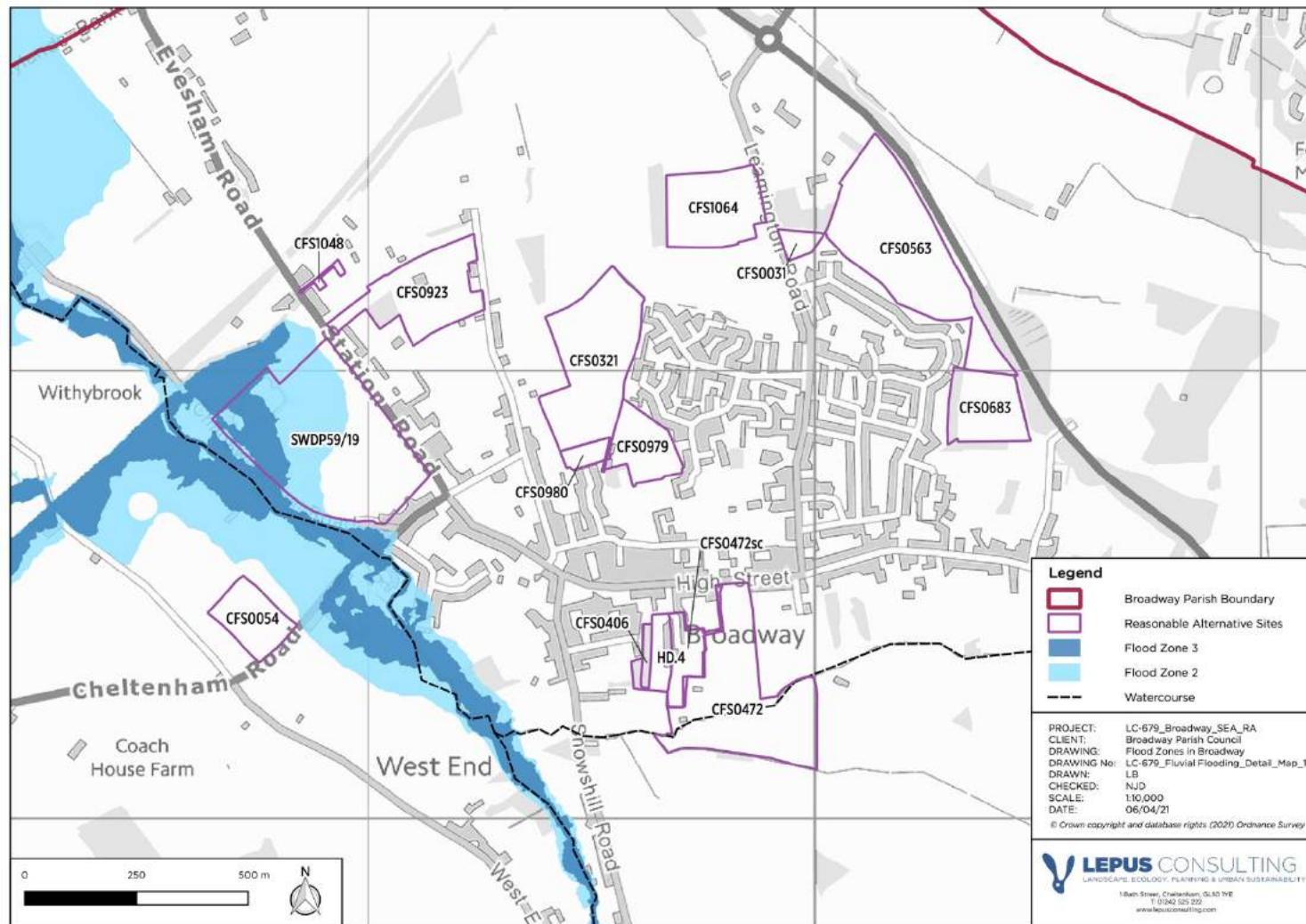


Figure A.1.10: Fluvial flood risk<sup>2</sup> and watercourses within and around reasonable alternative sites (source: Environment Agency)

<sup>2</sup> Please note – Flood Zones pictured do not take into account further detailed flood mapping identified within South Worcestershire SFRA





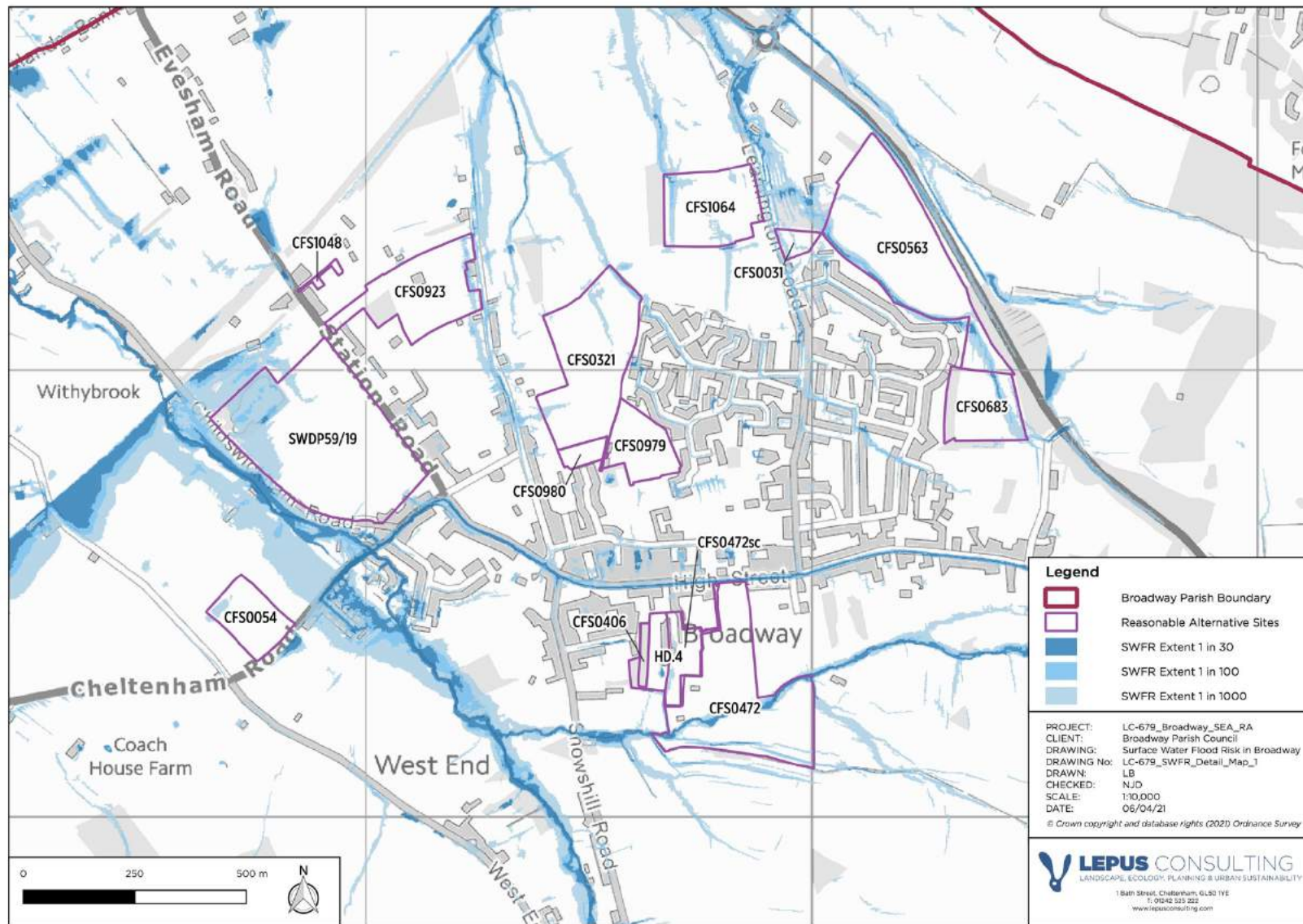


Figure A.1.12: Surface Water Flood Risk Extent within and around reasonable alternative sites (source: Environment Agency)

# Appendix B: SEA Scoping Report Consultation Responses



Date: 04 March 2021  
Our ref: 343982  
Your ref: Broadway NDP - SEA



[REDACTED]  
Lepus Consulting Ltd  
1 Bath Street  
Cheltenham  
GL50 1YE

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

T 0300 060 3900

Dear [REDACTED]

**Broadway Neighbourhood Development Plan – SEA Scoping**

Thank you for your consultation on the above dated 11 February 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England has no specific comments to make on this neighbourhood plan SEA scoping.**

However, we refer you to the advice in the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

[REDACTED]  
Consultations Team

# Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

## Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)<sup>2</sup>.

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>3</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas (NCAs)** divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>4</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)<sup>5</sup> website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)<sup>6</sup>, which contains more information about obtaining soil data.

## Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)<sup>8</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

### Landscape

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<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

#### Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>9</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>10</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

#### Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>12</sup> to help understand the impact of particular developments on protected species.

#### Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)<sup>13</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

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<sup>9</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>10</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>12</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup> <http://publications.naturalengland.org.uk/publication/35012>



- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) <sup>14</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

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<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>



Historic England

[REDACTED]  
Wychavon District Council  
Civic Centre  
Queen Elizabeth House  
Persnore  
Worcestershire  
WR10 1PT

Direct Dial: [REDACTED]

Our ref: PL00720602

5 March 2021

Dear [REDACTED]

## **BROADWAY NEIGHBOURHOOD PLAN- SEA SCOPING REPORT**

Thank you for your consultation and the invitation to comment on the SEA Scoping Document for the above Neighbourhood Plan.

Historic England have no substantive concerns as to the contents of the document and consider the evidence base for the SEA, the identified key issues and the proposed SEA framework to be well thought out and fit for purpose.

I hope this is helpful.

Yours sincerely,

[REDACTED]

[REDACTED]

Historic Places Advisor  
[REDACTED]

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888  
HistoricEngland.org.uk

*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.*

██████████  
Environmental Consultant  
Lepus Consulting Ltd  
1 Bath Street  
Cheltenham  
Gloucestershire  
GL50 1YE

**Our ref:** SV/2010/104075/SE-  
10/SP1-L01  
**Your ref:**  
**Date:** 18 March 2021

Dear ██████████

**SEA SCOPING REPORT CONSULTATION: BROADWAY NEIGHBOURHOOD  
DEVELOPMENT PLAN (NDP)**

Thank you for referring the above EIA Scoping Report which was received on the 12 February 2020. We have reviewed the Scoping Report, (Prepared for: Broadway Parish Council, dated February 2021) and would offer the following comments.

For completeness, we previously provided a response to Broadway Parish Council on the draft Neighbourhood Plan, in our response dated 30 September 2020, and to the SEA and HRA Screening Opinion, on 25 November 2020. In consideration of those matters within our remit, we considered the NP was unlikely to have significant environmental impacts. We did note however that the Plan was proposing one site allocation (Policy HD4, land off Kennel Lane/Church Close), and we recommended completing our pro-forma to check the environmental constraints.

To assist the Council going forward we also provided general advice in line with our Neighbourhood Plan pro-forma in relation to any additional housing allocations being brought forward within the draft plan.

Based on the key environmental themes set out in section Scoping Report, we consider that Air Quality, Biodiversity and Geodiversity, Climate Factors (including flood risk) and Land, Soil and Water Resources (including Water Framework Directive) fall within our remit. In this instance, having checked the environmental constraints within the NP area, our main points below relates to fluvial flood risk (flooding from rivers and sea).

Based on our indicative Flood Map for Planning (Rivers and Sea) whilst the majority of the NP area is shown to be located in Flood Zone 1, and 2 with a low to medium fluvial flood risk potential as set out in section 5.3.73 of the NP, there are some areas associated with the floodplain of the Badsey Brook as shown on Figure 31. We also note there are a number of smaller ordinary watercourses crossing the NP area.

Our Flood Maps primarily show flooding from Main Rivers, not ordinary watercourses, or

Environment Agency  
Newtown Industrial Estate (Riversmeet House) Northway Lane, Tewkesbury, Gloucestershire, GL20 8JG.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

un-modelled rivers, with a catchment of less than 3km<sup>2</sup>. As such it should not be assumed that these ordinary watercourses do not have floodplains and there may be slightly more of the site affected by flood risk than is immediately expected just from reference to the Flood Zone Mapping. Therefore, some assessment of flood risk associated with these unmodelled watercourses is necessary as part of any supporting evidence base carried out for the Plan area. This should be scoped into the SEA to ensure no flood risk impact and opportunities for flood risk reduction.

This is to confirm that the site is developable, has safe occupation and that there will be no impact on third parties. We would also expect opportunities be sought for enhancement and/flood risk improvements.

With regards any additional housing allocations proposed within the draft Plan, going forward we would only make substantive further comments if the Plan was seeking to allocate sites for development in Flood Zones 3 and/or 2 (the latter being used as the 1% climate change extent), or as identified within any Strategic Flood Risk Assessment (SFRA).

For information, we understand that a SFRA is being produced with updated climate change as part of the South Worcestershire Joint Core Strategy. This might assist the emerging sites within this NP.

**Biodiversity and Net Gain:**

We would recommend that the SEA looks at the potential for biodiversity enhancement and opportunity for and provision of Biodiversity net gain.

I trust the above is of assistance at this time.

Yours faithfully

  
**Planning Advisor**

Direct dial 

Direct e-mail 



## Appendix C: Full SEA Framework

SEA Objective		Decision making criteria	Potential Indicators (subject to availability of information)
1	<b>Biodiversity:</b> Protect, enhance and manage the flora, fauna and biodiversity assets of Broadway.	Will it result in a net loss or a net gain for biodiversity?	<ul style="list-style-type: none"> <li>• Adverse impacts on designated sites</li> <li>• Creation of new biodiversity assets</li> <li>• Percentage of major development generating overall biodiversity enhancement</li> <li>• Priority Habitats</li> <li>• Impact Risk Zones</li> </ul>
		Will it protect or enhance wildlife sites or biodiversity?	
		Will it protect sites and habitats designated for nature conservation including protected species?	
		Will it protect and enhance the water environment?	
2	<b>Cultural Heritage:</b> Protect, enhance and manage heritage assets, including designated and non-designated assets, as well as features and areas of heritage importance.	Will it preserve buildings of historic interest and, where necessary, encourage their conservation?	<ul style="list-style-type: none"> <li>• Number of Listed Buildings at risk</li> <li>• Number of Scheduled Monuments at risk</li> <li>• Quantity of development within the Broadway Conservation Area</li> <li>• Below ground remains</li> </ul>
		Will it preserve or enhance archaeological sites?	
		Will it improve the local accessibility, understanding or enjoyment of the historic environment?	
		Will it preserve or enhance the setting or character of cultural heritage assets or areas?	
3	<b>Landscape:</b> Conserve, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening their distinctiveness.	Will it conserve and enhance the AONB?	<ul style="list-style-type: none"> <li>• Is development in-keeping with surroundings?</li> <li>• Alterations to the urban / rural fringe.</li> <li>• Increase of coalescence</li> <li>• Amount of new development in the AONB.</li> <li>• Settlement boundaries</li> <li>• Landscape sensitivity from published landscape sensitivity studies</li> <li>• Landscape character from published landscape character assessments</li> </ul>
		Will it protect and enhance the local townscape?	
		Will it safeguard and enhance the character of the landscape and local distinctiveness and identity?	
		Will it safeguard and enhance visual amenity?	
4	<b>Water and Flooding:</b> Reduce the number of people at risk of flooding whilst protecting and enhancing water quality.	Will it reduce the number of people at risk of flooding?	<ul style="list-style-type: none"> <li>• Location of watercourses</li> <li>• Proportion of watercourses in good or very good ecological and chemical status</li> <li>• Number of pollution events</li> <li>• Amount of development occurring in fluvial flood risk zones.</li> <li>• Number of properties and residents at risk of surface water flooding</li> <li>• Risk of groundwater flooding</li> <li>• Flood risk mitigation measures in proposals</li> </ul>
		Will it protect or improve the ecological or chemical status of waterbodies?	
		Will it ensure flood risk reduction or improvement to the flood regime?	
		Will it alter the risk of pollution or contamination of any waterbody?	

# Appendix D: Reasonable Alternative Site Assessments

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## D.1 SEA Objective 1 - Biodiversity

### D.1.1 Sites of Special Scientific Interest / Impact Risk Zones

D.1.1.1 All RA sites in Broadway are located within approximately 2km of 'Broadway Hill' SSSI. Sites CFS0472 and CFS0683 are located within an IRZ which states that "*residential development of 100 units or more [and] any residential development of 50 or more houses outside existing settlements/urban areas*" should be consulted on with Natural England. Site CFS0683 is proposed for the development of 46 dwellings and therefore, a negligible impact would be expected at this site. Site CFS0472 is proposed for the development of 153 dwellings and is located outside the Broadway development boundary. Therefore, the proposed development at Site CFS0472 would be likely to result in a minor negative impact on the features for which this SSSI has been designated.

D.1.1.2 A small proportion of Site HD.4 is also located within this IRZ. The number of dwellings proposed at this site is less than 50 (and understood to be approximately 30 at this stage) and therefore a negligible impact would be expected at this site.

### D.1.2 Local Wildlife Sites

D.1.2.1 Site SWDP59/19 coincides with 'Broadway Gravel Pit' LWS. Broadway Gravel Pit lies to the northwest boundary of the site. Broadway Gravel Pit is a LWS managed by Worcestershire Wildlife Trust<sup>1</sup>. It comprises a seasonally flooded gravel pit and carr woodland and is of some local importance as a wetland site. The proposed development at this site would be likely to result in direct negative impacts on this LWS (prior to any mitigation), and therefore, a major negative impact would be expected.

### D.1.3 Priority Habitats

D.1.3.1 Sites SWDP59/19 and HD.4 coincide with deciduous woodland priority habitat. Site CFS0923 coincides with traditional orchard priority habitat. The proposed development at these three sites could potentially result in the loss of these habitats, and therefore have a minor negative impact on the overall presence of priority habitats in the parish.

D.1.3.2 A Preliminary Ecological Appraisal was carried out by Aspect Ecology in 2014 for site SWDP59/19<sup>2</sup>. The majority of the site is improved grassland comprising areas of meadow cut for hay and amenity grassland used as sports fields. The site also includes a cropped

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<sup>1</sup> Worcestershire Wildlife Trust (no date) Broadway Gravel Pit. Available at: <https://www.worcswildlifetrust.co.uk/nature-reserves/broadway-gravel-pit> [Date Accessed: 20/04/21]

<sup>2</sup> Aspect Ecology (2014) Land at Station Road, Broadway. Preliminary Ecological Appraisal. Available at: <https://docplayer.net/178784113-Land-at-station-road-broadway-preliminary-ecological-appraisal.html> [Date Accessed: 20/04/21]



arable field and Broadway Gravel Pit LWS. The area of deciduous woodland priority habitat coincides with the LWS.

## D.2 SEA Objective 2 – Cultural Heritage

### D.2.1 Grade II\* Listed Buildings

- D.2.1.1 Site CFS0472 is located adjacent to the Grade II\* Listed Building ‘Tudor House’, approximately 25m from ‘Broad Close’ and within 100m from ‘Picton House’, ‘Little Gables’, ‘Lyon Arms Hotel’ and ‘Prior’s Manse’. The proposed development at this site could potentially have a minor negative impact on the setting of these Listed Buildings.
- D.2.1.2 Sites CFS0054, CFS0321, CFS0406, CFS0472sc, CFS0563, CFS0683, CFS0923, CFS0979, CFS0980 and HD.4 are located 500m or less from one or more Grade II\* Listed Buildings, however these sites and Listed Buildings are separated by built form within Broadway. Therefore, the proposed development at these ten sites, or any of the other RAs, would be expected to have a negligible impact on the setting of Grade II\* Listed Buildings.
- D.2.1.3 It is however noted that the proposed access road joining to the High Street for CFS0472sc is located opposite the Grade II\* Listed Building ‘Broad Close’, and access arrangements for Sites CFS0472, CFS0472sc, HD.4 and CFS0406 from the High Street could have the potential to impact on the setting of this Listed Building and other nearby heritage assets to some degree, subject to design.

### D.2.2 Grade II Listed Buildings

- D.2.2.1 Site CFS0472 is located adjacent to the Grade II Listed Building ‘63, High Street’, and within 50m from several other Listed Buildings located along the High Street. Sites CFS0472sc and HD.4 are also located adjacent to ‘Outbuilding approximately 40 metres south of Number 43’, which is situated on the northern boundary of these sites.
- D.2.2.2 Site CFS0563 is located approximately 70m from ‘Bibsworth House’, and Sites CFS0031 and CFS1064 are located approximately 100m from this Listed Building. Site CFS0980 is located approximately 40m from ‘Russell Cottages’, and Site CFS0321 is located approximately 90m from this Listed Building. Site CFS0406 is located approximately 130m from ‘Church of St Michael’.
- D.2.2.3 The proposed development at Sites CFS0031, CFS0321, CFS0406, CFS0472, CFS0472sc, CFS0563, CFS0980, CFS1064 and HD.4 could potentially have a minor negative impact on the setting of these Listed Buildings.
- D.2.2.4 Sites CFS0683, CFS0923, CFS0979 and SWDP59/19 are located 350m or less from one or more Grade II Listed Buildings. However, these sites and Listed Buildings are separated by built form within Broadway. Therefore, the proposed development at these four sites would be expected to have a negligible impact on the setting of these Listed Buildings.

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## **D.2.3 Broadway Conservation Area**

- D.2.3.1 Sites CFS0406, CFS0472, CFS0472sc and HD.4 are located wholly within Broadway Conservation Area. Sites CFS0321, CFS0923 and CFS0980 are located adjacent to this Conservation Area. The proposed development at these seven sites could potentially alter the character and/or setting of this Conservation Area and as a result, lead to a potential minor negative impact on the local historic environment. Some of the existing employment units within Sites CFS0472sc and HD.4 could be considered to have a detrimental impact on the character and appearance of the Conservation Area, and their replacement on this component of the site could lead to a neutral or minor positive impact on the Conservation Area as a whole, subject to site design. Sites CFS0472sc and HD.4 may therefore experience mixed positive / negative or uncertain effects.
- D.2.3.2 Site CSF0472 is considered to make a strong contribution to the character and qualities of Broadway Conservation Area including 'prominent open space', focal features and 'significant views'. Sites CFS0472sc and HD.4 contain some 'negative features' under the Broadway Conservation Area Appraisal<sup>3</sup> through the existing built form, although Site HD.4 contains some 'significant trees & tree groups' along the western edge which also comprise boundary features (see site photos below).

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<sup>3</sup> Wychavon District Council (2006) Broadway Conservation Area Appraisal. Available at:  
[https://www.wychavon.gov.uk/?option=com\\_fileman&view=file&routed=1&name=Broadway%20Conservation%20Area%20Appraisal%20Opt%202.pdf&folder=Documents%2FPlanning%2FConservation%20Area%20Appraisals&container=fileman-files](https://www.wychavon.gov.uk/?option=com_fileman&view=file&routed=1&name=Broadway%20Conservation%20Area%20Appraisal%20Opt%202.pdf&folder=Documents%2FPlanning%2FConservation%20Area%20Appraisals&container=fileman-files) [Date Accessed: 20/04/21]

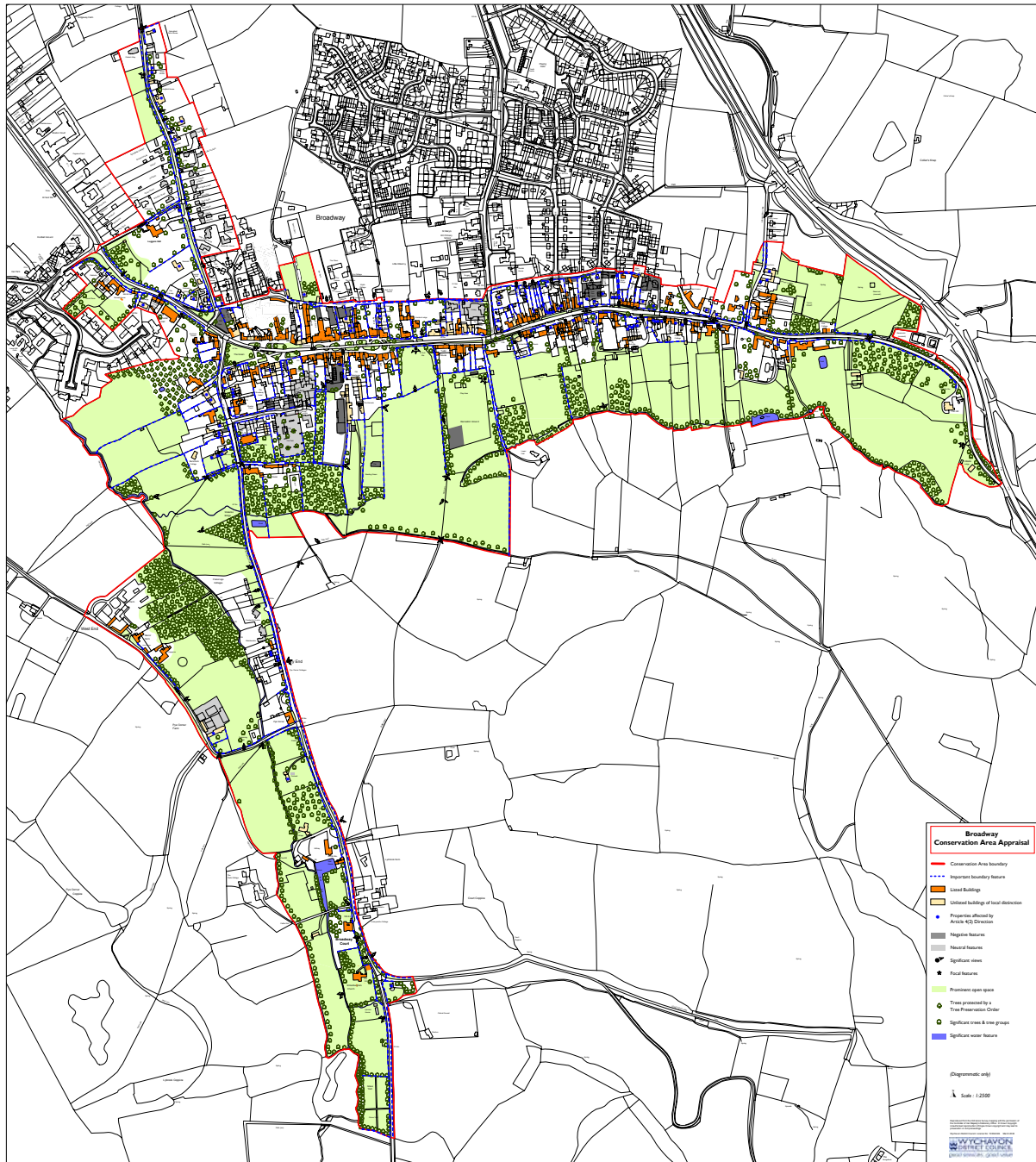


Figure 2.1: Broadway Conservation Area Appraisal (source: Wychavon District Council)



## D.3 SEA Objective 3 – Landscape

### D.3.1 Cotswolds AONB

- D.3.1.1 Sites CFS0031, CFS0321, CFS0406, CFS0472, CFS0472sc, CFS0563, CFS0683, CFS0979, CFS0980, CFS1064 and HD.4 are located wholly within the Cotswolds AONB. Greenfield sites (CFS0031, CFS0321, CFS0406, CFS0472, CFS0563, CFS0683, CFS0979, CFS0980 and CFS1064) within a nationally designated landscape would potentially impact on the natural beauty and special qualities of the AONB and could therefore be expected to have a major negative impact on the AONB (subject to scale and context). Brownfield sites and those located within the existing settlement boundary may have a lower level of impact on the AONB. Sites CFS0472sc and HD.4 are therefore recorded as having a minor adverse impact on the AONB owing to their part greenfield and part brownfield status and the scale of development envisaged.
- D.3.1.2 Sites CFS0054 and CFS0923 are located adjacent to the Cotswolds AONB. The proposed development at these two sites would be likely to be visible from the AONB, and therefore, could potentially have a minor negative impact on the setting of this nationally designated landscape.
- D.3.1.3 Sites SWDP59/19 and CFS1048 are located approximately 40m and 300m from Cotswolds AONB, respectively. Sites SWDP59/19 and CFS1048 are considered to make a more limited contribution to the setting of the AONB due to intervening features and built form (SWDP59/19) and / or the scale of the site (CFS1048) and a negligible impact is therefore recorded on the AONB.

### D.3.2 Landscape Character

- D.3.2.1 Site CFS1048 is a very small site located predominantly within the LCT 'Urban'. An assessment of the urban landscape has not been undertaken as part of the LCA. Site SWDP59/19 and parts of Sites CFS0472sc and HD.4 are also located within the settlement boundary and a negligible impact is recorded against this objective for these sites.
- D.3.2.2 Sites CFS0031, CFS0321, CFS0406, CFS0472, CFS0563, CFS0683, CFS0923, CFS0979, CFS0980, CFS1048 and CFS1064 are located within the LCT 'Village Claylands'. A key characteristic of this LCT is "*hedgerow boundaries to fields*" and "*gently rolling lowland topography*". Sites CFS0054 is located within the LCT 'Principal Village Farmlands'. A key characteristic of this LCT is "*arable and cropping land use*". Therefore, the proposed development at these sites, lying wholly outside the existing settlement boundary, could potentially be discordant with have a minor negative impact on the local landscape character.

- D.3.2.3 It is unlikely that the proposed development at Sites CFS1048, CFS0472sc and HD.4 would be discordant with the guidelines and key characteristics of the 'Village Claylands' LCT, due to a combination of the predominance of existing built form or surfaced areas and these sites being partly located within the settlement boundary and partly within this LCT.
- D.3.2.4 Site SWDP59/19 is located within the Broadway settlement limit (as an allocated site), and therefore, the proposed development at this site would be expected to result in a negligible impact on the local landscape character, treating the proposed allocation as the existing baseline.

### D.3.3 Landscape Sensitivity

- D.3.3.1 A Landscape Sensitivity Study has identified the sensitivity and housing capacity for parcels of land around Broadway.
- D.3.3.2 Sites CFS0406, CFS0472, CFS0683, and a small proportion of Sites CFS0563, CFS0472sc and HD.4 are located in areas of 'high' sensitivity for housing. Sites CFS0031, CFS0054, CFS0923, CFS1048 and a proportion of Site CFS0563 are located in areas of 'high/medium' sensitivity, for housing.
- D.3.3.3 Sites CFS0321, CFS0979, CFS0980 and CFS1064 are located in areas of 'medium' sensitivity (landscape sensitivity parcel B2), where it has been suggested there may be some limited capacity for housing in certain locations. The study states for land parcel B2 "*Strategic housing is possible in one enclosed field extending development north on Leamington Road, but it is important that a green rural corridor is maintained between the A44 bypass and the settlement beyond this. A small intervention of up to 0.5 Ha may be possible on the rough grass field south of Averill Close providing the rest of the area including the PROW was put over permanently to open space linking into the settlement to the north and south*".
- D.3.3.4 Site SWDP59/19 is located within the Broadway settlement limit (as an allocated site), and as such was not assessed for its sensitivity or capacity within this study. Therefore, the proposed development at this site would be expected to result in a negligible impact on the local landscape, treating the proposed allocation as the existing baseline.
- D.3.3.5 It should be noted that both the Landscape Character Assessment and Landscape Sensitivity Study comprise landscape units which cover a wider geographical area than the sites that are being assessed and may exhibit different characteristics as well as sensitivities to housing and employment development.
- D.3.3.6 For Site CSF0472 the landscape sensitivity study is considered to be representative and reflective of landscape sensitivity for landscape sensitivity parcel B5 as Site CFS0472 exhibits strong pastoral qualities, tree cover, traditional orchards, recreational usage and a provides a green corridor which contributes to the setting of the town and the Cotswold scarp.

- D.3.3.7 Sites HD.4 and CFS0472sc are located in the north western edge of landscape sensitivity parcel B5 and parts of the sites are located within the existing settlement boundary. These sites contain employment units (some vacant / dilapidated), car parking, storage containers and mature or semi-mature trees and Site HD.4 contains elements of 'horsiculture' to the east associated with the Hunt (e.g. menage, horse walker, stables, kennels, small paddocks). There are a mix of landscape qualities on Sites CSF0472sc and HD.4 (including some detractors) which may provide some capacity for housing (at appropriate densities) with careful consideration of boundary treatments and the relationship to the wider settlement and sensitivities of landscape sensitivity parcel B5 (particularly to the east).

#### **D.3.4 Views from the PRoW Network**

- D.3.4.1 Several PRoWs and the Cotswold Way National Trail are located in close proximity to the Broadway RA sites. A number of Sites are crossed lie in close proximity to PRoW with potential views towards the sites (See Figures at Appendix A). The proposed development at Sites CFS0054, CFS0321, CFS0472, CFS0472sc, CFS0563, CFS0683, CFS0923, CFS0979, CFS0980, CFS1064 and HD.4 could potentially alter the views experienced by users of these footpaths. A minor negligible impact would be expected for these sites.
- D.3.4.2 Site CFS0472 is crossed by a number of PRoW and includes a circular route of footpaths that are signposted as linking to Cotswold Way and appear to be well used recreational paths on the settlement edge, combined with existing open views of the surrounding landscape and AONB. As a result, a potential major negative impact is recorded for Site CFS0472.
- D.3.4.3 The proposed development at Sites CFS0031 and CFS1048 would be unlikely to significantly impact views from the nearby PRoW network as these sites are separated from the PRoW by existing built form in Broadway. Site SWDP59/19 is also influenced by an element of existing screening between the site and the footpath located to the west, and the allocated context of the site. A negligible impact would be expected for these three sites.

#### **D.3.5 Urbanisation of the Countryside**

- D.3.5.1 Sites CFS0054, CFS0321, CFS0472, CFS0563, CFS0683, CFS0923, CFS0979 and CFS1064 are located in the open countryside surrounding Broadway. The proposed development at Sites CSF0054, CFS0321, CFS0563, CFS0683, CFS0923, CFS0979 and CFS1064 would be likely to contribute towards urbanisation into the surrounding countryside and therefore, these seven sites could potentially have a minor negative impact on the local landscape. Site CFS0054 is also slightly removed from the settlement boundary and development here would be considered to be discordant with the existing settlement pattern.
- D.3.5.2 Site CFS0472 is the largest of the sites in terms of potential dwelling numbers, and combined with local landscape character and high landscape sensitivity to housing development, is also

considered to potentially create an urbanising effect. Potential major negative impacts are therefore recorded for Site CFS0472.

- D.3.5.3 Sites CFS0031, CFS0406 and CFS0980 are located in open countryside outside of the settlement boundary, comprising sites of less than 0.5ha, which although acknowledged as greenfield sites are considered to make a more limited contribution to urbanisation of the countryside at this scale. Sites CFS0472sc, CFS1048, HD.4 and SWDP59/19 lie either within or partly within the settlement boundaries and are influenced by previous built development. A negligible impact would be expected for these seven sites.

### **D.3.6 Other considerations**

#### **Open space**

- D.3.6.1 Areas of existing open space (recreational) are associated with two sites: CFS0472 (Bowling Club) and SWDP59/19 (Football club).
- D.3.6.2 A proposed area of accessible natural greenspace in the SWDPR is also associated with Site SWDP59/19 – to coincide with the Local Wildlife Site and area of priority habitat. This area is also proposed as an area of Local Green Space under the NDP.
- D.3.6.3 These areas are available to view online<sup>4</sup>.

#### **Tree preservation orders**

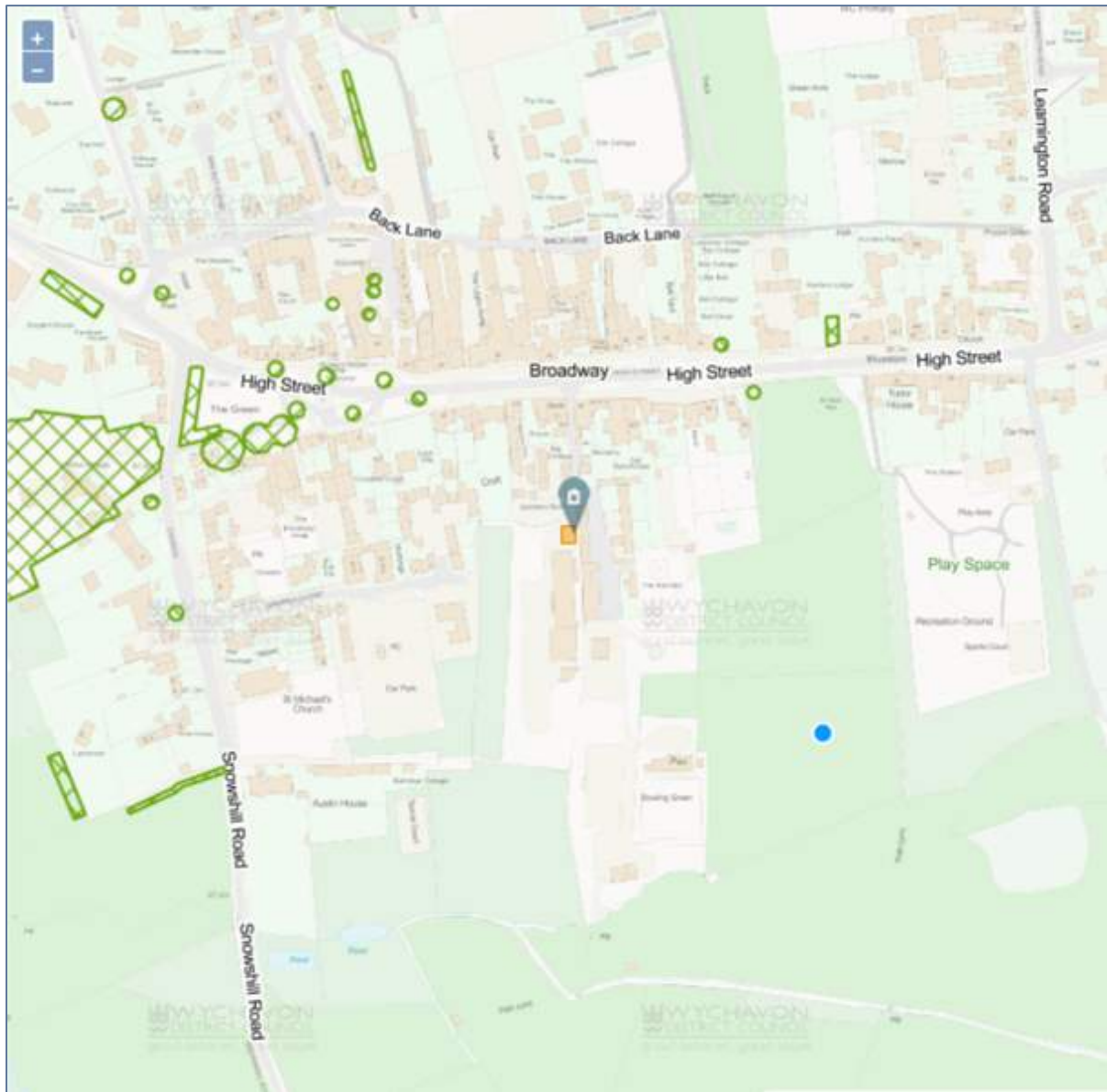
- D.3.6.4 Tree Preservation Orders are available to view online<sup>5</sup>.
- D.3.6.5 A Tree Preservation Order is located near to the northern boundary of Site CFS0472 and adjacent to the proposed access onto the High Street for Site CFS0472sc

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<sup>4</sup> Available at: <http://swdp.addresscafe.com/app/exploreit/default2.aspx> [Date Accessed: 20/04/21]

<sup>5</sup> Wychavon District Council (2021) My Local Area. Available at: <http://maps.wychavon.gov.uk/mylocalarea/mylocalarea.html#/search> [Date Accessed: 20/04/21]





**Figure 3.1:** Tree Preservation Orders (Source: Wychavon District Council)

## D.4 SEA Objective 4 – Water and Flooding

### D.4.1 Fluvial Flooding

D.4.1.1 Approximately half of Site SWDP59/19 is located within Flood Zone 2, and a small proportion in the north west of the site is located within Flood Zone 3. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected.

D.4.1.2 Sites CFS0031, CFS0054, CFS0321, CFS0406, CFS0472, CFS0472sc, CFS0563, CFS0683, CFS0923, CFS0979, CFS1048, CFS1064 and HD.4 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these 14 sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

### D.4.2 Surface Water Flooding

D.4.2.1 A proportion of Site CFS0472 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

D.4.2.2 A proportion of Sites CFS0563, CFS0683, CFS0923, CFS1064 and SWDP59/19 coincide with areas determined to be at low and medium risk of surface water flooding. Sites CFS0031, CFS0054, CFS0321, CFS0472sc and HD.4 coincide with areas determined to be at low risk of surface water flooding. As a result, the proposed development at these ten sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

### D.4.3 Watercourse

D.4.3.1 A minor watercourse runs through Site CFS0472, and the majority of Sites CFS0406, CFS0472sc and HD.4 are located within 200m of this watercourse. A large proportion of Site SWDP59/19 and a small proportion of Site CFS0054 are located within 200m of the Badsey Brook. The proposed development at these six sites could potentially increase the risk of contamination of these watercourses, and therefore a minor negative impact would be expected.

## D.5 Site photos (selected)

### D.5.1 Site CFS0406 / HD.4 (western side)















## D.5.2 Site CFS0472sc / HD.4 (eastern side)









D.5.2.1 Potential access points into Sites CFS0472sc / HD.4







### D.5.3 Site CFS0472



#### D.5.4 Site CFS0979



#### D.5.5 Site CFS0321





## D.5.6 Site CFS1064









D.5.6.1 Site CFS1064 (adjacent new development)



D.5.7 Site CFS0031



## D.5.8 Site CFS0980





## D.5.9 Site SWDP59/19







## D.5.10 Site CFS0923







## D.5.11 Site CFS0054





## D.5.12 Site CFS0573





#### D.5.13 Site CFS0683









## D.5.14 Contextual photos

### D.5.14.1 Broadway settlement from the High Street



### D.5.14.2 Broadway from southern environs of Broadway Tower



# Appendix E: Policy Assessments

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# E.1 Overview

## E.1.1 Introduction

- E.1.1.1 This appendix provides an appraisal of the 34 policies proposed within the Broadway Neighbourhood Development Plan (NDP) as part of Stage C of the SEA process.
- E.1.1.2 The policy assessments within this report are based on the policies within the Pre-Submission Consultation Version of the Broadway NDP dated 13 August 2020.
- E.1.1.3 Each of the policies appraised in this report have been assessed for likely impacts on each of the four SEA Objectives that have been screened into the SEA process, as outlined within the SEA Framework (see **Appendix C**).

## E.1.2 Overview of policy assessments

- E.1.2.1 As part of the assessment of reasonable alternatives consideration has been given to the impact of a do-nothing scenario i.e. without implementation of the NDP (see **Table E.1.1** below). The ‘do nothing assessment’ assumes that policies outlined in the South Worcestershire Development Plan (SWDP) adopted in February 2016 and other high-level policies and plans will continue to be implemented.

**Table E.1.1:** Likely evolution of the environment without the adoption of the Broadway NDP

SEA Topic	Score	Evolution without the Plan
Biodiversity	0	<ul style="list-style-type: none"> <li>In the absence of the NDP, Policy SWDP 22 provides that developments that would have an adverse impact on internationally or nationally designated biodiversity sites will not be permitted. This policy also seeks to avoid the avoid the loss of ancient woodland and veteran trees, unless the benefits of the proposal in a given location clearly outweigh the loss or deterioration.</li> <li>Under Policy SWDP 22, development which would compromise the favourable condition or conservation status of a locally designated site, an important individual tree or woodland, species or habitats of principal importance recognised in the Biodiversity Action Plan, or listed under Section 41 of the NERC Act 2006, will only be permitted if the need for and the benefits of the proposed development outweigh the loss. Where loss of the aforementioned factors is unavoidable compensatory measures will be required. In the first instance this should be through on-site mitigation. Off-site mitigation will only be acceptable where on-site mitigation is shown not to be possible.</li> <li>Policy SWDP 22 states “<i>Development should, wherever practicable, be designed to enhance biodiversity and geodiversity (including soils) conservation interests as well as conserve on-site biodiversity corridors / networks. Developments should also take opportunities, where practicable, to enhance biodiversity corridors / networks beyond the site boundary</i>”.</li> <li>In the absence of the NDP, Policy SWDP 22 seeks to provide protection to biodiversity assets including designated sites and habitats and species of principle importance. Some provision is also made for biodiversity enhancement through</li> </ul>

SEA Topic	Score	Evolution without the Plan
		<p>this policy, although it is uncertain the level of measurable net gain this may deliver.</p> <ul style="list-style-type: none"> <li>Policy SWDP 5: Green Infrastructure specifies the overall level of Green Infrastructure (GI) required for housing developments which may include habitat creation, along with other GI measures.</li> </ul>
Cultural Heritage	0	<ul style="list-style-type: none"> <li>Policies SWDP 6 and SWDP 24 relate to the historic environment and seek to ensure that development proposals conserve and enhance heritage assets, including assets of potential archaeological interest. These policies collectively cover designated heritage assets i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets and the historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings and archaeological remains of all periods. A range of legislation and national guidance also affords protection to heritage assets.</li> <li>In the absence of the NDP, the character and setting of designated and non-designated heritage assets are afforded protection under the SWDP. However, it is uncertain as to the extent to which the accessibility, local awareness or locally distinctive elements of the historic landscape may be enhanced over time.</li> </ul>
Landscape	0	<ul style="list-style-type: none"> <li>Policy SWDP 23 relates to the Cotswolds AONB and states that: A. Development that would have a detrimental impact on the natural beauty of an AONB will not be permitted; B. Any development proposal within an AONB must conserve and enhance the special qualities of the landscape; and C. Development proposals should have regard to the most up-to-date approved AONB Management Plans.</li> <li>Policy SWDP 25 relates to landscape character and seeks to ensure that development proposals are appropriate to, and integrate with, the character of the landscape setting and that they take account of the Worcestershire Landscape Character Assessment and its guidelines. All developments should conserve, and where appropriate, enhance the primary characteristics and important features of the land cover parcel, and have taken any available opportunity to enhance the landscape. An LVIA will be required for all major development proposals and other proposals that may have a detrimental effect on landscape resources, attributes or features.</li> <li>The Cotswolds AONB will continue to be proactively and effectively managed by the Cotswold Conservation Board and, in the absence of the NDP, would be likely to be conserved and enhanced through the Cotswold AONB Management Plan 2018 – 2023.</li> <li>In the absence of the NDP, the local distinctive and rural landscape characteristics of the relevant Worcestershire Landscape Character Areas (LCA) such as arable and pastoral fields would be protected to a degree through policies set out in the SWDP, although it is uncertain the extent to which important landscape features of Broadway would be enhanced.</li> <li>In the absence of the NDP, it is uncertain the extent to which distinctive and long-distance countryside views enjoyed by sensitive receptors, including local residents and those on the local PRoW network would be likely to change. Policies set out in the SWDP (such as SWDP 21 relating to design principles and SWDP 25 relating to</li> </ul>



SEA Topic	Score	Evolution without the Plan
		the landscape character) would be likely to protect some views but may not be specific to Broadway Parish. Without proactive management to preserve landscape features, visual amenity and open space, the quality of these views could potentially deteriorate over time.
Water and Flooding	0	<ul style="list-style-type: none"> <li>• Policies SWDP 28: Management of Flood Risk, SWDP 29: Sustainable Drainage Systems, SWDP 30: Water Resources, Efficiency and Treatment and SWDP 31: Pollution and Land Stability relate to the water environment.</li> <li>• In the absence of the NDP, the NPPF and forementioned policies provide specific tests and mitigation that must be applied with respect to all sources of flood risk.</li> <li>• Under policy SWDP 30 all development proposals must demonstrate that there are or will be adequate water supply and water treatment facilities in place to serve the whole development. Development proposals in areas where there is no mains foul drainage provision should consider the hierarchy of drainage options set out in the PPG. For housing proposals, it must be demonstrated that the daily non-recycled water use per person will not exceed 110 litres per day.</li> <li>• The Environment Agency (EA) will continue to pursue water quality improvements for surface and ground water bodies in the catchment area. The ecological and chemical status of each waterbody would be likely to improve to some extent over the coming years in line with requirements of the Water Framework Directive.</li> </ul>

- E.1.2.2 Assessment narratives follow the impact matrices for each policy, within which the findings of the appraisal and the rationale for the recorded impacts are described.
- E.1.2.3 The impact matrices for all policy assessments are presented in **Table E.1.2** below. These impacts should be read in conjunction with the assessment text narratives which follow in the subsequent sections of this appendix, as well as the topic-specific methodologies and assumptions presented in the main SEA Report.
- E.1.2.4 Within these policy assessments, where relevant, some recommendations for enhancement or improvement of the policies have been suggested, along with potential mitigating impacts that these policies would be expected to have on the adverse impacts identified within the policies assessment (See Section 7 of this report).

**Table E.1.2:** SEA impact matrix for policies assessed in this report

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
HD.1	0	0	+	0
HD.2	0	0	0	0
HD.3	+	+	+	0
HD.4	-	+/-	-	-
HD.5	-	-	-	0
HD.6	0	0	+	0
HD.7	0	0	0	0
HD.8	0	0	0	0
BE.1	+	+	+	0
BE.2	0	0	+	0
BE.3	0	0	0	0
BE.4	0	+	+	0
BE.5	0	0	0	0
BE.6	0	0	0	0
BE.7	0	0	0	+
BE.8	0	+	+	0
NE.1	+	0	+	+
NE.2	0	+	+	0
NE.3	+	+	+	+
NE.4	+	+	+	0
NE.5	+	0	+	0
NE.6	+	0	+	+
NE.7	+	0	0	+
NE.8	+	0	0	+
NE.9	0	0	0	0
NE.10	0	0	+	0
LET.1	0	0	+	0
LET.2	0	+	+	0
LET.3	0	0	0	0
LET.4	0	0	0	0
LET.5	0	0	0	0
COM.1	+	+	0	0
COM.2	0	0	0	0
COM.3	+	0	0	0

## E.2 Future Housing and Development

### E.2.1 Policy HD.1: Development Boundary and Infill

#### Policy HD.1: Development Boundary and Infill

- 1.1 Proposals for new dwellings within the development boundaries (see Figures 3, 4 and 5) will be supported subject to being in accordance with other policies in this Plan and conformity with the Village Design Statement (Appendix 1).
- 1.2 All areas outside the development boundary are classed as countryside. New dwellings in the countryside will be limited to dwellings for rural workers, replacement dwellings, reuse of existing buildings provided they are of a permanent and substantial construction, construction of houses with exceptional design and new dwellings in accordance with Policy HG.4 Rural Exception Housing.
- 1.3 Limited infill within the development boundary will be supported provided that the development meets the criteria for permitted infill, and:
  - a. Contributes to the character of the village;
  - b. Is modest in the proportion to the size of the site, proportionate in mass to neighbouring properties and designed to respect the context and amenity of neighbouring properties as well as the wider village; and
  - c. Conforms to the design principles set out in the Village Design Statement.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
HD.1	0	0	+	0

- E.2.1.1 Policy HD.1 seeks to focus growth within the defined NDP settlement boundary for Broadway and ensure that limited growth (of an appropriate nature and scale) outside the settlement boundary is only permitted in specific circumstances.
- E.2.1.2 By limiting development outside of the village boundary, this policy would be expected to help protect designated biodiversity sites, the majority of which lie in the surrounding countryside. There are some biodiversity assets within the village, including the 'Littleton, Broadway & Badsey Brooks and Tributaries' Local Wildlife Site (LWS) and some small areas of priority habitat. It is anticipated that these biodiversity assets would be protected from development by NDP Policy NE.6 as well as those within the South Worcestershire Development Plan (SWDP). Overall, a negligible impact on biodiversity would be expected.
- E.2.1.3 A proportion of the village is designated as Broadway Conservation Area, which contains many Listed Buildings. It is likely that future development within the village boundary would be situated in close proximity to heritage assets and could potentially impact their historic setting. Policy HD.1 would support development in these areas, provided that it "*contributes to the character of the village*" and is in keeping with the design principles outlined in the Village Design Statement. In accordance with these guidelines, it is anticipated that future development within the village would result in a negligible impact on cultural heritage.
- E.2.1.4 The majority of the development boundary lies within the Cotswolds Area of Outstanding Natural Beauty (AONB). The Cotswolds (Wychavon) AONB and Environs Landscape and



Visual Sensitivity Study<sup>1</sup> has identified generally high sensitivity of land parcels surrounding the development boundary to development. Policy HD.1 states that development must be modest and designed to respect the context and amenity of the village. The impact of any future development with respect to the AONB and local landscape character would need to be determined on a case-by-case basis but on the whole this policy would be likely to reduce the potential for adverse impacts on landscape arising. A minor positive impact on landscape would be expected, through policy provisions which seek to ensure that proposals ‘*Conforms to the design principles set out in the Village Design Statement*’.

- E.2.1.5 The north west of the village boundary coincides with Flood Zone 2 and 3, along the Badsey Brook. Development in this area could potentially locate site end users in areas at risk of flooding. Areas of low, medium and high surface water flood risk can be found throughout the village, particularly along roads. In accordance with NDP Policies NE.7 and NE.8, as well as SWDP and national policies, it is anticipated that flood risk would be addressed prior to development consent being granted. Therefore, Policy HD.1 would be anticipated to result in a negligible impact on water and flooding at this stage.

## E.2.2 Policy HD.2: Use of Garden Land

### Policy HD.2: Use of Garden Land

Where permission is required, development proposals in lawful garden land within the development boundary will only be supported if it can be demonstrated that it:

- Preserves or enhances the character of the area;
- Is in accordance with Policy BE2 of this Plan;
- Has positive regard to the Broadway Conservation Area Appraisal and the Broadway Village Design Statement;
- Does not significantly impact on the amenities of neighbouring properties;
- Provides satisfactory arrangements for access and parking; and
- Does not cause new flood risk or exacerbate any existing flood risk.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
HD.2	0	0	0	0

- E.2.2.1 Policy HD.2 sets out requirements for the use of garden land for development. Development within gardens could potentially help to limit adverse impacts by ensuring development makes efficient use of land within the existing settlement, and does not encroach into the open countryside surrounding Broadway. However, gardens can contribute towards valuable networks of green and semi-natural spaces within settlements and as such their loss can be detrimental to the wellbeing of wildlife and people. Under this policy, such development would only be permitted within the development boundary and where it accords with other environmental policies as well as national policy. Therefore, on balance this would be likely to have a negligible impact on biodiversity.

<sup>1</sup> White Consultants (2019) Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study Final Report – May 2019. Available at: <https://www.swdevelopmentplan.org/swdp-review/swdp-review-evidence-base/cotswolds-and-malvern-hills-areas-of-outstanding-natural-beauty-aonb-studies> [Date Accessed: 14/04/21]

- E.2.2.2 The policy states that development must have “*positive regard to the Broadway Conservation Area Appraisal and the Broadway Village Design Statement*” and as such, it is anticipated that any limited garden development would be in keeping with the existing character. Development in gardens would potentially be screened from immediate view of heritage assets by the existing residential development, where the loss of any boundary features that make a contribution to the historic landscape should be avoided or minimised. Therefore, a negligible impact on cultural heritage would be expected.
- E.2.2.3 Although in general an increased housing density arising from development on garden land may have implications on the landscape quality and character, due to the likely small-scale development that would be supported under this policy and the requirement to “*not significantly impact on the amenities of neighbouring properties*”, it is expected that significant impacts on the local landscape would be avoided. A negligible impact would be likely.
- E.2.2.4 Loss of garden land to development could potentially result in a reduction in the area of natural spaces and vegetation cover within Broadway, which can play an important role in managing and mitigating flooding and surface water runoff. Policy HD.2 states that garden development would only be permitted where it “*does not cause new flood risk or exacerbate any existing flood risk*”. As such, it is assumed that this policy would ensure development does not result in a net change in flood risk, and result in a negligible impact on SEA Objective 4.

### E.2.3 Policy HD.3: Use of Brownfield Land

#### Policy HD.3: Use of Brownfield Land

- 3.1 The redevelopment of brownfield land within the defined development boundary will be supported subject to the following criteria:
- a. The new use would be compatible with the surrounding uses;
  - b. Any remediation works to remove contaminants are satisfactorily dealt with;
  - c. The proposal would lead to an enhancement in the character and appearance of the site and would not result in the loss of any land of high environmental value; and
  - d. The proposal does not cause new flood risk or exacerbate any existing flood risk.
- 3.2 Where any previous development is no longer apparent and the land has reverted to nature, the land should not be considered as ‘brownfield’.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
HD.3	+	+	+	0

- E.2.3.1 Policy HD.3 supports the redevelopment of brownfield land within Broadway, which would be likely to represent an efficient use of land and help to restrict future spread of development into the open countryside.
- E.2.3.2 Brownfield sites are generally likely to be of lower ecological value than greenfield sites, however, this may not always be the case as urbanised areas can contain important semi-natural habitats and green corridors. Site-specific surveys would be helpful in determining potential for any brownfield sites with high biodiversity value, prior to development. In this regard, the policy states that “*where any previous development is no longer apparent and the*

*land has reverted to nature, the land should not be considered as 'brownfield'.* Therefore, it is likely that this policy would help to protect biodiversity features within the development boundary and as such result in a minor positive impact.

- E.2.3.3 A proportion of the development boundary coincides with Broadway Conservation Area. Along the High Street in particular there are many Listed Buildings. It is likely that future development within the defined boundary would be situated in close proximity, and potentially within the setting of, heritage assets. However, redevelopment of brownfield sites could potentially provide opportunities to improve the historic character, through sympathetic re-use of existing buildings, helping to avoid them falling into disrepair and emphasising the historical land use. It could also involve replacement of a building or unsightly space that has a potentially detrimental impact on Broadway Conservation Area. The policy states that development of brownfield land will only be supported where it *“would lead to an enhancement in the character and appearance of the site”*. Therefore, this policy could potentially have a minor positive impact on cultural heritage.
- E.2.3.4 In terms of landscape, development on brownfield land would be expected to result in lesser impacts than those on greenfield land because greenfield locations, overall, tend to be more sensitive to change. Policy HD.3 seeks to ensure that development on brownfield sites is *“compatible with the surrounding uses ... [and] ... would lead to an enhancement in the character and appearance of the site”*. The focus on improving the character and appearance of brownfield sites in the policy is likely to result in benefits to the landscape, although, brownfield development can lead to detrimental impacts such as through increasing density and changing land use. On balance, it is considered that a minor positive impact on landscape would be achieved through this policy.
- E.2.3.5 Policy HD.3 states that brownfield development proposals must *“not cause new flood risk or exacerbate any existing flood risk”*. Brownfield sites would generally be expected to contain some existing built form and/or hard-standing. Brownfield sites are also more likely to be in proximity to existing water drainage and sewer infrastructure, which could potentially help to ensure water quality impacts are manageable, assuming capacity is sufficient. The policy would not be expected to significantly impact water or flooding, and therefore, a negligible impact has been recorded.

## E.2.4 Policy HD.4: Site Allocation Land off Kennel Lane / Church Close

### Policy HD.4: Site Allocation Land off Kennel Lane / Church Close

- 4.1 Land south of Kennel Lane and east of Church Close, as shown on Figure 12, is allocated for a community-led redevelopment comprising retail, education, leisure, offices (Class B1) and 1 and 2 bed bedroom homes.
- 4.2 Proposals for development within this site allocation must adhere to the following principles:
- Provision of a new vehicular access off Church Close;
  - Access via Kennel Lane restricted to pedestrian, cycle and emergency service vehicles only;
  - Extension of the existing Church Close public car park with approximately 50 additional spaces including provision for disabled spaces and electric car charging points;
  - No new building to be more than 3 stories in height;
  - Materials to be of natural Cotswold stone and natural Cotswold stone roofing slates, or, subject to approval, suitable artificial stone slates;



- f. Retention or relocation of existing retail and leisure uses within the site;
  - g. Retention of existing Victorian kennel buildings for appropriate reuse; and
  - h. Protection of the Hunt Field as a Local Green Space in accordance with Policy NE.3.
  - i. The proposals summarised in Policy HD.4 are not to be read as comprehensive, definitive or necessarily achievable, but would be operative subject to all approvals, permissions, terms, conditions and agreements that may be necessary.
- 4.3 Any application submitted should be accompanied by a master plan showing a holistic redevelopment of the whole site. Any application must also demonstrate that it would not prejudice or compromise the redevelopment of the remainder of the site.
- 4.4 Proposals that fail to comply with the above principles will not be supported.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
HD.4	-	+/-	-	-

- E.2.4.1 Policy HD.4 identifies a potential site for mixed-use development, located off Kennel Lane/Church Close in the centre of Broadway Village, and sets out a number of requirements that proposals must have regard to<sup>2</sup>. An appraisal of this site has been carried out pre-mitigation alongside other reasonable alternative options and is presented in **Appendix D**.
- E.2.4.2 A small proportion in the south west of the site, adjacent to the public car park, coincides with an area shown on Natural England datasets<sup>3</sup> for habitats of principal importance under Section 41 of the Natural Environment and Rural Communities Act (2006) as deciduous woodland priority habitat<sup>4</sup>. Policy HD.4 states that “*proposals for development within this site allocation must ... [include] extension of the existing Church Close public car park with approximately 50 additional spaces*”. Development proposals to the west of the site could potentially result in a net loss of priority habitat, and therefore, have a minor negative impact on biodiversity. A provision could be included in this policy for development proposals to demonstrate how biodiversity will be conserved, and where appropriate enhanced in line the NPPF and other policies contained within the Development Plan and that the level of protection and mitigation should be proportionate to the status of the feature, habitat or species and its importance individually and as part of a wider network (See also comments on Policy NE.6 in terms of net gain).
- E.2.4.3 The proposed site HD.4 contains predominantly existing built form and car parking along with provisions associated with the keeping and exercising of dogs / horses associated with the Hunt and some very small paddocks within the east of the site, as well as trees and shrubs to the west (which are shown as significant trees and tree groups in the Conservation Area Appraisal). The site is located wholly within Broadway Conservation Area and is in close proximity to several Listed Buildings including the Grade II Listed ‘Outbuilding approximately

<sup>2</sup> Part (i) provides some uncertainty to the policy provision, although it is acknowledged that a degree of flexibility is required ahead of site specific technical surveys (e.g ecology, landscape, access), consultation advice (e.g. Highways Authority) and masterplanning.

<sup>3</sup> Available at <https://data.gov.uk/dataset/4b6ddab7-6c0f-4407-946e-d6499f19fcd/priority-habitat-inventory-england>

<sup>4</sup> There appeared to be a small number of mature or semi mature trees on this part of the site and more predominant areas of scrub (with possible prior selective felling of taller deciduous and / or coniferous trees). It was not possible to fully establish the species composition, condition or diversity from the site visit from publicly accessible places, and when trees were not in leaf. Scrub also provides refuge for a range of wildlife species and can be an important component of ecological networks in ‘urban’ areas. A Phase 1 Habitat Survey is recommended to inform site proposals and mitigation requirements.

40 metres south of Number 43' located adjacent to the site to the north. Subject to design, development could potentially help to improve the character and appearance of the Conservation Area by redeveloping old and degraded buildings and could lead to a minor positive effect on heritage resources in this regard. Reference could be made to the Broadway Village Design Statement in the policy text to help strengthen this policy and to provide a framework for development. Overall both positive and negative effects could be experienced in relation to cultural heritage.

- E.2.4.4 The policy states that development at this site should be constructed using local Cotswold stone and should ensure the “*retention of existing Victorian kennel buildings for appropriate reuse*”. These measures would be likely to ensure that development at this site is in keeping with the surrounding character. The proposed site is located wholly within the Cotswolds AONB, although the site is partially developed / within the settlement boundary which, combined with the scale of development, would serve to avoid likely significant negative arising effects on the AONB. There could still be potential for minor adverse effects (pre mitigation), subject to design and other policies within the NDP. Reference could be made to the Broadway Village Design Statement and in the policy text to help strengthen this policy and to provide a framework for development to be in keeping with the local character and identity of the area. The requirement to provide a holistic masterplan for the whole site would also help to ensure that the effects of development on landscape resources, and possible enhancements are considered in the decision making process, and the policy contains specific provisions to ensure that Hunt Field (located to the east of the proposed development site) is protected as a Local Green Space in accordance with Policy NE.3.
- E.2.4.5 The site is located wholly within Flood Zone 1, however, a small proportion across the centre of the site coincides with areas at low risk of surface water flooding, with a very small area of medium and high risk in the south. Development at this site could also potentially result in the loss of trees and an increase in the impermeable surface area which could lead to exacerbation of surface water flood risk and a minor adverse effect in a pre-mitigation scenario. SuDs may need to be considered in a holistic manner as part of the masterplanning if development occurs in stages or through different developers. The following addition could be considered...Any application submitted should be accompanied by a master plan showing a holistic redevelopment of the whole site, “*including consideration of Sustainable Drainage Systems (SuDs).*”
- E.2.4.6 It is important to reiterate that the above assessment provides a ‘pre-mitigation’ assessment of each policy within the NDP, and Section 7 seeks to identify any specific mitigation or other collective policies within the NDP that may help to avoid or minimise adverse effects, or lead to positive effects on each SA objective. Where potential negative effects are assessed, **Table E.7.2** considers whether this will be addressed through other policy provisions in the NDP.

## E.2.5 Policy HD.5: Rural Exception Housing and Affordable Homes

### Policy HD.5: Rural Exception Housing and Affordable Homes

- 5.1 Small scale community-led housing schemes on sites beyond, but reasonably adjacent to the defined development boundary of the village will be supported where the following criteria can be met:
- There is a proven and as yet unmet local need;
  - That no other suitable site exists within the Village Development Boundary; and
  - Secure legal arrangements exist to ensure the housing will remain affordable and available to meet the needs of local people in perpetuity; and
- 5.2 Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme to subsidise the delivery of affordable homes. In such cases, land owners will be required to provide additional supporting evidence in the form of an open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
HD.5	-	-	-	0

- E.2.5.1 Policy HD.5 identifies certain types of housing that would be supported outside of the defined development boundary (as discussed within Policy HD.1). This includes small scale community-led housing schemes, and some limited market housing where necessary to ensure viability of housing schemes delivering affordable homes and makes provision for rural exception sites in accordance with Para 77 of the NPPF.
- E.2.5.2 In general, development outside of the village boundary and in open countryside would be likely to present potential for minor adverse effects such as impacts on the Cotswolds AONB, local landscape character, heritage resources and biodiversity, commensurate with and acknowledging the smaller scale of sites proposed and dependent on site location.
- E.2.5.3 Cumulative effects could also potentially arise, although this will be limited through the policy provision to demonstrate “*a proven and as yet unmet local need.*” The term “reasonably adjacent to” and “small scale” could offer room for interpretation and there may be a need to consider the definition or phrasing of these in terms (acknowledging an arbitrary figure or set distance could also be difficult to defend at examination).
- E.2.5.4 Consideration should be given to including a provision stating that all development proposals should be a) of an appropriate scale and location to be keeping with the settlement pattern and local landscape/ historic character and / or b) the design and layout of the proposal respect the rural and historic character of the area and can be satisfactorily integrated into the surrounding landscape and settlement edge and / or c) is not subject to any other over riding environmental or other material planning constraint.



## E.2.6 Policy HD.6: Local Gaps

### Policy HD.6: Local Gaps

- 6.1 In order to prevent the coalescence of Broadway and Childswickham a defined local gap should be left between the two as shown in Figure 14. This gap should be maintained in order to preserve the open settings and individual characters of these distinctive settlements and prevent the equivalent of “ribbon development” between them.
- 6.2 New development within the gap should be restricted to the reuse of rural buildings, agricultural and forestry-related development, playing fields, other open land uses and minor extension to existing dwellings, where these preserve the separation of the settlements concerned and retain their individual identities.
- 6.3 In order to prevent ribbon development within the village between existing housing and the settlement around Smallbrook Road, and to emphasize the separation of Broadway and Willersey, local gaps should be left around the Smallbrook Road settlement, to the west and east of Leamington Road up to the A44 and beyond the A44 to the Neighbourhood Area Boundary, leaving existing agricultural land intact (Figure 15). All of this land lies within the AONB.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
HD.6	0	0	+	0

- E.2.6.1 Policy HD.6 identifies two Local Gaps between Broadway, Childswickham and Willersley, within which development should be limited to open land uses or minor extensions, in order to help ensure that the three settlements remain distinct.
- E.2.6.2 By preventing coalescence and the spread of development into the open countryside, this policy would be likely to protect the rural setting of the villages. Avoiding ribbon developments and merging settlements would help to protect the natural environment and local distinctiveness. A minor positive impact on landscape would be expected.
- E.2.6.3 Policy HD.6 would not be anticipated to directly impact biodiversity, cultural heritage or water and flooding.

## E.2.7 Policy HD.7: Housing Mix

### Policy HD.7: Housing Mix

#### Affordable Housing Mix

- 7.1 Where affordable housing is provided, in order to meet the specific needs of the Neighbourhood Area, affordable housing will be provided in general accordance with the following stock mix:

1 Bed	2 Bed	3 Bed	4+ Bed
At least 40%	At least 30%	No more than 25%	No more than 5%

The requirement for and provision of affordable housing within the Neighbourhood Area will continue to be monitored throughout the Plan period by the Parish Council in order to ensure that the most up-to-date evidence is used to identify the current need. Such evidence will be used to inform the provision of affordable housing on qualifying sites.

#### Market Housing Mix

- 7.2 New developments of 10 or more dwellings should seek to meet the requirements identified by current up-to-date evidence such as the Broadway Parish Housing Needs Survey.

7.3 In order to meet the specific needs of the Neighbourhood Area, market housing will be provided in general accordance with the following stock mix:

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed
Number of Persons	1-2	3-4	5-6	6-8	8 - 10
Percentage	10%	25%	35%	20%	10%

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
HD.7	0	0	0	0

E.2.7.1 Policy HD.7 relates to the provision of affordable homes and a suitable mix of housing to meet the identified needs within the parish. This would not be expected to impact any of the four SEA Objectives.

## E.2.8 Policy HD.8: Pedestrian Access to Amenities

### Policy HD.8: Pedestrian Access to Amenities

Where possible, new housing should be designed to ensure that it connects safely to the village's amenities and its existing pavement network within the village of Broadway.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
HD.8	0	0	0	0

E.2.8.1 Policy HD.8 promotes pedestrian connectivity within Broadway and seeks to ensure that the village amenities are accessible by foot. This policy wording would not be expected to impact any of the four SEA Objectives.

## E.3 Built Environment

### E.3.1 Policy BE.1: Design Principles

#### Policy BE.1: Design Principles

- 1.1 All new development proposals should have regard to the key guiding design principles below and the Village Design Statement (Appendix 1) contained within the Neighbourhood Development Plan, taking full account of the historic character of the Broadway Conservation Area and other heritage assets within the Neighbourhood Plan Area. Proposals must demonstrate how local character has been taken into account in the development's design in accordance with the following principles:
- be compatible with the distinctive character of the Neighbourhood Area and the village in particular, respecting the local settlement pattern, building styles and materials as set out in the Village Design Statement; and
  - create and continue to maintain a strong sense of place (see Policy BE.8: Creating a Strong Sense of Place), sympathetic to that of the village's character; and
  - be harmonious with, and appropriate to, their location in scale and design; and
  - where appropriate, protect or enhance landscape and biodiversity by incorporating high quality native landscaping and retain open space between buildings to maintain balance and protect existing views into the countryside; and
  - maintain Valued Landscapes as outlined in Policy NE.2
- 1.2 Proposals which fail to have appropriate regard to the above design principles will not be supported unless there are exceptional reasons to justify a deviation.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
BE.1	+	+	+	0

- E.3.1.1 Policy BE.1 seeks to ensure that future development within Broadway respects and protects its distinctive character and setting, in accordance with the Village Design Statement.
- E.3.1.2 In line with NDP Policy BE.8, this policy aims to “*create and continue to maintain a strong sense of place*” with well-designed buildings and integrated open spaces, creating a high-quality public realm and a sense of local identity. The policy also includes provision for maintaining important views and valued landscapes, in accordance with NDP Policy NE.2. These measures would be likely to conserve the local character and create an attractive public realm, resulting in a minor positive impact on the landscape.
- E.3.1.3 The policy states that development should “*protect or enhance landscape and biodiversity by incorporating high quality native landscaping and retain open space*”. This would be expected to ensure that development retains green corridors and open spaces amongst development, helping to provide habitats for wildlife and minimise the potential for fragmentation of ecological networks. A minor positive impact on biodiversity could be achieved.
- E.3.1.4 The policy requires development to “*take full account of the historic character of Broadway Conservation Area and other heritage assets*” and would help to ensure that development is compatible with the surrounding land use and building styles. Therefore, this policy would

be likely to ensure development protects and enhances heritage assets and their setting, resulting in a minor positive impact on cultural heritage.

E.3.1.5 The policy would not be expected to significantly affect water and flooding.

### E.3.2 Policy BE.2: Masterplans

#### Policy BE.2: Masterplans

- 2.1 Significant developments (10 units or more) or developments of a particularly sensitive nature will be expected to include a master plan in any outline planning allocations, for example, the Station Road allocation in the SWDP (Figure 3), and a contextual plan when a detailed application is made. Contextual analysis will ensure there is a clear understanding of constraints and opportunities for a site to inform the master planning process.
- 2.2 A contextual analysis plan must demonstrate how the development integrates into the existing community, both by facilitating social and design cohesion and by integration with existing patterns of buildings, landscape and infrastructure. They must demonstrate how the development will achieve high standards of design and layout, contribute to a strong sense of place that responds to local character and thus integrates with that of the Broadway Village.
- 2.3 If appropriate, master plans must take account of existing and potential plans for future development on adjacent sites, so as to provide for the appropriate development of the primary site within the contexts of design and infrastructure. This will provide the necessary cohesion and connectivity to take into account existing and potential neighbouring development opportunities, ensuring that connectivity between sites is not lost and that good built-form relationship is not compromised elsewhere.
- 2.4 Master plans should demonstrate that full account has been taken of the demand that the development would place on transport, school provision and medical services as well as the local environment, landscape and open spaces. Local infrastructure such as broadband, appropriate land use, benefits to the local economy must also be considered.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
BE.2	0	0	+	0

E.3.2.1 Policy BE.2 sets out the requirement for developments of ten or more dwellings, or those of a “*sensitive nature*”, to provide a masterplan to support the proposal which demonstrates a high-quality design and integration into the surroundings.

E.3.2.2 Under this policy, site masterplans “*must demonstrate how the development integrates into the existing community both by facilitating social and design cohesion and by integration with existing patterns of buildings, landscape and infrastructure*”. This would include consideration of a range of factors, including connectivity to and from the site, proximity to local services, as well as how the design and layout of the site complements the existing built form in Broadway. The policy further states that development should “*contribute to a strong sense of place that responds to local character*”. The guidelines set out in this policy would be likely to ensure that any significant developments take account of their surroundings and seek to enhance the appearance and character of the village. Therefore, a minor positive impact on the local landscape would be likely.

E.3.2.3 The policy states that “*contextual analysis will ensure there is a clear understanding of constraints and opportunities for a site to inform the master planning process*”. It is anticipated that constraints would include consideration and suitable avoidance/mitigation



of potential harm to designated biodiversity and cultural heritage assets, as well as any on-site or surrounding areas of flood risk. A negligible impact on biodiversity, cultural heritage and water and flooding would be likely.

### E.3.3 Policy BE.3: Designing Out Crime

#### Policy BE.3: Designing Out Crime

- 3.1 Where necessary, development proposals will be expected to demonstrate how design has been influenced by the need to plan positively to reduce crime, the fear of crime and show how this will be achieved.
- 3.2 Proposals which fail satisfactorily to create a safe and secure environment for residents of the development and for the Neighbourhood Area environment will not be supported.
- 3.3 Where appropriate, the advice of a police architectural liaison representative should be sought.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
BE.3	0	0	0	0

- E.3.3.1 Policy BE.3 aims to ensure that development within Broadway is designed to reduce crime and the fear of crime. This policy would not be expected to have a direct impact on any of the four SEA Objectives.

### E.3.4 Policy BE.4: Heritage Assets

#### Policy BE.4: Heritage Assets

- 4.1 Proposals which may visually detract from, hinder access to or in any other way cause detrimental harm to a heritage asset will be required to include an assessment that describes the significance of the asset to the village and what mitigating actions have been considered. This should be undertaken with regard to the impact of the proposal on the character, context and setting of the asset, on the views both to and from the asset and on its physical surroundings as recommended by Historic England (below). The ethos of any proposal should be to maximise enhancement of the asset and minimise any harm that might endanger the asset.
- 4.2 Proposals which lead to substantial harm to or total loss of the significance of a designated heritage asset will not be supported unless it can be demonstrated that the substantial harm or loss is necessary to achieve commensurate public benefits that outweigh harm or loss, or that all of the following apply:
  - a. The nature of the heritage asset prevents all reasonable use of the site; and
  - b. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - c. Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
  - d. The harm or loss is outweighed by the benefit of bringing the site back into use.
- 4.3 Proposals which result in less than substantial harm must demonstrate public benefit outweighing that harm.
- 4.4 Proposals, including change of use, which enable the appropriate and sensitive restoration of listed buildings will be supported.
- 4.5 All proposals must conserve the important physical fabric and settings of listed buildings.
- 4.6 Development within and adjacent to all heritage assets will be strictly controlled as recommended in Historic England's advice contained in Historic Environment Good Practice Advice in Planning Note 3. Development which fails to conserve or enhance the character or appearance of the conservation area will not be supported.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
BE.4	0	+	+	0

- E.3.4.1 Policy BE.4 would be expected to ensure that heritage assets within the parish are conserved in a manner appropriate to their significance, in line with national policy, and that the setting and special character of historic assets are not adversely affected by development.
- E.3.4.2 Where development proposals may present risks to the significance of an asset, Policy BE.4 would require an accompanying statement to be prepared including “*an assessment that describes the significance of the asset to the village and what mitigating actions have been considered*” as well as consideration of impacts on the “*character, context and setting of the asset, on the views both to and from the asset and on its physical surroundings*” in line with Historic England’s guidance. The policy would encourage development proposals which “*conserve or enhance the character or appearance of the conservation area*”. Therefore, overall this policy would be expected to have a minor positive impact on protecting and enhancing Broadway’s cultural heritage.
- E.3.4.3 In addition, the protection and enhancement of the historic environment as advocated by this policy would be likely to result in benefits to the local landscape character and quality. A minor positive impact would be expected on SEA Objective 3.
- E.3.4.4 The policy would be unlikely to result in direct impacts on biodiversity or water and flooding.

### E.3.5 Policy BE.5: Replacement Dwellings

#### Policy BE.5: Replacement Dwellings

- 5.1 Proposals for replacement dwellings must respect the character and appearance of the locality. Particular importance is placed on sensitive sites such as those within the conservation area or affecting the setting of listed buildings.
- 5.2 Proposals for replacement dwellings will be supported provided they do not over- develop the existing site and do not detract from the amenities of neighbouring dwellings.
- 5.3 Replacement dwellings should, wherever possible, comply with the Village Design Statement and avoid harm or damage to the natural environment. This policy will only apply to lawful permanent dwellings and does not apply to caravans or mobile homes.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
BE.5	0	0	0	0

- E.3.5.1 Policy BE.6 aims to ensure that the development of replacement dwellings within the parish comply with the Village Design Statement and are in conformity with the scale of the building they are replacing.
- E.3.5.2 The policy states that replacement dwellings must “*respect the character and appearance of the locality... [and] avoid harm or damage to the natural environment*”. By seeking to avoid adverse impacts on the surrounding environment, including Broadway Conservation Area

and other heritage assets, the policy would be expected to result in a negligible impact on cultural heritage and the landscape.

- E.3.5.3 Furthermore, assuming replacement dwellings do not exceed the existing development footprint, a negligible impact would also be expected in terms of biodiversity and water and flooding.

### E.3.6 Policy BE.6: Extensions and Conversions

#### Policy BE.6: Extensions and Conversions

- 6.1 The extension or conversion of an existing building should comply with the following criteria:
- Not erode the character of the conservation area;
  - Use materials and techniques appropriate to the age of the building;
  - Not alter frontages, including front gardens, to the detriment of the street scene;
  - Complement the building and its surroundings, respecting form, style, materials and details;
  - Not detract from the scale and proportion of the original building; over-large extensions should be avoided; and
  - Ensure that important and characteristic features (e.g. window detail, swept valleys, stone ridges, cover mouldings) are not lost.
- 6.2 Alterations to the façade of a building should be kept to a minimum.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
BE.6	0	0	0	0

- E.3.6.1 Policy BE.6 outlines the approach towards proposals for extensions and conversion of existing buildings within Broadway and sets out a number of criteria to ensure that development is of a scale and form which complements its surroundings.
- E.3.6.2 The policy supports small-scale extensions/conversions which are in proportion to the original building, ensuring that “*important and characteristic features ... are not lost*” and that there is no significant alteration of the frontage or façade of buildings. As such, it is anticipated that the overall character of the building and its surroundings, including within the setting of Broadway Conservation Area, would not be significantly changed. Therefore, this policy would be unlikely to result in significant impacts on cultural heritage or landscape.
- E.3.6.3 Furthermore, the small-scale nature of development likely to be delivered under this policy would be unlikely to have a significant effect on biodiversity or water and flooding.

### E.3.7 Policy BE.7: Energy Efficiency and Renewable Energy

#### Policy BE.7: Energy Efficiency and Renewable Energy

- 7.1 All new housing developments will be encouraged to comply with Home Quality Mark principles<sup>5</sup>. Opportunities should be taken to achieve this level during any proposals for conversions or extensions.
- 7.2 Development should, where possible and appropriate, incorporate the recycling of grey water and captured rainwater, and integration with SuDS systems.
- 7.3 Renewable energy development requiring planning permission will be supported, subject to it conserving heritage assets in a manner appropriate to their significance; and to it conserving and enhancing the AONB.
- 7.4 Resource efficient design, including the use of local materials, energy efficient technologies and sustainable construction techniques, will be supported. All development in the Neighbourhood Area should respect local character and residential amenity.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
BE.7	0	0	0	+

- E.3.7.1 Policy BE.7 promotes the sustainable use of natural resources, energy efficient high-quality designs and the use or generation of renewable energy.
- E.3.7.2 In terms of water resources, the policy states that development proposals should “*where possible and appropriate, incorporate the recycling of grey water and captured rainwater, and integration with SuDS systems*”. This would help to encourage new developments to use water more efficiently, and the integration of SuDS would be anticipated to reduce the risk of surface water flooding. Therefore, this policy would be likely to have a minor positive impact on water and flooding.
- E.3.7.3 The policy could potentially be enhanced by ensuring SuDS have benefits to water quality, biodiversity and amenity interest through integration into the wider blue and green infrastructure network and supporting natural management of flood water.
- E.3.7.4 Furthermore, by encouraging developments to incorporate grey water recycling and capturing rainwater, this policy would be likely to help reduce the volume of wastewater sent to water treatment works. Therefore, this policy could potentially have a minor positive impact on the water environment.
- E.3.7.5 Policy BE.7 promotes the use of local materials for construction and seeks to ensure that “*all development in the Neighbourhood Area should respect local character and residential amenity*”. Therefore, under this policy it is anticipated that new development would be in keeping with the surrounding character, and result in a negligible impact on cultural heritage and the local landscape.

<sup>5</sup> These are part of an independently assessed certification scheme for new homes, awarding certificates for high standards of home design, construction and sustainability, including energy efficiency (<https://www.homequalitymark.com/professionals/standard/>).



### E.3.8 Policy BE.8: Creating a Strong Sense of Place

#### Policy BE.8: Creating a Strong Sense of Place

- 8.1 Where necessary, developments must demonstrate a high standard of design and layout. All large-scale developments<sup>6</sup> will be encouraged to achieve this through the following ways:
- a. Accessibility and Connection - the ability to move freely and effectively through a development to reach destinations by a choice of access routes, clear definition of public and private spaces and the integration and connection of the development into the surrounding area and adjoining developments;
  - b. Variety and Interactions - the experience of a choice of varied uses and activities, building types and forms, and the interaction of buildings, uses and people within a development and quality of the public realm; and
  - c. Definition and Identity - the quality and function of a place defined by nodes, landmarks, strong building blocks and lines, linkages and community cohesion.
- 8.2 Developments that do not demonstrate high standards of design and layout will be resisted.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
BE.8	0	+	+	0

- E.3.8.1 Policy BE.8 sets out guidelines for future development, in particular large-scale development, within the parish to retain and create a strong sense of place and local identity.
- E.3.8.2 The first sentence and use of the term ‘where necessary’ introduces some ambiguity to this policy. This aside, by encouraging development to “*demonstrate a high standard of design and layout*” and to consider how the proposal connects to the village and surroundings, Policy BE.8 would be likely to ensure a high quality and vibrant public realm in Broadway. Furthermore, the policy seeks to deliver development of “*varied uses and activities, building types and forms*”, providing visual interest. This policy would help to ensure that development is well integrated into the surroundings, and is both functional and attractive. A minor positive impact on the local landscape would be likely.
- E.3.8.3 Broadway’s sense of place is linked to its heritage. The policy includes reference to local landmarks and building lines as a key consideration of development design and layout, which may include Listed Buildings as well as other locally important heritage assets and notable features. Therefore, the policy could potentially help to protect and enhance Broadway’s historic character and setting, and result in a minor positive impact on cultural heritage.
- E.3.8.4 The policy would not be expected to directly impact biodiversity or water and flooding.
- E.3.8.5 Although not a policy provision, the content of the text box on P59 ‘Built Environment Project 1: Design Review Panels’ would help to facilitate the aims of this policy and landscape and potentially other SA objectives.

<sup>6</sup> “large-scale development” shall have the same meaning as ‘major development’ as defined in Part 1, Paragraph 2 (interpretation) of the Town and Country Planning (General Development Management Procedure) (England) Order 2015 (as amended).

## E.4 Natural Environment

### E.4.1 Policy NE.1: Trees, Woodlands and Hedgerows

#### Policy NE.1: Trees, Woodlands and Hedgerows

- 1.1 The Neighbourhood Plan will support proposals that protect and enhance the rich natural features provided by trees, woodlands, and hedgerows that characterise Broadway and its environs. Developments which would result the loss or partial loss of veteran or mature trees, woodlands or significant stretches of hedgerows will not be supported unless it can be demonstrated that any loss would be replaced by equivalent or better replacement in terms of quantity and quality in a suitable location.
- 1.2 Development that would result in the loss or partial loss of ancient woodlands, orchards or remnant orchards will not be supported.
- 1.3 All new development will be encouraged to protect existing trees and hedges where possible, having regard to BS 5837:2012 (Trees in Relation to Design, Demolition and Construction) or as subsequently revised or replaced. Where it is not possible to protect existing trees and hedges, replacement trees and hedges should be planted ideally within the site or in a suitable location.
- 1.4 Where possible, new development landscaping should benefit wildlife and biodiversity by incorporating new native tree and hedge planting of a suitable size and species. (see Woodland Trust Trees and Woodland policies<sup>7</sup>)
- 1.5 New hedge or shrub planting should be incorporated having regard to BS 4428:1989 (Code of Practice for General Landscape Operations) and any new tree planting should be carried out in accordance with BS 8545:2014 (Trees from Nursery to Independence in the Landscape) or as subsequently revised or replaced.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
NE.1	+	0	+	+

- E.4.1.1 Policy NE.1 encourages development proposals within the parish to protect and enhance trees, woodlands and hedgerows, and seeks to ensure that any loss of trees or hedgerows are “*replaced by equivalent or better*”.
- E.4.1.2 The policy states that any loss of ancient woodland or orchards will be resisted, and that “*new development landscaping should benefit wildlife and biodiversity by incorporating new native tree and hedge planting*”. Enhanced green infrastructure can provide multiple benefits, including delivering new or better-connected habitats for wildlife, providing a high-quality public realm with increased visual interest, and help to mitigate flooding. Therefore, Policy NE.1 would be expected to result in a minor positive impact on biodiversity, landscape and water and flooding.
- E.4.1.3 The policy would not be anticipated to significantly impact cultural heritage.

<sup>7</sup> Residential Developments and Trees, Woodland Trust (Jan. 2019) and Hedges and Hedgerows - the Woodland Trust's Position, Woodland Trust (Feb. 2013)

## E.4.2 Policy NE.2: Valued Landscapes, Vistas and Skylines

### Policy NE.2: Valued Landscapes, Vistas and Skylines

Development proposals must demonstrate how they are appropriate to, and integrate with, the character of the landscape setting, while conserving and, where appropriate, enhancing the character of the landscape, including important local features. Development proposals should ensure that all prominent views of the landscape and important vistas and skylines (known collectively as valued landscapes – see Figure 24) are maintained and safeguarded, particularly where they relate to heritage assets and village approaches.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
NE.2	0	+	+	0

- E.4.2.1 Policy NE.2 seeks to protect the identified ‘valued landscapes’<sup>8</sup> within Broadway to conserve and enhance the parish’s landscape setting and special character.
- E.4.2.2 The valued landscapes identified within the NDP include views of the parish from the Cotswolds escarpment, such as from Broadway Tower, as well as locally important viewpoints towards landmarks such as towards St Michael’s Church, and along the High Street. The policy states that “*development proposals should ensure that all prominent views of the landscape and important vistas and skylines ... are maintained and safeguarded, particularly where they relate to heritage assets and village approaches*”. The policy would be likely to ensure that the character and setting of historic assets and landscape features within the parish, and relating to the village of Broadway as a whole, are conserved and enhanced. Therefore, a minor positive impact on cultural heritage and landscape would be expected.
- E.4.2.3 The policy would not be expected to result in significant impacts on biodiversity or water and flooding.

## E.4.3 Policy NE.3: Local Green Spaces

### Policy NE.3: Local Green Spaces

- 3.1 Development on any Local Green Space (LGS) that would harm its openness or special character or its significance and value to the local community will not be supported (SWDP 38) unless there are exceptional circumstances which outweigh the harm to the Local Green Space.
- 3.2 These include proposals for development that is for community or recreational use, or where green space can be shown to be surplus to requirements. In these cases alternative and appropriate green space should be provided.
- 3.3 Development in the immediate vicinity of any designated Local Green Space should demonstrate how it respects, and where possible, enhances the character or setting of that Local Green Space.

<sup>8</sup> The concept of what constitutes a ‘valued landscape’ as defined by the NPPF (both previously in Para 109 and now para 170) has been subject to various appeals, case law and the application on Box 5.1 criteria in the Guidelines for Landscape and Visual Impact Assessment (2013). Figure 24 could be more appropriately described as ‘valued or key views, although it is noted that the supporting text to this policy provides some well-defined rationale to the categorisation of ‘valued landscapes’ that goes beyond visual considerations and amenity and takes in to account a range of criteria.

3.4 The Plan designates the following areas of Local Green Space as defined on Figure 25 at the following location in the Broadway Neighbourhood Area

- LGS 1: Hunt Field
- LGS 2: Burgage Plot (Land south of Meadow Orchard)
- LGS 3: Burgage Plot (Orchard south of Meadow Orchard)
- LGS 4: Highworth Orchard
- LGS 5: Green, west of High Street
- LGS 6: War Memorial Village Green
- LGS 7: Green, east of Church Street
- LGS 8: Bowling Green
- LGS 9: Activity Park
- LGS 10: Recreation Ground, St. Mary's Catholic Primary School
- LGS 11: Mills Close Reserve
- LGS 12: Bloxham Road Green
- LGS 13: Playing Field, Broadway First School
- LGS 14: Sandcroft Avenue Green
- LGS 15: Football Field
- LGS 16: Cricket Ground
- LGS 17: Badsey Brook Flood Risk Management Scheme
- LGS 18: The Broadway Gravel Pit Nature Reserve

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
NE.3	+	+	+	+

- E.4.3.1 Policy NE.3 identifies 18 Local Green Spaces (LGS) which are of importance to the local community and character of the parish, and which should be conserved for the use of present and future residents. The LGSs include sports grounds, playing fields, greens and wildlife sites.
- E.4.3.2 LGSs can help to provide important wildlife habitats and corridors within built-up areas and form part of the local green infrastructure network. Sites which include trees or hedgerow (e.g. Highworth Orchard) or provide links through residential areas (e.g. Mills Close Reserve) are likely to be particularly valuable in terms of local biodiversity. In addition, the list of LGSs within the policy includes Broadway Gravel Pit Nature Reserve, which is designated as a Local Wildlife Site. Broadway Gravel Pit comprises a seasonally flooded former gravel pit, supporting a range of bird species, invertebrates and plants<sup>9</sup>. Protecting green spaces including nature reserves would be likely to result in a minor positive impact on biodiversity.
- E.4.3.3 Policy NE.3 seeks to avoid the loss of any LGS, and states that “*development in the immediate vicinity of any designated Local Green Space should demonstrate how it respects, and where possible, enhances the character or setting of that Local Green Space*”. Green spaces can contribute towards the character and setting of heritage assets, such as those within and surrounding Broadway Conservation Area. Retention of open spaces can also help to retain locally important views of historic landmarks. A minor positive impact on cultural heritage could be likely as a result of this policy.

<sup>9</sup> Worcestershire Wildlife Trust (no date) Broadway Gravel Pit. Available at: <https://www.worcswildlifetrust.co.uk/nature-reserves/broadway-gravel-pit> [Date Accessed: 19/04/21]



- E.4.3.4 It is likely that this policy will ensure LGSs are retained and enhanced and will continue to provide functional use for the community as well as contributing towards the parish's character and openness. In addition, open spaces for recreational or community use could help to reinforce a sense of local identity and sense of place. Overall, the policy would be likely to have a minor positive impact on the local landscape.
- E.4.3.5 The protection and enhancement of LGSs can have benefits to water and flooding by reducing surface water runoff rates and in some cases providing flood water storage. The policy includes the LGS 'Badsey Brook Flood Risk Management Scheme', which forms part of the wider scheme spanning across several settlements downstream<sup>10</sup>. This LGS provides public amenity space as well as acting as a water storage area in times of flooding, protecting residential properties. Therefore, a minor positive impact on water and flooding would be anticipated.

#### E.4.4 Policy NE.4: Green Wedge

##### Policy NE.4: Green Wedge

In order to prevent coalescence of the built-up areas of the village and retain the wildlife corridors that traverse the village, development proposals within the areas outlined in Figures 26 and 27 (collectively known as the Green Wedge) will not be supported. Proposals that seek to maintain or enhance the Green Wedge will be supported.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
NE.4	+	+	+	0

- E.4.4.1 Policy NE.4 seeks to protect the identified 'Green Wedge' from development. The Green Wedge is located through the centre of Broadway Village, separating the west and east of the settlement.
- E.4.4.2 By ensuring that development does not encroach into the identified Green Wedge, the policy would help to ensure that the west and east of Broadway remain distinct, providing a sense of openness in the local landscape and helping to retain the rural character. This could also help to protect countryside views experienced by local residents, as well as views experienced by users of the PRow network when approaching the village. Therefore, this policy would be expected to result in a minor positive impact on the local landscape.
- E.4.4.3 Supporting proposals which would maintain or enhance the Green Wedge could also help to protect the setting of the village and its heritage assets, retain the open character of the village and protect wildlife habitats and corridors from development. Therefore a minor positive effect is also assessed under the biodiversity and heritage SA objectives.

<sup>10</sup> Environment Agency (2019) Badsey Brook flood risk management scheme. Available at: <https://www.gov.uk/government/publications/badsey-brook-flood-risk-management-scheme/badsey-brook-flood-risk-management-scheme> [Date Accessed: 19/04/21]

## E.4.5 Policy NE.5: Highway Verges and Adjacent Areas

### Policy NE.5: Highway Verges and Adjacent Areas

In order to protect and conserve Broadway Village's distinctive extensive, wide green verges along its principal roads as identified in Figure 28, development on these verges and development proposals that would cause unacceptable harm to them or their setting will not be supported unless the development is outweighed by public benefit. Proposals that seek to maintain or enhance these verges will be supported.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
NE.5	+	0	+	0

- E.4.5.1 Policy NE.5 highlights the importance of conserving and enhancing the distinctive green verges within Broadway.
- E.4.5.2 Road verges can provide valuable habitats and wildlife corridors within built up areas, supporting a range of flora and fauna including pollinators and rare plant species. There are 44 designated Roadside Verge Nature Reserves (RVNRs) in Worcestershire, which are thought to support approximately 80% of the county's botanical diversity<sup>11</sup>. Although there are no designated RVNRs within Broadway Parish, verges are likely to play a role in the local biodiversity network. The policy states that "*proposals that seek to maintain or enhance these verges will be supported*", and therefore, a minor positive impact on biodiversity could be expected.
- E.4.5.3 Furthermore, green verges represent one of Broadway's distinctive local features; therefore, maintaining and enhancing verges under this policy would be expected to result in a minor positive impact on the local landscape character.
- E.4.5.4 The policy would not be expected to significantly impact cultural heritage or water and flooding.

## E.4.6 Policy NE.6: Protect and Enhance Biodiversity and the Natural Environment

### Policy NE.6: Protect and Enhance Biodiversity and the Natural Environment

- 6.1 Where applicable, development proposals should demonstrate how they will safeguard, protect, enhance and/or restore the natural environment including habitats and protected species. Where appropriate, development proposals will be expected to demonstrate that they will:
- Not lead to a net loss of biodiversity by means of an approved ecological assessment of existing site features and development impacts;
  - Protect or enhance biodiversity assets and secure their long term management and maintenance; and
  - Avoid negative impacts on existing biodiversity.
- 6.2 Existing ecological networks should be retained and new ecological habitats and networks will be supported and encouraged.
- 6.3 Measures to improve landscape quality, scenic beauty and tranquility will be encouraged.

<sup>11</sup> Worcestershire County Council (2021) Worcestershire Local Sites Partnership – Roadside Verge Nature Reserves. Available at: [https://www.worcestershire.gov.uk/info/20014/planning/1025/worcestershire\\_local\\_sites\\_partnership/2](https://www.worcestershire.gov.uk/info/20014/planning/1025/worcestershire_local_sites_partnership/2) [Date Accessed: 15/04/21]

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
NE.6	+	0	+	+

- E.4.6.1 Policy NE.6 sets out the NDP's aim to protect and enhance the natural environment for the conservation of wildlife and biodiversity. This includes protected habitats and species as well as ecological networks.
- E.4.6.2 Nationally and locally important biodiversity assets within Broadway include Broadway Hill Site of Special Scientific Interest (SSSI), several stands of ancient woodland, and a network of LWS. There are also many priority habitats scattered throughout the parish including deciduous woodland, traditional orchard and lowland calcareous grassland, as well as a vast network of un-designated natural spaces, watercourses and habitats.
- E.4.6.3 The policy states that development proposals should “*demonstrate how they will safeguard, protect, enhance and/or restore the natural environment*” and encourages the development of new ecological habitats and networks. Furthermore, the policy requires development to ensure no net loss of biodiversity, demonstrated by an ecological assessment. These measures would be likely to protect, and potentially enhance, a range of habitats and species and result in a minor positive impact on local biodiversity.
- E.4.6.4 Emerging government policy is likely to see a commitment to at least a 10% gain in biodiversity, measured using the biodiversity metric<sup>12</sup>.
- E.4.6.5 A provision in the supporting text of Policy NE.6 could be included to state that the Parish Council is mindful of the Government's intention to make biodiversity net gain a mandatory requirement for new development, and policy NE.6 should be interpreted and applied in the context of these emerging proposals and any resulting new national planning requirement for mandatory biodiversity net gain, except for those specifically excluded in national policy and guidance.
- E.4.6.6 Many of Broadway's important biodiversity assets lie within the Cotswolds AONB, including non-designated assets such as arable field boundaries, hedgerows and mature trees which are common features of the local landscape. By protecting and potentially enhancing biodiversity assets, it would be likely that some key landscape features would also be protected and enhanced. Therefore, this policy would be expected to have a minor positive impact on the quality and character of the local landscape.
- E.4.6.7 Furthermore, protecting biodiversity assets and vegetation would be expected to help facilitate ecosystem services including flood risk reduction and filtration of pollutants. This policy could potentially have a minor positive impact on water and flooding.
- E.4.6.8 Policy NE.6 would be unlikely to result in a significant impact on cultural heritage.

<sup>12</sup> Defra (2021) Environment Bill: Bill 220 2019-21 (as amended in Committee). Available at: <https://services.parliament.uk/bills/2019-21/environment.html> [Date Accessed: 19/04/21]

## E.4.7 Policy NE.7: Flooding

### Policy NE.7: Flooding

- 7.1 Proposals for new developments should demonstrate high levels of water efficiency and should not increase pluvial flood risk either at the site or elsewhere.
- 7.2 Proposals should incorporate sustainable drainage systems to ensure run-off volumes do not exceed a 1:100 year prolonged rainfall event.
- 7.3 Rainfall run-off should be retained within the proposed development and not increase local surface run-off.
- 7.4 Where appropriate, developments within 20m of a water course should show site-specific flood risk assessments.
- 7.5 The performance of existing mitigation measures, such as ditching, balancing ponds, should be maintained to ensure satisfactory performance.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
NE.7	+	0	0	+

- E.4.7.1 Policy NE.7 sets out guidelines for future development within the parish, to ensure a high level of water efficiency and resilience against flooding. The policy requires developments to incorporate SuDS, which would be anticipated to help reduce the risk of surface water flooding. The policy further states that “*rainfall run-off should be retained within the proposed development and not increase local surface run-off*” and supports proposals which would maintain and incorporate with existing flood management and mitigation measures. Under this policy, it is anticipated that future development would not place new residents in areas at high risk of flooding and would not exacerbate flood risk in surrounding areas. Therefore, a minor positive impact on water and flooding could be achieved as a result of this policy.
- E.4.7.2 The policy states that “*developments within 20m of a water course should show site-specific flood risk assessments*”. This would be likely to help avoid adverse impacts on natural watercourses including the surrounding riverbank habitat, which could potentially benefit biodiversity and provide opportunities for habitat connectivity. This would be expected to have a minor positive impact on biodiversity.
- E.4.7.3 The policy would not be expected to significantly impact cultural heritage or landscape.

## E.4.8 Policy NE.8: Foul Water Drainage Mitigation

### Policy NE.8: Foul Water Drainage Mitigation

- 8.1 All new development must demonstrate adequate means of foul drainage, and evidence submitted to show sufficient capacity exists within the system to drain and process sewage during and subsequent to episodes of heavy rainfall.
- 8.2 Proposals to erect new dwellings should include measures to:
  - a. Store discharges of foul water from the development and prevent its discharge into the public foul water sewer unless capacity is available to accept it without contributing to existing overload “down-stream”.
  - b. Prevent pressurised foul water from back-feeding from the sewer into the property or its curtilage.



- 8.3 Suitable techniques or domestic “grey water” recycling should be adopted where it will reduce the volume of “buffer” storage required above.
- 8.4 Developers should ensure that foul and surface water from new development and redevelopment are kept separate. Where sites which are currently connected to combined sewers are redeveloped, the opportunity to disconnect surface water and highway drainage from combined sewers should be taken.
- 8.5 Should any connections into combined systems be unavoidable, the system should remain separate on site up to the point of connection.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
NE.8	+	0	0	+

- E.4.8.1 The NDP identifies foul water drainage as a long-term issue within Broadway, and as such, Policy NE.8 aims to mitigate potential impacts on sewerage systems arising from residential developments and promotes measures to improve water efficiency.
- E.4.8.2 The policy states that residential developments should “*store discharges of foul water from the development and prevent its discharge into the public foul water sewer unless capacity is available to accept it*”. The measures outlined in the policy would be expected to help prevent sewers from overloading and backing up. Furthermore, the policy encourages the use of sustainable water management techniques including grey water recycling systems. Overall a minor positive impact would be expected in terms of water and flooding, due to the measures outlined to improve water efficiency and the management of wastewater.
- E.4.8.3 The policy would not be expected to significantly impact biodiversity, cultural heritage or landscape.

#### E.4.9 Policy NE.9: Polytunnels

##### Policy NE.9: Polytunnels

Proposals for domestic and commercial polytunnels will only be supported provided that:

- their installation and use does not conflict with other policies in this plan, including the environmental policies NE5, NE6 and NE7, SWDP policies and the Historic Environment Record Search (2017) carried out for this Neighbourhood Plan by Worcestershire County Council;
- the cumulative effect of the development as a whole, including its associated ancillary works and infrastructure does not cause undue harm to the landscape character, historic assets or sites, conservation area, valued landscapes and its associated views or residential amenity or increases the risk of flooding in the Neighbourhood Area, for example through inadequate provision for the capture and storage of rain water run-off;
- there is a limit imposed on the hours that lighting can be used in order to minimize light spillage/pollution, and there will be no appreciable increase in the amount of noise generated to the detriment of the normal enjoyment of residential amenity;
- no polytunnel is closer than the minimum distance of 50 metres from any residential property, including those associated with agriculture (a ‘buffer zone’), Deviations from this general safeguarding distance should only be permitted in exceptional circumstances and where topography and natural screening of the site allows;
- the height and scale of polytunnels does not breach the 45/25 degree rule;
- conditions are imposed to ensure that waste plastic is disposed of promptly and appropriately in accordance with WCC or Wychavon (TBC) waste regulations, that sheeting

- is rolled back and safely secured outside the growing season, and the impact of increased heavy vehicular traffic developments is minimized; and
- g) where planning applications for ancillary works and polytunnels/greenhouses are to be submitted separately, then the application for polytunnels/greenhouses should come in advance of applications for associated developments, since it is the presence of the tunnels which dictates the necessity for other related proposals.
  - h) domestic polytunnels should meet the above criteria and in addition should not be taller than 3 metres, be nearer to the road than to the nearest part of the house, be placed near a listed building, be in an area of Natural Outstanding Beauty or take up more than 50% of the garden surrounding the house.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
NE.9	0	0	0	0

- E.4.9.1 Policy NE.9 sets out a number of criteria for the use of domestic and commercial polytunnels within Broadway and seeks to ensure they do not result in significant impacts, including cumulative impacts, on their surroundings. Without careful consideration, polytunnels can result in adverse impacts on the environment, often associated with spoiling long-distance countryside views, but can also help to improve sustainability in other ways such as by reducing food miles and increasing food security.
- E.4.9.2 In accordance with the requirements of NDP Policy NE.6, it would be expected that under Policy NE.9, any development of polytunnels will be planned to ensure that the parish's biodiversity assets are protected. As such, a negligible impact on biodiversity would be likely.
- E.4.9.3 The policy states that the installation of polytunnels will only be supported where the proposal demonstrates conformity with SWDP policies and has regard to the Historic Environment Record search. The policy also requires development to consider "*the cumulative effect of the development as a whole, including its associated ancillary works and infrastructure does not cause undue harm to the landscape character, historic assets or sites [or] conservation area*". Therefore, it is likely that Policy NE.9 would help to minimise the potential for adverse impacts on the historic environment, and result in a negligible impact on cultural heritage overall.
- E.4.9.4 The policy sets out a number of criteria for the installation and operation of polytunnels, including the height, scale, hours of lighting and distance from residential properties that will be permitted for agricultural polytunnels. These measures would be expected to limit impacts on residential amenity and ensure that polytunnels are not overly obtrusive on the landscape. Furthermore, in relation to domestic polytunnels, the policy states they "*should not be taller than 3 metres, be nearer to the road than to the nearest part of the house, be placed near a listed building, be in an area of Natural Outstanding Beauty or take up more than 50% of the garden surrounding the house*". The requirements outlined in the policy would be expected to reduce potential impacts on the AONB and wider setting of the parish, as well as the local landscape character. Overall, a negligible impact could be expected.
- E.4.9.5 Policy NE.9 would support the installation of polytunnels, provided that it does not increase the risk of flooding "*for example through inadequate provision for the capture and storage of rain water run-off*". Promoting water capture and storage would help to ensure the efficient

use of water resources, as well as reducing the potential for flooding in the surrounding area. The policy would be expected to result in a negligible impact on water and flooding overall.

#### E.4.10 Policy NE.10: Tranquillity and Dark Skies

##### Policy NE.10: Tranquillity and Dark Skies

- 10.1 Lighting on new development should be kept to a minimum, while having regard to highway safety and to security, in order to preserve the rural character of the village. Amenity lighting of buildings should be kept to a minimum and its use controlled by sensors and timers where possible.
- 10.2 Applications for new development should demonstrate how the dark skies environment will be protected through the submission of appropriate supporting documentation to demonstrate accordance with current professional guidance.
- 10.3 Lighting on new development should be designed and sited to help reduce light pollution and contribute to dark skies as part of the Campaign to Protect Rural England's Dark Skies Policy 27.
- 10.4 Proposals which would result in excessive light pollution will not be supported
- 10.5 Development proposals that result in excessive noise or detriment to the tranquillity of the environment will not be supported.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
NE.10	0	0	+	0

- E.4.10.1 Policy NE.10 sets out requirements for lighting associated with new development in Broadway and aims to avoid noise and light pollution. By ensuring that lighting is kept to a minimum, the policy could potentially help to conserve and enhance the rural character and tranquillity of the parish. Therefore, the policy could potentially result in a minor positive impact on the local landscape.
- E.4.10.2 Maintaining dark skies can also have benefits to biodiversity, through protecting natural light/dark cycles which several species require to thrive, for example bats. Appropriate references could be made within the policy text in regard to the potential effects of lighting on ecological receptors (See Planning Practice Guidance note on Light Pollution and guidelines from the Institution of Lighting Professionals Bat Conservation Trust).
- E.4.10.3 This policy would not be expected to significantly impact cultural heritage or water and flooding.

## E.5 Local Economy and Tourism

### E.5.1 Policy LET.1: Retail – Development, Redevelopment and Change of Use

#### Policy LET.1: Retail – Development, Redevelopment and Change of Use<sup>13</sup>

##### LET.1.1 Change of Use

In cases where planning permission is required, proposals for redevelopment or change of use of land or buildings from retail use as identified in Use Classes A1, A3 and A4 to other categories will only be permitted if for LET2 below or if the existing site is either no longer economically viable or has been marketed at a reasonable price for at least a year without restriction. This will maintain the availability of retail space in the village.

##### LET.1.2 Bank or Building Society

Proposals for development or redevelopment under category A2 for a bank or building society will be supported.

##### LET.1.3 Out of Centre Development

Proposals for retail development away from the village centre<sup>14</sup> will not be supported.

##### LET.1.4 Catering and Food Outlets

- a. In order to support the balance of retail provision within the village centre, proposals for food outlets including change of use from classes A1 or A2 to A3 or A4 will be supported only where they take into account scale, the need to improve the balance of retail provision in the village centre and contribute to the diversity of businesses already operating.
- b. Proposals for hot food takeaways under class A5 will be resisted.

##### LET.1.5 Car parking

- a. Proposals for any new development of multiple units under use classes A1, A3 and A4 must incorporate adequate parking for vehicles of staff and customers.
- b. Proposals for provision of all-day parking facilities for staff of local businesses will be supported.
- c. Developments which involve the loss of off-street parking will be resisted.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
LET.1	0	0	+	0

E.5.1.1 Policy LET.1 aims to ensure that retail development is located only in the village centre. The policy also sets out requirements for changes of use of land or buildings within Broadway, to help ensure the appropriate amounts of retail, catering, food outlets and car parking are provided.

<sup>13</sup> Town and Country Use Classes Order 1987 as amended

<sup>14</sup> For the purposes of policies in this section, the “village centre” is defined as the High Street and The Green from the junction with Church Street to the West to the junction with Leamington Road to the East, the roads or lanes leading directly onto this section of the High Street including Kennel Lane, Keil Close, Cotswold Court, The Huntings, Russell Square, the land currently occupied by the North Cotswold Hunt’s kennels, stables and yard and the adjacent land to the West known as Cotswold Design Centre.



- E.5.1.2 By regulating the land uses within the centre of Broadway, this policy would be expected to help protect the character of the village and the traditional shops and services it contains. Therefore, this policy could potentially result in a minor positive impact on the local landscape.
- E.5.1.3 The contents of this policy would not be expected to significantly impact biodiversity, cultural heritage or water and flooding.

## E.5.2 Policy LET.2: Shop Signage

### Policy LET.2: Shop Signage

- 2.1 Signage fixed to premises should be of a design and scale that reflects and respects Broadway Village's local character and conservation status. Fixed signage that causes unacceptable harm to the local character, heritage assets or its setting will not be supported.
- 2.2 A-boards: Applications for A-boards to be positioned on the public highway will be resisted unless they are of a design and scale that is considered to enhance the appearance of Broadway.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
LET.2	0	+	+	0

- E.5.2.1 Policy LET.2 seeks to regulate the use and style of signage within Broadway Village. The policy states that signage should be "*of a design and scale that reflects and respects*" the local character, which would include the Broadway Conservation Area.
- E.5.2.2 In addition, the policy includes specific regulations for the use of A-boards, stating that these should be "*of a design and scale that is considered to enhance the appearance of Broadway*". Therefore, the policy could potentially help to protect the local landscape character and historic setting of the village, and result in a minor positive impact on cultural heritage and landscape.
- E.5.2.3 This policy would not be anticipated to directly impact biodiversity or water and flooding.

## E.5.3 Policy LET.3: Rural and Agricultural Business

### Policy LET.3: Rural and Agricultural Business

- 3.1 Development of new sites or the extension or intensification of existing sites for caravans and tents, including static or other year-round stationed units, will be supported only where there would be no unacceptable harm to the character or biodiversity of the countryside and the site is effectively screened by landform, trees or planting.
- 3.2 Proposals for the expansion of farm shops will be supported providing they do not adversely affect the vitality and viability of the village High Street. Large-scale expansion (defined as being 250sqm or more) will need to prove through the submission of appropriate evidence that the development will not adversely affect the vitality and viability of the village High Street.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
LET.3	0	0	0	0

E.5.3.1 Policy LET.3 outlines requirements for rural and agricultural businesses, to ensure that any related development is appropriate to its setting and seeks to reduce the potential for adverse impacts on the biodiversity and landscape value of the countryside, as well as the local economy within the village High Street.

E.5.3.2 According to the NDP, there are a total of 14 farms within Broadway. The agricultural landscape is a vital part of the parish's rural setting and heritage. The measures outlined in the policy would be expected to minimise adverse impacts on the surrounding countryside, including heritage assets, important views and biodiversity assets. Therefore, a negligible impact would be expected for biodiversity, cultural heritage and landscape. The policy would also not be anticipated to significantly affect water and flooding.

#### E.5.4 Policy LET.4: Camping and Caravan Sites

##### Policy LET.4: Camping and Caravan Sites

- 4.1 Development of new sites or the extension or intensification of existing sites for caravans and tents, including static or other year-round stationed units, will be supported only where there would be no unacceptable harm to the character or biodiversity of the countryside and the site is effectively screened by landform, trees or planting.
- 4.2 The layout of such sites should be in keeping with its surroundings.
- 4.3 Ancillary facilities to serve the visitors staying on the site must be on or immediately adjacent to the site in existing buildings or new buildings which are of a form, scale and general design in keeping with their surroundings.
- 4.4 Applications that involve the removal or unacceptable harm to features of archaeological heritage will not be supported.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
LET.4	0	0	0	0

E.5.4.1 Policy LET.4 aims to ensure that new or expanded camping and caravan sites within Broadway are situated and designed to avoid adverse impacts on their surroundings.

E.5.4.2 There is some uncertainty regarding the assessment for water and flooding as whilst it is considered that any development (and appropriate mitigation, where required) would be delivered in accordance with the NPPF and SWDP, leading to a negligible impact overall, water and flooding is not mentioned within this policy. Policy SWDP36 states that "*Proposals for new sites, and proposed extensions or improvements to existing static and touring caravan, chalet (including 'log cabins') and camping sites, will be permitted where: i. a) The site is not within Flood Zones 2 or 3...*". Within the parish there are two camp sites: 'Northwick Farm Cabins, Caravans & Camping' and 'Broadway Caravan & Motorhome Club'. Both of these sites are located to the north west of the village, where areas of Flood Zone 2 and 3 have been identified. This may therefore require further consideration, with reference to

PPG<sup>15</sup>, South Worcestershire’s Water Management and Flooding SPD<sup>16</sup> (adopted July 2018) and Environment Agency Guidance on minimising flood risk at camping and caravan sites<sup>17</sup>. Caravan and camping sites at flood risk within the locality may need to demonstrate that they have assessed and provided information with regards flood warning and emergency planning.

- E.5.4.3 The policy states that “*applications that involve the removal or unacceptable harm to features of archaeological heritage will not be supported*” and seeks to ensure camp sites are “*effectively screened by landform, trees or planting*” to minimise visual impacts on the countryside. These measures would be expected to minimise the potential for adverse impacts on the surrounding countryside, including heritage assets, important views and biodiversity assets. Therefore, a negligible impact would be expected for biodiversity, cultural heritage and landscape.

## E.5.5 Policy LET.5: Broadband

### Policy LET.5: Broadband

All new residential and commercial development within the Neighbourhood Area will be expected to include the necessary infrastructure to allow future connectivity at the highest speeds available.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
LET.5	0	0	0	0

- E.5.5.1 Policy LET.5 sets out the requirement for future development in Broadway to provide the essential infrastructure for high-speed broadband connections to serve local residents and businesses. This policy would not be expected to directly impact any of the four SEA Objectives.

<sup>15</sup> Available at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

<sup>16</sup> Available at <https://www.swdevelopmentplan.org/publications/supplementary-planning-documents/water-management-and-flooding-spd>

<sup>17</sup> Available at <https://www.gov.uk/guidance/camping-and-caravan-sites-minimise-your-flood-risk>

## E.6 Community

### E.6.1 Policy COM.1: Community Assets and Amenities

#### Policy COM.1: Community Assets and Amenities

- 1.1 The loss of any community asset will not be supported unless it can be demonstrated that the asset is no longer viable or that the asset is no longer in active use and has little prospect of being brought back into another community use. (see Figure 36, Location of Community Assets).
- 1.2 Proposals which enhance and improve community assets will be supported.
- 1.3 Proposals for new community assets will be supported, provided they are compatible with the existing neighbouring and do not conflict with any other policies in this Plan.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
COM.1	+	+	0	0

- E.6.1.1 Policy COM.1 seeks to encourage the retention and enhancement of community assets and amenities, and the development of new amenities where appropriate.
- E.6.1.2 Community assets within Broadway as defined in the NDP include heritage assets such as St Saviour's Church (Grade II Listed Building), and biodiversity assets such as Gravel Pit Wildlife Sanctuary (Broadway Gravel Pit LWS). The policy would be expected to ensure that these community assets are protected. Therefore, a minor positive impact could potentially occur as a result of the policy, in relation to biodiversity and cultural heritage.
- E.6.1.3 The policy is not anticipated to directly impact landscape or water and flooding.

### E.6.2 Policy COM.2: Cycling and Walking

#### Policy COM.2: Cycling and Walking

- 2.1 The Neighbourhood Area has a wealth of public rights of way (footpaths and bridleways – see Figure 39). As appropriate, new developments must demonstrate how walking and cycling opportunities have been prioritised and adequate connections made to existing routes.
- 2.2 Proposals which either adversely affect existing walking and cycling routes or do not encourage appropriate new walking and cycling opportunities will not be supported.

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
COM.2	0	0	0	0

- E.6.2.1 Policy COM.2 outlines the NDP's support for development proposals which would prioritise walking and cycling connectivity and contribute positively towards Broadway's pedestrian and cycle networks. This policy would not be expected to directly impact any of the four SEA Objectives.



### E.6.3 Policy COM.3: Allotment and Growing Space

#### Policy COM.3: Allotment and Growing Space

Proposals for the provision of new allotments in appropriate and suitable locations will be supported. Proposals for new allotments should clearly meet the following criteria:

- a. There are no adverse impacts on the landscape or character of the area;
- b. There are satisfactory arrangements for parking;
- c. There are satisfactory arrangements for water supply; and
- d. There would be no adverse impacts on neighbouring uses.

	1	2	3	4
Policy Reference	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
COM.3	+	0	0	0

- E.6.3.1 Policy COM.3 supports the creation of new allotments and growing spaces within Broadway Parish, provided they do not adversely impact the surrounding landscape, character, amenity or water supply. Therefore, a negligible impact would be expected in relation to cultural heritage, landscape and water and flooding.
- E.6.3.2 Allotments and growing spaces can help to provide valuable green spaces which act as wildlife habitats and corridors within built-up areas. This policy could potentially help to improve the quality and quantity of Broadway's green network, and result in a minor positive impact on biodiversity.

## E.7 Mitigation and enhancement

- E.7.1.1 Minor adverse effects have been identified for two policies pre-mitigation (HD.4 and HD.5), which primarily relate to sites lying within open countryside (HD.5), or partly within the settlement boundary (HD.4), alongside consideration of landscape and heritage designations and other environmental features within the Broadway Neighbourhood Plan area.

**Table E.7.1: Pre-mitigation assessment of NDP policies**

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
HD.4	-	+/-	-	-
HD.5	-	-	-	0

### E.7.2 Mitigating impact of the NDP policies

- E.7.2.1 Adverse impacts on SEA objectives caused by development proposed within policies HD.4 and HD.5 will be mitigated to some extent by various other proposals within the Plan. These mitigating policies are set out in **Table E.7.2** below.

**Table E.7.2: Post-mitigation assessment of NDP policies**

Policy Reference	1	2	3	4
	Biodiversity	Cultural Heritage	Landscape	Water and Flooding
HD.4	0	+	+	0
Mitigating effect	<p><b>Landscape features and visual amenity (AONB, valued landscapes, local landscape character, views from and towards Broadway and views from sensitive visual receptors such as PRoW users, residents and visitors to the AONB):</b> The policies and the design principles in Policies BE.1 (Design Principles), BE.2 (Master Plans), BE.8 (Creating a Strong Sense of Place), HD.3 (Use of Brownfield Land), NE.1 (Trees and Hedgerows), NE.2 (Valued Landscapes, Vistas and Skylines), NE.3 (Local Green Spaces), NE.6 (Protect and Enhance Biodiversity and the Natural Environment), and NE.10 (Tranquility and Dark Skies) will help to ensure that the local landscape character, and natural beauty and scenic qualities of the AONB are protected.</p> <p><b>Biodiversity:</b> Policy NE.1 (Trees and Hedgerows) and NE.6 (Protect and Enhance Biodiversity and the Natural Environment) will help to project biodiversity.</p> <p><b>Setting of heritage assets (Broadway Conservation Area and Listed Buildings):</b> Policy BE.1 (Design principles) and Policy BE.4 (Heritage Assets) will help to ensure that the character and appearance of the conservation area and setting of historic assets is preserved.</p> <p><b>Water resources and flooding:</b> Policies NE.7 (Flooding) and BE.7 (Energy Efficiency and Renewable Energy) will ensure that development adequately considers pluvial flood risk</p>			

	incorporating features such as SuDS, with Policy NE.8 (Foul Water Drainage) providing mechanisms in relation to foul water.			
HD.5	0	0	0	0
Mitigating effect	<p><b>Landscape features and visual amenity (AONB, valued landscapes, local landscape character, views from and towards Broadway and views from sensitive visual receptors such as PRoW users, residents and visitors to the AONB):</b> The policies and the design principles in Policies BE.1 (Design Principles), BE.2 (Master Plans), BE.8 (Creating a Strong Sense of Place), NE.1 (Trees and Hedgerows), NE.2 (Valued Landscapes, Vistas and Skylines), NE.3 (Local Green Spaces), NE.4 (Green Wedge), NE.6 (Protect and Enhance Biodiversity and the Natural Environment), and NE.10 (Tranquility and Dark Skies) will help to ensure that the local landscape character, natural beauty and scenic qualities of the AONB are protected.</p> <p><b>Biodiversity:</b> Policy NE.1 (Trees and Hedgerows) and NE.6 (Protect and Enhance Biodiversity and the Natural Environment) will help to project biodiversity.</p> <p><b>Setting of heritage assets (Broadway Conservation Area and Listed Buildings):</b> Policy BE.1 (Design principles) and Policy BE.4 (Heritage Assets) will help to ensure that the character and appearance of the Conservation Area and setting of historic assets is preserved.</p>			

### E.7.3 Residual effects

- E.7.3.1 Following the implementation of mitigation set out in the policies of the NDP it can be concluded that the Plan will have a long term negligible or positive impacts on each of the SEA objectives as set out in **Table E.7.2**.

### E.7.4 Summary of post mitigation effects

- E.7.4.1 Assessment of the NDP following consideration of mitigation proposed within the Plan did not identify any negative residual (or post mitigation) effects on the biodiversity, cultural heritage, landscape or water and flooding SEA objectives. All residual effects were considered to be negligible or positive.

## E.8 Conclusion

### E.8.1 Summary

- E.8.1.1 This SEA report identifies that the policies contained in the Regulation 14 version of the NDP would not be likely to lead to any significant (major) adverse effects in relation to biodiversity, cultural heritage, landscape, flooding or water resources. The NDP policies would lead to minor beneficial effects across one or more of the SEA objectives for 19 policies contained within the NDP.
- E.8.1.2 Minor adverse effects have been identified for two policies pre-mitigation (HD.4 and HD.5), which primarily relate to these sites lying within open countryside (HD.5), or partly within the settlement boundary (HD.4), alongside the characteristics of the NDP area in terms of designated landscape and heritage assets and other environmental features, and inherent uncertainties over design specifics until the planning application stage. This assessment acknowledges that protection and conservation of the built and natural environment would also be secured through other policies within the Development Plan and no adverse residual effects have been identified across each of the SEA objectives which these policies in place. Where potential has been identified to strengthen consideration of biodiversity, heritage, landscape or water resources these have been highlighted for consideration by the NDP steering group.
- E.8.1.3 The NDP as a whole sets out provisions to help limit the effects of new development on landscape features, heritage resources, biodiversity assets and the water environment. Collectively the policies in the NDP demonstrate a proactive and evidenced approach to protecting and enhancing the natural and historic environment, including a strong impetus on local green spaces, local gaps, valued views / landscapes and the provision of a Village Design Guide which would help to ensure that development is in keeping with local character and identity within the NDP area. The NDP policies would be likely to secure a number of sustainability benefits across each of the SA objectives, compared to the baseline scenario without the NDP in place.



# Appendix F: Strategic Housing and Employment Land Availability Assessment (SHELAA) for the South Worcestershire Development Plan Review (SWDPR)

SHELAA Site Reference and Address:		CF50029 Midlands Farm (Meadow Farm Park), Hook Bank, Henley Castle	CF50061a Harlebury Trading Estate, Crown Lane, Harlebury	CF50061b Harlebury Trading Estate, Crown Lane, Harlebury	CF50061c Harlebury Trading Estate, Crown Lane, Harlebury	CF50061d Harlebury Trading Estate, Crown Lane, Harlebury	CF50061e Harlebury Trading Estate, Crown Lane, Harlebury	CF50061f Harlebury Trading Estate, Crown Lane, Harlebury	CF50073 Oraycott Villa Nurseries, 23 Main Road, Kumpsey	CF50082 Land off B4208 between H6 View Area and Willow End Business Park, Malmes	CF50083 Land at Junction of B4209 and B4208 (Blackmore Park Road) opposite 3 Three Counties Showground, Malmes	CF50084 Land off B4208 between disused railway track and Willow End Business Park, Henley Castle	CF50099 Land off Evesham Road, North of the Teyford Roundabout, Evesham	CF50100 Wyne Road North, Pershore	CF50102 South of Keyhoe East, Business Park, Pershore
MAJOR CRITERIA	Market Appeal (Economic Development Team) Yes or No	No	Yes - Green Belt, but as an extension to an existing and very successful site, this should be supported	Yes - Green Belt, but as an extension to an existing and very successful site, this should be supported	Yes - Green Belt, but as an extension to an existing and very successful site, this should be supported	Yes - Green Belt, but as an extension to an existing and very successful site, this should be supported	Yes - Green Belt, but as an extension to an existing and very successful site, this should be supported	Yes - Green Belt, but as an extension to an existing and very successful site, this should be supported	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Location - strategic, towns, Cat 1, 2, 3, 4 villages or open countryside (setback or adjacent)	Open Countryside	Open Countryside	Open Countryside	Open Countryside	Open Countryside	Open Countryside	Open Countryside	Cat 1	Open Countryside	Open Countryside	Open Countryside	Town - adjacent	Edge	Open Countryside
	Expansion of existing employment site - yes / no?	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
	Have the landowners clearly indicated that the site is available and can be developed within the plan period, (as through SHELAA)?	Yes	Yes for employment	Yes for employment	Yes for employment	Yes for employment	Yes for employment	Yes for employment	Yes	Yes	Yes	Yes	Available now	Yes for employment	Yes for employment
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone	No	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	No	No	No	No	No	100% Flood Zone 1	100% Flood Zone 1
	Can the site be provided with safe access onto the public highway?	Comment has not been provided	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No
	Would development of the site compromise Internationally or Nationally designated sites of ecological importance?	Comment has not been provided	Yes - Large infrastructure such as warehousing / industry where not additional gross internal floor space is > 1000 square metres or any development leading to own water supply (plus other constraints)	Comment has not been provided	No - unless infrastructure, or pollution, discharge of water or combustion	No - unless infrastructure, or pollution, discharge of water or combustion	No - unless infrastructure, or pollution, discharge of water or combustion	Comment has not been provided	No	No	No	The known grassland should not be allocated for development and further information regarding buffering of the element will be required prior to allocation so as to inform the developable area	Comment has not been provided	No - unless infrastructure, or pollution, waste, combustion or water discharge	No - unless infrastructure, or pollution, waste, combustion or water discharge
	Is the site in Green Belt?	No	Yes but immediately adjacent area designated as Major Developed Site in the Green Belt	Yes but immediately adjacent area designated as Major Developed Site in the Green Belt	Yes but immediately adjacent area designated as Major Developed Site in the Green Belt	Yes but immediately adjacent area designated as Major Developed Site in the Green Belt	Yes but immediately adjacent area designated as Major Developed Site in the Green Belt	Yes but immediately adjacent area designated as Major Developed Site in the Green Belt	No	No	No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No	No	No	No	No	Yes, Site adjacent to Cotswold and Malmes Hills AONB	Yes, Site adjacent to Cotswold and Malmes Hills AONB	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Yes Henley Castle Neighbourhood Plan 'Made' January 2019	No	No	No	No	No	No	Neighbourhood Plan - made in November 2017	Yes, Henley Castle Parish Neighbourhood Plan adopted in January 2019. Site conflicts with Policy MND8 (Siting of Local Businesses). Site adjacent to site of strategic interest (Langdale and Blackmore Woods (Policy BWR6))	Yes, Henley Castle Parish Neighbourhood Plan adopted in January 2019. Site conflicts with Policy MND8 (Siting of Local Businesses). Site adjacent to site of strategic interest (Langdale and Blackmore Woods (Policy BWR6))	Yes Henley Castle Neighbourhood Plan 'Made' January 2019	No	No	No
	Are the adjacent/surrounding land uses compatible with employment use? Please state what they are.	Residential dwellings and open fields. Caravan site in near proximity	Yes - employment uses and railway	Yes - employment uses	Yes - employment uses and railway	Yes - employment uses and sewage works	Yes - employment uses and agricultural	No - employment uses to south, agricultural on immediate boundary to north but residential within 100m of site	Agriculture and nursery (plant centres)	Employment site, AONB.	Employment site, AONB, Langdale and Blackmore Woods	Open fields with some employment uses in close proximity	One residential property adjacent	Yes. Located adjacent to Pershore Trading Estate. However, it is located within the significant gap and Pershore High School is located NE of the site	Yes. Next to Keyhoe Business Park and Pershore Trading Estate. However, the site is located within the significant gap
OTHER CRITERIA	Are the Sewerage and Water supplies adequate in the area?	Comment has not been provided from Severn Trent	Low- Site will drain to Moor Avenue SPS and Park Farm SPS which both have a history of pollution. Hydraulic modelling is recommended. Providing surface water is managed sustainably and does not drain to the foul network it is unlikely to cause significant issues.	Comment has not been provided	Low- Nearest sewer over 10m away, increasing developer costs if public sewer connection is required.	Low- Nearest sewer over 10m away, increasing developer costs if public sewer connection is required.	Low- Nearest sewer over 10m away, increasing developer costs if public sewer connection is required.	Comment has not been provided	The nearest public sewerage system is 500m away from the development site, therefore developer costs would be higher.	The nearest public sewerage system is 200m away from the development site, therefore developer costs would be higher.	Medium- The nearest public sewerage system is over 100m away from the development site, therefore developer costs would be higher.	Site will drain to Teyford Bank SPS although lower parts may need pumping. Other services will be required to connect to SPS. Teyford Bank pumps to gravity sewer downstream of which new storm flooding and problem areas. The site will eventually drain to Abbey Road TFS via Blind Lane CSO.	Low- Site will drain to Wyne Rd SPS. Development scale is unlikely to result in any significant impact to the foul network, provided surface water does not drain into the foul network.	Low- Site will drain to Wyne Rd SPS. Development scale is unlikely to result in any significant impact to the foul network, provided surface water does not drain into the foul network.	Low- Site will drain to Wyne Rd SPS. Development scale is unlikely to result in any significant impact to the foul network, provided surface water does not drain into the foul network.
	Brownfield or Greenfield	BF	Brownfield	Greenfield	Greenfield	Greenfield / Brownfield	Greenfield	Greenfield	Greenfield / Brownfield	Greenfield	Greenfield	GF	Greenfield	Greenfield	Greenfield
	Is the site more than 450 metres of hazardous pipeline or gas compression station? If not, what distance	No	No - 230m	No - 160m	Yes	Yes	Yes	Yes	No - 260m from oil pipeline	Yes	Yes	No	Yes	Yes	Yes
	Would development of the site have an adverse impact on Green Infrastructure Network?	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided				Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No	No	No	No	No	No	No	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Comment has not been provided	No	Comment has not been provided	No	No	No	Comment has not been provided	No	No	No	No	Comment has not been provided from Heritage	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	Comment has not been provided	No	No	No	No	No	Check comments	No	No	No	No	Comment has not been provided from Heritage	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	Comment has not been provided	No	No	No	No	Within 175m of SAM	No	No	No	No	No	No	No	No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve Regionally Important Designated Site or any other locally designated wildlife/landscape site? INCLUDE LANDSCAPE COMMENTS HERE	Comment has not been provided	No	Comment has not been provided	No	No	No	Comment has not been provided	No	No. 300m from site of regional or local wildlife importance	Site adjacent to site of regional or local wildlife importance (Langdale and Blackmore Woods)	No	Comment has not been provided from Worcestershire Wildlife Trust	No	No
	Would development of the site have a detrimental impact on TPOs.	Comment has not been provided	TPOs across Harlebury Trading Estate	TPOs across Harlebury Trading Estate	TPOs across Harlebury Trading Estate	TPOs across Harlebury Trading Estate	TPOs across Harlebury Trading Estate	TPOs across Harlebury Trading Estate	No	No	No	No	Comment has not been provided from the Landscape team	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No	No	No	No	No	No	No	No	Written Big Gap. Possibly, but local impact only as would fit context gap between residential and employment land, not strategic impact.	Yes - would reduce gap between Pershore employment park and Wyne Phase
	Would development of the site have a detrimental impact on ancient woodland?	Comment has not been provided	No	Comment has not been provided	No	No	No	Comment has not been provided	No	No	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Comment has not been provided	No	Comment has not been provided	No	No	No	Comment has not been provided	No	No	No	No	No	No	No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Comment has not been provided from JBA	<1% > 30 years; <1% > 100 years; 3% > 1000 years	0% > 30, 100 and 1000 years	0% > 30 years; 0% > 100 years; <1% > 1000 years	0% > 30 years; 2% > 100 years; 3% > 1000 years	0% > 30 years; 14% > 100 years; 21% > 1000 years	1% > 30 years; 2% > 100 years; 0% > 1000 years	Parts of site susceptible to surface water flooding	No	No	No	Comment has not been provided	0% > 30 years; 0% > 100 years; <1% > 1000 years	0% > 30, 100 and 1000 years
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 3	No	No	No	No	No	Yes - grade 2	Grade 1 Agricultural Land Classification	No	No	Grade 3	No (Grade 3)	Grade 3	Southern 20% of site is grade 2, remainder grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No	No	No	Yes	No	Less than a third of the site is located in contaminated land	No	No	No	No	Less than a third of the site is located in contaminated land	Comment has not been provided	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	Bus Stop - Yes (100m)	Bus stop > 400m. Train station directly next to the site	Bus stop > 400m. Train station directly next to the site	Bus stop > 400m. Train station > 400m. However, Harlebury train station is located on the NW side of Harlebury Trading Estate	Bus stop > 400m. Train station > 400m. However, Harlebury train station is located on the NW side of Harlebury Trading Estate	Bus stop > 400m. Train station > 400m. However, Harlebury train station is located on the NW side of Harlebury Trading Estate	Bus stop > 400m. Train station > 400m. However, Harlebury train station is located on the NW side of Harlebury Trading Estate				Bus Stop - No: 220m	No. Closest bus stop is 844 metres away (0.4 miles). Closest train station is Evesham which is 1001 metres away (1.2 miles).	No	No
SUMMARY	Would the development of the site, including the creation of an access, materially affect the character of the locality?												No		
	Rated In or out of SHELAA? If out, reason?	OUT - Market suitability	IN	IN	IN	IN	IN	IN	OUT - High agricultural land value	In	In	In	In	OUT - Market suitability	IN
	Should the site be carried forward for potential allocation in the SWDPR?	NO	YES	YES	YES	YES	YES	YES	No - High agricultural land value	Yes	No	Yes	Yes - employment	NO	YES
	Summary	Site not suitable for development							Site not considered appropriate because it is on land of high agricultural land value (Grade 1). Also, proximity to oil pipeline.	Overall a good site. Site has some issues including conflicts with NCP (particularly Policy MND8) and site is adjacent to AONB.	Site has some issues including conflicts with NCP (particularly Policy MND8). Site is adjacent to AONB and site is adjacent to site of regional or local wildlife importance (Langdale and Blackmore Woods). Site CF50082 preferred.	Site suitable for development	Take forward as a potential employment allocation - considered suitable by the Economic Development teams. This site is a duplicate of parcel out of E137.		

SHELAA Site Reference and Address:		CF50103 Kyrlec East Business Park, Parahre	CF50112 Field to the North-East of Lower Tundridge Farm, Buckley	CF50113 Land to the South of Lower Tundridge Farm, Buckley	CF50114 Field to the West of Lower Tundridge Farm, Buckley	CF50117 Park Farm, Blackmore Park Road, Malvern	CF50123 Land off Walkers Lane, Whittington	CF50142 Parcel A, Land adjacent Broadway Road, Wychavon, Evesham	CF50143 Parcel B, Land adjacent Broadway Road, Wychavon	CF50155 Apex Motorcross, Conybury Wood, Parahre Lane	CF50169 Land off Abbey View Road (B4055), Wyre Piddle	CF50209 Land adj to the B4211, Newbridge Green	CF50322 Land at the Former Builders Yard, Holt Fleet Street, Onibersley	CF50335 Worcester West Broadfields Worcester (Adjacent to SWCF 452)
MAJOR CRITERIA	Market Appeal (Economic Development Team) Yes or No	Yes		No	Yes	Yes	YES - Vale Park extension	Yes	No	Yes - Has a former permission for a filling station, and was refused for a supermarket. An excellent location for an appropriate use	No	No	Yes	
	Location - strategic, towns, Cat 1, 2, 3, 4 villages or open countryside (setback or adjacent)	Open Countryside	Cat 1	Cat 1	No - Open Countryside	Malvern/Harleley Swan (Open Countryside)	Town (Edge) Worcester (Wychavon District)	Edge / Cat 4	Town	Strategic	Strategic Location	Open Countryside	Category 1	Town (Edge) Worcester (Malvern Hills District)
	Expansion of existing employment site - yes / no?	Yes	No	No	N/A	No	No	YES - Vale Park extension	Yes	No	No	No	No	No
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (i.e. through SHELAA)?	Yes for employment	Yes	Yes	N/A	Yes Ownership - Single Availability immediate/within 5 years	Yes Ownership - Two Owners Availability immediate/within 5 years Housing or Employment uses being promoted	YES	Yes - available now	Yes - available in 5 years	Yes for employment	Yes	Available within 5 years	Proposed uses: housing, education and employment Ownership: Multiple Availability: 11-15 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No info	No, but entrance to site potentially in Flood Zone 3.	No, but Flood Zone 3 only 20m from site entrance.	N/A	100% Flood Zone 1	Yes - 100% Flood Zone 1	Flood Zone 1 - 100%	All of site within FZ 1	100% flood zone 1	100% Flood Zone 1	No	No	Mostly located in flood zone 1 Land adjacent to the banks of Leagham Brook in the north east of the site is within in flood zones 2 and 3
	Can the site be provided with safe access onto the public highway?	Comment has not been provided	Unknown - to be confirmed	Unknown - to be confirmed	N/A	Yes	Access can be achieved but may require the negotiation of Whittington Roundabout to control vehicle movements.	Site is an extension of an existing which has safe access	Yes - county highways. SBN accessed via Broadway Road, 650m from A66 - Highways England	Comment has not been provided from Highways	No	Comment has not been provided	Yes	No comments received
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Comment has not been provided	Site adjacent to Leigh Brook SSSI	Site adjacent to Leigh Brook SSSI	N/A	Site is within a SSSI Impact Risk Zone	Site is within a SSSI Impact Risk Zone	NO - unless infrastructure, air pollution or combustion	No unless infrastructure, air pollution or combustion.	No - unless infrastructure, air pollution, waste, combustion or water discharge	No - unless infrastructure, air pollution or combustion	Comment has not been provided	Comment has not been provided	Yes - part of site is at applications over 100 houses and all over 50 outside existing settlements. Majority is lower impact
	Is the site in Green Belt?	No	No	No	N/A	No	No	NO	No	No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	Yes. Site within Cotswolds & Malvern Hills AONB	Yes. Site within Cotswolds & Malvern Hills AONB	N/A	Yes	No	NO	No	No	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No	No	N/A	Yes - Harley Castle Neighbourhood Plan Made January 2019 The site is not allocated under Policy M6Q 8 - Stiling of Local Businesses	No	NO	Evesham Town Plan was adopted in 2016	No	No	No	No	Onibersley and Overdale Neighbourhood Area designated on 29th August 2017. Evesham NP was submitted for examination in June 2019 and the examination report recommended it go to referendum. Date yet to be set.
Are the adjacent surrounding land uses compatible with employment use? Please state what they are.	Adjacent to Kyrlec East Business Park and railway line. However, it is located within the significant gap with a row of residential units to the east.	Agriculture	Equitation uses	N/A	Yes	Employment and/or Housing proposed	YES - site adjacent to existing employment ventures car dealership and farmery, also extends existing large scale employment land	Yes - adjacent to Vale Park	Yes - Site is already used for employment use	Yes - Located next to a roundabout with Wychavon Depot and Orchard Nurseries located nearby.	Open fields - near to Public House	CF50322 to the north. A4133 to the east and residential to the south and west	Adjacent to SWCF 452 Open countryside location in the significant gap.	
OTHER CRITERIA	Are the Sewerage and Water supplies adequate in the area?	Comment has not been provided			N/A	Potential Impact on the Sewerage Network Impact - Low The nearest sewer is a 225mm diameter sewer which is approx. 170m to the south of the site. It appears the site will contribute to the sewer. This drains to Blackmore SPS. The site has had pollution issues.	No comments received	MEDIUM level impact. The development site drains to Evesham-Bateman system and Abbey RD TFS. Hydraulic modelling is recommended.	Sewerage Network Impact - Medium	Low - There is known hydraulic flooding in the downstream network. The site will drain to Conybury Lane SPS, Harley Brook SPS, Grandstand Road SPS. Hydraulic modelling is recommended to determine the impact. Potential surface water is managed sustainably and does not drain into the foul network. Significant issues are not expected.	Low - Nearest sewer over 250m away. Site will drain to Wyre Rd SPS. Development scale is unlikely to result in any significant impact to the foul network, provided surface water does not drain into the foul network	Comment has not been provided from Severn Trent	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 on the Sewerage Network Impact - High This is a large development, all or part of the site is likely to require permits, it will drain through the new development at Broadwater in the existing local plan. A combined approach is likely to be required if this site goes ahead. There are known flooding and pollution issues in the downstream network and an additional sewerage growth scheme may be necessary to accommodate growth.
	Brownfield or Greenfield	Greenfield	Greenfield	Greenfield	N/A	Greenfield	Greenfield	Greenfield	Greenfield	Brownfield	Greenfield	GT	Brownfield	Greenfield
	Is the site more than 450 metres of hazardous pipeline or gas compression station? If not, what distance	Yes	Yes	Yes	N/A	Yes	Oil pipeline approx. 550 metres away	YES	Yes	Yes	Yes	No	No	Yes
	Would development of the site have an adverse impact on Green Infrastructure Network?	Comment has not been provided			N/A	Site is adjacent to the AONB	Yes - Site is located in the Significant Gap GI Environmental Character Area "Protect and Restore"	TBC	Comment has not been provided	TBC by WCC	Comment has not been provided	Comment has not been provided	Comment has not been provided	Substantial loss of connectivity between pockets of high quality habitat. Potential to enhance broad green infrastructure be formalised in the design of the development, low density housing with a focus on conserving, buffering, emerging and restoring the isolated habitat pockets and incorporating meaningful SUDS GI Environmental Character Areas: "Protect and Restore" (local) "Protect and Enhance" (wider)
	Would development of the site result in a significant net loss of protected open space?	No	No	No	N/A	Site is adjacent to the AONB	Yes - Site is located in the Significant Gap	NO	No	No	No	No	No	Yes - in the significant gap.
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Comment has not been provided	No	No	N/A	No	No	NO	Site not in conservation area. Archaeology: no comments received	No	No	Comment has not been provided	Comment has not been provided	No
	Would development of the site have a detrimental impact on Listed Building (s).	Comment has not been provided	Yes. Listed Building (Lower Tundridge Farmhouse) adjacent to site.	Yes. Listed Building (Lower Tundridge Farmhouse) adjacent to site. Upper Tundridge Farmhouse less than 100m from site.	N/A	No	No	NO	No detrimental impact on Listed Buildings and not in Conservation Area	No	No	Yes, GI 18?	Yes	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	No	N/A	No	No	NO	No	No	No	Comment has not been provided	No	No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve Regionally Important Designated Site or any other locally designated wildlife/landscape site? INCLUDE LANDSCAPE COMMENTS HERE	Comment has not been provided	Potential impact on 3 Special Wildlife Sites - Broadlands Meadow (100m from site), Lime Bank Pasture (150m) and Suckley Hills Wood (207m)	Potential impact on 3 Special Wildlife Sites - Lime Bank Pasture (50m from site) and Suckley Hills Wood (207m)	N/A	Site is 140m from site of regional or local wildlife importance and 150m from another site of regional or local wildlife importance.	No	YES - would effectively extend Vale Park at the way between Cheltenham Road and Broadway Road. Road to Broadway is currently rural in character, with Vale Park being fairly well screened in views. Important to maintain this character given it is the route to Wykeham's Jewel in the covert and on Broadcom that provides local route. Also, public views towards Broadcom are, giving a sense of place, would be lost.	Comment has not been provided from Worcestershire Wildlife Trust	No	No	Comment has not been provided	Comment has not been provided	Yes - site comprises multiple LWS, ponds, orchards and woodlands
	Would development of the site have a detrimental impact on TPOs.	Comment has not been provided	No	No	N/A	TPOs along Blackmore Park Road.	Yes Potentially	NO	No	Yes	Yes	Comment has not been provided	No	Yes - TPO adjacent
	Would development of the site have a detrimental impact on a Significant Gap?	Within Sig Gap. Possibly, but local impact only as would reduce current gap between residential and employment land, not strategic impact.	No	No	N/A	No	Yes	NO	No	No	No	No	No	Yes - site is located in a Significant Gap
	Would development of the site have a detrimental impact on ancient woodland?	Comment has not been provided			N/A	No	No	NO	No	No	No	Comment has not been provided	Comment has not been provided	Yes - loss of woodland, wood pasture and parkland and orchard priority habitats
	Would development of the site have a detrimental impact on ancient hedgerow?	Comment has not been provided			N/A	No	Yes Potentially	NO	No	No	No	Comment has not been provided	Comment has not been provided	Yes - loss of extensive mature hedgerow network
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Percentages have not been provided	North of site susceptible to surface water flooding		N/A	SW Land Drainage Partnership Engineers - Risk 'low' Refer to LFA for OS requirements	No comments received	YES	Very Low	Risk of flooding from surface water: 1%: 30 years; 2%: 100 years; 4%: 1000 years	0.1% = 30 years; 0.1% = 100 years; 1% = 1000 years	Comment has not been provided from BIA	Comment has not been provided	No comments received
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No	No	N/A	No - Grade 3	No - Grade 3	YES - Grade 2	No	No	Grade 2	Grade 3	Grade 1	Some parts of the site are grade 2, other parts are grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No	No	N/A	Contaminated Land - PCL on site - Infill Pond, Quarry, Park Farm. Risk Assessment and Infill Site Investigation required. Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of 10 residential dwellings	No comments received	No History of PCL activities	No history of PCL activities.	Yes - more than a third of the site is located in contaminated land	No	No	No	PCL on site - 2x unknown filled ground. PCL site adjacent - 2x unknown filled ground. Major Road Proximity, sewage works, garage. Risk Assessment and Infill Site Investigation required.
	Is there a bus stop or train station within 400m of the site? Please state distance.	No			N/A	No bus stops within 400m No access to rail network within 400m.	Yes Bus stop approx. 40m away to southern end of the site Swan Inn Services: S1, S51, X30 No access to rail network within 400m.	NO	No. Closest bus stop is 1075 metres away. Closest train station is Evesham which is 3205 metres away.	Yes - 400m	No	Bus Stop - No 643m	Bus stop 161m; Nearest train station is Droitwich Spa	Southern area of the site bus stop approx. 400-500m away (nearest road). Crown East House Service: 308 Northern area of the site: no bus stops within 400m Closest service: Oaklands 309, 310 No access to rail network within 400m.
	Would the development of the site, including the creation of an access, materially affect the character of the locality?				N/A	No	Yes - the site is located in the significant gap	NEOFAIR - land currently agricultural, adjacent to car dealership and farmery	No	Yes, prominent hillside site to east of motorway. Visually unacceptable and would not respect local landscape character. I acknowledge degradation of part of site due to motorcross activity, but land could be returned back to agriculture.	Employment uses in this location could conflict with adjacent dwellings and residential amenity.	Yes		
	Ruled in or out of SHELAA? If out, reason?	IN	Out: AONB - Scale	Out: AONB	OUT (Level 1)	IN (Level 2)	IN (Level 2)	IN	IN	Out - Market suitability / Access	OUT - Market suitability	OUT - Market suitability	IN	IN (Level 2)
	Should the site be carried forward for potential allocation in the SWCF?	YES	No: AONB - Scale	No: AONB	No	Yes	Yes (but site is not to be allocated)	YES	Yes	No	NO	NO	No	No
	Summary		Site not considered appropriate because it is in the AONB and is a Special Wildlife Site, potential impact on historic environment and potential surface water flooding.	Site not considered appropriate because it is in the AONB. Also, potential impact on nature designations (SSSI and Special Wildlife Sites) and potential impact on historic environment.	OUT Location	Site considered suitable for employment land use Gross site area approx. 14 hectares (gross) Net developable area approx. 6.3ha Greenfield site, consider at least 40% GI (SWCFPR 4)	Located in the Significant Gap Valued Open Space Scale in relation to Whittington	Site is extension to nearby Vale Park an existing employment site	Site is considered suitable for an employment allocation as part of the expansion of Vale Park. Inconvenient Highways comments are not	Unsuited site. Access into site is not suitable and topography make this highly unsuitable		Site not suitable for development	The site is accessible from the highway and located within the built up area of the village. The site has a previous employment use and therefore any development for employment use would have to be of a type that would not have a detrimental impact on neighbouring residential amenity. The future use of the site could be considered in the emerging Onibersley Neighbourhood Plan.	Large scale development in the open countryside (significant gap) Site is not considered to be a strategic preferred option for the SWCF review

SHELAA Site Reference and Address:		CF50236 Worcester West Broadheath (Land adjacent to Temple Langmead Factory)	CF50273 Land at Sandfields, Kingswood, Marley	CF50278 Land to the east of junction 5 of the M5, Wythold	CF50279 Land to the West of Stoke Road, Wythold	CF50280 Land west of M5, Junction 5, Wythold	CF50287 Land east of Abbey Road (A1186), Evesham	CF50289 Land off Gwarchil (A188) and Worcester Road (B642), Evesham	CF50284 Land at Westfields, Birmingham Road, Tenbury Wells	CF50288 Land at Housell Road, Malvern	CF50286 Shrewsbury Hill Retail Park, Tallow Hill, Worcester (parcel west of Worcester & Birmingham Canal)	CF50275 Land west of the A4400 Whittington Rd / Twinehead Way, Worcester	CF50280 Home Farm, Church Lane, Pewin	CF50296 Land immediately adjoining southern side of A44, Wyre Piddle	CF50408 Estons Farm, Church Lane, Tibberton	
MAJOR CRITERIA	Market Appeal (Economic Development Team) Yes or No	Duplicate		No	No	No	No	No	No	No	No	Yes	Yes		Yes	
	Location - strategic, towns, Cat 1, 2, 3, 4 villages or open countryside (within or adjacent)	N/A	Cat 1	Abuts Cat 1 Village	Abuts Cat 1 Village	Open Countryside	Town	Town	Town	Town	Town	Town	Category 2	Strategic Location	Category 2	
	Expansion of existing employment site - yes / no?	N/A		No	No	No	No	No	No	No	No - redevelopment of retail	No	No	No	Yes	
	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	Available within 5 years	Available within 5 years	Available within 5 years	Yes - available now	Available now	Yes	Yes	Yes Ownership - Single Availability within 5 years	Yes Ownership - Single Availability within 5 years	The two parcels of land are currently subject to agricultural tenancy agreements. Parcel 1 available in 2021. Parcel 2 available within 24 months of pp for Parcel 1. Landowners supportive of development.	Yes for employment and/or housing	Available within 5 years	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	N/A	No	TBC	TBC	TBC	One third of site within Flood zones 2 and 3	No		No	100% Flood Zone 1	Yes - 100% Flood Zone 1	No	No info	100% Flood zone 1	
	Can the site be provided with safe access onto the public highway?	N/A	Potential access issues - to be confirmed	Highways comment not provided	Highways comment not provided	Highways comment not provided	No Highways comment provided	No Highways comment provided		Yes	Yes	No comments received	Unknown	Comment has not been provided	Not suitable via Hospital Road. We are aware Malvern Land are providing a larger site and this small site could come within the water allocation.	
	Would development of the site compromise Internationally or Nationally designated sites of ecological importance?	N/A	Impact zone SSSI	Yes - Large infrastructure such as warehousing / industry where net additional gross internal footprint is > 1,000 square metres or any development needing its own water supply, plus other constraints	Yes - Large infrastructure such as warehousing / industry where net additional gross internal footprint is > 1,000 square metres or any development needing its own water supply, plus other constraints	Yes - Large infrastructure such as warehousing / industry where net additional gross internal footprint is > 1,000 square metres or any development needing its own water supply, plus other constraints	No comments provided	No - unless airports helps poultry farms etc.	No	No	No	No	unless infrastructure, air pollution, waste, combustion or water discharge	Comment has not been provided	Yes - Large infrastructure such as warehousing / industry where total net additional gross internal footprint following development is 1,000 square metres or more. And other constraints	
	Is the site in Green Belt?	N/A	No	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	
	Is the site in the AONB, or affect the setting of?	N/A	No	No	No	No	No	No	No	No	No	No	No	No	No	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	N/A	Neighbourhood Plan - made January 2016. Site would conflict with Policy MM21 (Landscape Design Principles) - site conflicts with Key View 4.	TBC	TBC	TBC	Evesham Town Plan was adopted in 2016	No		Yes. Neighbourhood Plan - made in June 2016. Site conflicts with Policy MT2 (Malvern Link Rail Station Opportunity Area).	No	No	No	No	No Neighbourhood Plan in Tibberton	
Are the adjacent/surrounding land uses compatible with employment use? Please state what they are.	N/A	Agriculture. Adjacent to residential development.	No	No	No	No	Possibly - residential, school and commercial uses surround the site.		Car parking and residential	Yes	Employment land uses proposed. Some office development to the south of the site, but mostly open location.	No	Located adjacent to the A44 and the railway line. Also located within close proximity to Pershore Trading Estate.	Yes- agriculture		
OTHER CRITERIA	Are the Sewerage and Water supplies adequate in the area?	N/A	There are no reported flooding or pollution incidents downstream. Due to the size of the development it is considered to the existing system it is not considered that the system is overloaded or at risk of failure. Possible additional risk if a surface water is unable to be managed at site through SuDS or to watercourse/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 local network.	TBC	TBC	TBC	No comment provided from Severn Trent.	Estimated spare hydraulic capacity of 1003 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at the site. However, improvements would be required to allow capacity to be greater than 2000 dwellings. Medium. The site would drain to Worcester Rd SPS and CSO and Abbey Rd SPS. Hydraulic modelling is recommended to determine the impact.	Severn Trent - There are known hydraulic flooding issues in the downstream network.		Potential impact on the Sewerage Network Impact - Medium There are known hydraulic flooding and pollution issues in the downstream network. Site will drain to Digby Siphon 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 on the Sewerage Network Impact - Low Site would drain to Whittington SPS which serves a small area. Hydraulic modelling recommended.	Potential impact on the Sewerage Network Impact - Low Site will drain to Alcock HB SPS and Wyre Rd SPS. It is recommended that hydraulic modelling is completed to determine the impact on the local network. If other developments at Pewin are adopted it is expected that there will be capacity issues at both Alcock HB and Wyre Rd SPS. The site is a significant increase in population to the immediate area.	Comment has not been provided	Medium. The site is likely to require pumping. There is known hydraulic flooding in the downstream network. The site will drain to Church Lane SPS, Pewin Road SPS, Crowleford Road SPS. Hydraulic modelling is recommended to determine the impact.	
	Brownfield or Greenfield	N/A	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield		Brownfield	Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	
	Is the site more than 450 metres of hazardous pipeline or gas compression station? If not, what distance	N/A	Yes	TBC	TBC	TBC	Yes	Yes		Yes	Yes	No Oil pipeline approx. 250m away	Flood Zones 1 and 2 straddle the eastern boundary of the site from Piddle Brook	Yes	Yes	
	Would development of the site have an adverse impact on Green Infrastructure Network?	N/A		Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided		No	Yes - loss of SWOP 38 (SWOPR 43) green space Of Environmental Character Area: "Wooded and Pasture" Public views towards Malvern Hills - sense of place. These would be lost. Visually unacceptable.	Unknown	Comment has not been provided	TBC by WCC		
	Would development of the site result in a significant net loss of protected open space?	N/A	No	No	No	No	Yes - whole of site is protected Green Space	No	Northern part of site designated Green Space	No	Loss of SWOP 38 (SWOPR 43) green space	No	No	No	No	
	Would development of the site have a detrimental impact on a conservation area or an archaeological?	N/A	No. Preliminary potential. DDA, survey, targeted evaluation and possible further mitigation.	TBC	TBC	TBC	Yes - site lies adjacent to Conservation Area and Scheduled Ancient Monument	Yes - potential detrimental impact on Conservation Area although site not within it - setting. Archaeology. Possible medieval farm site - DDA, survey and targeted evaluation and possible mitigation	Yes. Southern part of site within Conservation Area. Northern part of site adjacent to Conservation Area. Within Trinity CA and in setting of Link CA. Setting of grade I listed church.	No	Current development restricts access to canal. Potential to improve access and setting of Canal CA. Archaeology - investigation (evaluation) and mitigation through planning process.	No	No - Part of the City of Worcester and designated Green Space, of local character and with strong views to the Malvern Hills at this gateway area to the City. A proposed link from the back block corridor out to open countryside. Archaeological remains identified in a limited field evaluation during a previous application. Some further investigation and mitigation needed.	Roman/Drift-Medieval potential. Evaluation and possible mitigation needed.	Comment has not been provided	
	Would development of the site have a detrimental impact on Listed Building (s).	N/A	Yes. Adj. GI LB - setting. 30m from Longstone Cottage	TBC	TBC	TBC	Listed Buildings lie adjacent to the site but maybe too far away to have an impact.	No	Yes. Within Trinity CA and in setting of Link CA. Setting of grade I listed church.	No	No	No	Yes - Orchard Las	Comment has not been provided	Yes	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	N/A	No	TBC	TBC	TBC	Yes	No	No	No	Yes - Any development of this site would need very careful consideration of the setting of scheduled monument.	No	No	No	No	
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve Regionally Important Designated Site or any other locally designated wildlife/landscape site? INCLUDE LANDSCAPE COMMENTS HERE	N/A	100m from Scar Cottage Local Geological Site. Very close to the Malvern Wildlife Site. No other locally designated wildlife/landscape sites. INCLUDE LANDSCAPE COMMENTS HERE	TBC	TBC	TBC	Comment has not been provided from Worcestershire Wildlife Trust	No - subject to substantial landscape test being provided to western and northern boundaries - on rising land, potentially visible from west and Broadwaters Avenue Way. Northern boundary would be new urban-rural interface. Close to River Area LPS and complex some traditional orchard habitat	100m from Site of Regional or Local Wildlife Importance. Ecological Officer comments - Adequate buffering for LPS. Oil to buffer- affectable developable area	Yes	Yes	Yes	Disproportionately large site for size of village, expanding into open countryside alongside Piddle Brook. Adverse cumulative impact in combination of other developments existing and approved in locally. Adverse impact on enjoyment of rural public landscape.	Comment has not been provided	No	
	Would development of the site have a detrimental impact on TPOs.	N/A	No	TBC	TBC	TBC	No	Possibly - TPO affects south east border of site.	No	No	No	No	Retention of trees to be considered	No	No	TPOs nearby
	Would development of the site have a detrimental impact on a Significant Gap?	N/A	No	TBC	TBC	TBC	No	No	No	No	No	No	Unknown	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	N/A	TBC	TBC	TBC	TBC	No	No	No	No	No	No	Site is partly covered by the Woodland Priority Habitat Network (Priority Commission)	No	Comment has not been provided	No
	Would development of the site have a detrimental impact on ancient hedgerow?	N/A	TBC	TBC	TBC	TBC	No	No	Internal hedgerows	No	No	No	No	No	Comment has not been provided	No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	N/A	South of site susceptible to surface water flooding. Severn Trent Surface water should be managed on site through SuDS or to watercourse/ponds where available.	TBC	TBC	TBC	No comments provided.	1 % risk of 30 yr or 2% risk of 100 yr and 6% risk of 1000 yr surface water flooding. potential surface water flow across the No boundary and through the middle of the site but no debris to confirm there has been a surface water flooding event.	Southern part of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourse/ponds where available.	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 LPA for SSO requirements	Is the site at risk of surface water flooding? Yes (0% 30yr, 2% 100yr, 6% 1000yr)	No	Percentages have not been provided	Risk of flooding from surface water: 2% 30 years, 4% 100 years, 6% 1000 years		
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	N/A	Yes. Approx. 90% of site Grade 2 on Agricultural Land Classification	TBC	TBC	TBC	Yes - grade 1 - approx. quarter of site (SW)	Yes - grade 2	No	No - Urban	No - Grade 1	Only part Grade 2	Grade 3	No	No	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	N/A	Contaminated Land - off-site petrol station site. Contaminated Land Comments - No history of PCL activities on site. PCL site adjacent - garage. Risk assessment required. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of 210 residential dwellings.	No history of PCL activities on site. Within 250m landfill buffer. Risk assessment required.	No history of PCL activities on site. Within 250m landfill buffer. Risk assessment required.	PCL on site - Landfill Site. Potentially significant PCL issues on site. Within 250m landfill buffer. Risk assessment required and likely site investigation required	No comments provided.	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of 210 residential dwellings. Contamination - No history of PCL activities on site. PCL site adjacent - petrol station. Risk assessment required. Air Quality Comments - Standard Mitigation Measures applicable to sites of 210 residential dwellings.	Contaminated land records - railways. Contaminated Land Comments - No history of PCL activities on site. PCL site adjacent - railway. Risk assessment required. Air Quality Comments - Standard Mitigation Measures applicable to sites of 210 residential dwellings.	Air Quality - Within Low-moderate/Rainbow Hill AQMA Consultation Zone. Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of 210 residential dwellings.	Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.	Air Quality - Insufficient information to provide informed comment.	Noise assessment required to determine the extent and impacts of noise at this location. Mitigation may be required.	No	No	
	Is there a bus stop or train station within 400m of the site? Please state distance.	N/A	TBC	TBC	TBC	TBC	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is 1207 metres away (0.8 miles).	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is 1207 metres away (0.8 miles).	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is 1207 metres away (0.8 miles).	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is 1207 metres away (0.8 miles).	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is 1207 metres away (0.8 miles).	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is 1207 metres away (0.8 miles).	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is 1207 metres away (0.8 miles).	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is 1207 metres away (0.8 miles).	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is 1207 metres away (0.8 miles).	
	Would the development of the site, including the creation of an access, materially affect the character of the locality?	N/A	Site likely to materially affect character of the settlement.	Yes	Yes	Yes	Yes	WWT comments. Yes, partial overlap with traditional orchards. This site overlaps with traditional orchard grounds. These should be removed from and buffered against any allocation. Conservation Comments - Habitat, PCL, Landscapes, TPOs, Bf	Potential impact on Conservation Area.	No	No	Potential impact on delivery of city centre employment development	This would have a massive impact on the character of the village as the size of the site is larger than the existing urban core of the village.	Yes - large site in open countryside. Unacceptable visual impact in combination of cumulative impact with Worcester 4 and loss of views towards Tibberton church and associated hamlet on Whitch. Whilst not respect rural landscape character.	Yes	
	Rule in or out of SHELAA? If out, reason?	In (Level 2)	Out - High Agricultural Land Value.	Out - Green Belt and Market Substitutability	Out - Green Belt and Market Substitutability	Out - Green Belt and Market Substitutability	Out - Flood Risk and Loss of Valued Open Space	Out - Nature Degradation and Archaeology (and Market Substitutability)	Out - Isolation - no market appeal	Out - Loss of valued open space. Impact on historic environment.	In (Level 2)	In (Level 2)	Rule in	OUT - Market substitutability	In	
	Should the site be carried forward for potential allocation in the SWOP?	No	No - High Agricultural Land Value.	No	No	No	No	No	No	No - Loss of valued open space. Impact on historic environment.	Yes (but not for employment)	Yes (but site is not to be allocated)	No - see reasoning below	NO	Yes	
	Summary	OUT (Duplicate to CF50235) - Spiller Cat	Site not considered appropriate for employment use because it has high agricultural land value. Also, potential impact on historic environment, conflicts with adopted Neighbourhood Plan (Key View), potential access issue (to be confirmed), potential impact on local Greenbelt. Site potential accessibility to surface water flooding and PWSW runs west to east through site.	Rule out - level 1 Green Belt. Not considered suitable site for employment	Rule out - level 1 Green Belt. Not considered suitable site for employment	Rule out - level 1 Green Belt. Not considered suitable site for employment	Rule out - level 1 Green Belt. Not considered suitable site for employment	Level 1 site - approx. third of site in flood plain. Concerns re loss of PWSW, high upland grading, adjacent to Conservation Area and impact on SHELAA. Also concerns re Market Substitutability for Employment.	Rule out - not a suitable site for allocation - Battlefield / heritage Conservation Area / Orchard / Access - Agri and not market suitability. Submitted for market use - consider for housing and employment.	Site not considered appropriate because would result in loss of valued open space and impact on historic environment. Also conflicts with adopted Neighbourhood Plan Policy MT2 (Malvern Link Rail Station Opportunity Area), potential land contamination and surface water flooding in southern portion of site.	Commercial uses promoted This site is considered to be more appropriate for predominantly residential use - see residential site assessment	Valued Open Space Potential impact on delivery of city centre employment development	This would have a massive impact on the character of the village as the size of the site is larger than the existing urban core of the village. This site is located just beyond Pewin. Due to the scale, and consistent with the SHELAA methodology, this site would usually be ruled out with respect to a SWOP employment allocation. However, for some sites, near Towncentre/ArtsHub it would be premature to rule them out until the provision of strategic allocation. However, the proposed site and access will not be confirmed until the associated master planning work has been completed. As such, whereas the site is not being allocated at this stage, it is not completely ruled out.	No	This site has been allocated as a preferred site in the SWOP.	



SHELAA Site Reference and Address:		CFS0408 Land to the east of Church Close, Broadway	CFS0412 Beauchamp Business Park, Goodson Road, Malvern	CFS0417a Parahore College, Parahore	CFS417b Parahore College, Parahore	CFS0408 Worcester St - Land off Parahore Lane, Tibberton, Worcester	CFS0407 Land accessed off Low Road, Church Leach	CFS0408 Land accessed off Alch Leach Road, Church / Alch Leach	CFS0408 Land off Broad Lane, Bishampton	CFS0401 Land off Fromers Road, Crowle	CFS0402 Land off Old Turnpike Road, Crowle	CFS0405 The Yard, Main Street, Bishampton	CFS0406 Great Bucknara Farm, Malvern (Land north of Grit Lane)	CFS0407 Land at Kennel Lane / High Street, Broadway
MAJOR CRITERIA	Market Appeal (Economic Development Team) Yes or No	No		Parahore College. There is scope for an employment linked to the academic institution, in particular with a focus on agri-tech	Parahore College. There is scope for an employment linked to the academic institution, in particular with a focus on agri-tech	Yes	No	No	No	No	No	No		Yes
	Location - strategic, towns, Cat 1, 2, 3, 4 villages or open countryside (within or adjacent)	Category 1	Town	Open Countryside	Open Countryside	Open Countryside	Category 2	Open Countryside	Cat 3	Category 2	Category 2	Cat 3	Town	Category 1
	Expansion of existing employment site - yes / no?	No	Yes	No	No	Yes	No	No	No	No	No	No	No	Yes
	Have the landowners clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Available within 5 years	Yes	Yes for employment and/or housing	Yes for employment and/or housing	Available now	Available now	Available now	Yes for employment or housing	Yes	Yes	Yes for employment or housing	Yes	Available now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No info	No info	91% Flood zone 1, 9% Flood zone 2, 8% Flood zone 3a, 2% Flood zone 3b	No	No	100% Flood Zone 1	Flood Zone 1	Flood Zone 1	100% Flood Zone 1	No, but Flood Zones 2 and 3 run partly along north-east boundary of site	No
	Can the site be provided with safe access onto the public highway?	Yes		Comment has not been provided	Comment has not been provided	Comment has not been provided from Highways	Yes	Yes	No	Yes	Comment has not been provided	Access via private drive - suitability needs questionable (see Highway comments)		Yes
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless infrastructure, air pollution or combustion	No	Comment has not been provided	Comment has not been provided	Yes - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000 square metres or more. And other constraints	No	No	No	No, unless infrastructure, air pollution, waste, combustion or water discharge	No, unless infrastructure, air pollution, waste, combustion or water discharge	No	No	Yes - any residential development of 100 units or more
OTHER CRITERIA	Is the site in Green Belt?	No	No	No	No	No	No	No	No	No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	Yes	No	No	No	No	No	No	No	No	No	No	No	Yes
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Broadway Designated Neighbourhood Area (14th Feb 2014)	Yes, Neighbourhood Plan - made in June 2019. Site conflicts with Policies M02 (Neighbourhood Open Space - site is Worcester Road, Woodley and M07 (Exceptional Key Views)	No	No	No Neighbourhood Plan in Tibberton	South Leaches Designated Neighbourhood Area (10th September 2017)	South Leaches Designated Neighbourhood Area (10th September 2017)	No	No Neighbourhood Plan for Crowle and Crowle Green	No Neighbourhood Plan for Crowle and Crowle Green	No	Neighbourhood Plan - made in June 2015. Site adjacent to designated Local Green Space (Lower Turnpike Road - Policy M03) and Neighbourhood Open Space (Policy 0100 - Greenfield Road)	Broadway Designated Neighbourhood Area (14th Feb 2014)
	Are the adjacent/rounding land uses compatible with employment use? Please state what they are.	Yes - adjacent to vets and other uses. Road to north	Woodland. Adjacent to retail park and business park	No. Residential units located adjacent to the north and south of the site with the nearest access being a single road or going through the entrance of Parahore College. However, access is located to the west of the site	No. Residential units located to the north and south of the site with access being a single track road. However, sewage works is located nearby with Parahore College located adjacent to the northern boundary	Yes - employment	No	No	Yes if B1 uses - community use and agricultural	Residential to the east but mostly open countryside to the north, east and south	Some dispersed residential nearby	Yes if B1 uses - residential and agricultural	Agriculture	Yes
	Are the Sewerage and Water supplies adequate in the area?	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	Sewer Trent - 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	Comment has not been provided	Comment has not been provided	Medium. The site is likely to require pumping. There is known hydraulic flooding in the downstream network. The site will drain to Crowle Green SPS, Phase 1a SPS. Groundwater Flood SPS. Hydraulic modelling is recommended to determine the 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	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	Low impact on sewerage network. No comments on water supply	Due to the size of the development compared with the existing network, it is recommended that detailed hydraulic modelling is undertaken to identify the requirements required. Potentially additional risk if a surface water is unable to be managed on site through SuDS or to watercourse/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	Development site will drain to Crowle Green SPS which currently serves a population of 143. This plan assuming proposed developments would mean that the population served by the SPS and its outfalls would be increased. It is recommended that detailed hydraulic modelling is required to identify the requirements required. Potentially additional risk if a surface water is unable to be managed on site through SuDS or to watercourse/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	Low impact on sewerage network. No comments on water supply	Sewer Trent - High Impact Potential on sewerage infrastructure. Connection to Severn sewer is east end of site approximately 250m distant and likely to require pumping. Southern end of site approximately 500m distant and likely to require pumping. Southern boundary 150m off sewer required. Detailed modelling recommended to establish if capacity requirement is required	High. There are known hydraulic flooding issues and pollution in the downstream network. A number of SPS and CSOs with storage deficits are likely to be required. It is recommended that hydraulic modelling is undertaken to determine impact
	Brownfield or Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	GT	GT	Greenfield	Greenfield	Greenfield
	Is the site more than 450 metres of hazardous pipeline or gas compression station? If not, what distance	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No. North-east corner of site 50m from SW Current Gas Distribution pipeline	Yes
	Would development of the site have an adverse impact on Green Infrastructure Network?	Comment has not been provided		Comment has not been provided	Comment has not been provided	TBC by WCC	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided		Comment has not been provided
	Would development of the site result in a significant net loss of protected open space?	No	Yes. Site is designated Green Space.	No	No	No	No	No	No	No	No	No	No. Site adjacent to designated Green Space.	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Roman/British Occupation. Medieval occupation. Also located within Broadway conservation area	Yes. Site abuts Malvern Link CA and provides woodland buffer between CA and retail park. Immediate setting of several grade II* and I LIs. Highly sensitive in terms of heritage	Comment has not been provided	Comment has not been provided	No	Roman/British Occupation. Medieval occupation. Also located within a conservation area	Medieval potential. Also located within a conservation area	No - but Prehistoric, medieval potential mitigation - Evaluation, possible	No detrimental impact on any Conservation Area. Archaeology - Prehistoric/Medieval Settlement	No detrimental impact on any Conservation Area. Archaeology - Prehistoric/Medieval Settlement	No - but Prehistoric, medieval potential mitigation - Evaluation, possible	No. Medieval agricultural activity could mask significant prehistoric activity or occupation. DBA, survey, targeted evaluation and possible further mitigation	Roman/British Occupation. Medieval occupation. Also located within Broadway conservation area
	Would development of the site have a detrimental impact on Listed Building (s)	Yes	Adjacent to, or within the immediate setting of 3 Listed Buildings. Yes. Site abuts Malvern Link CA and provides woodland buffer between CA and retail park. Immediate setting of several grade II* and I LIs. Highly sensitive in terms of heritage	Comment has not been provided	Comment has not been provided	No	Yes	Yes	No	No	Yes	No	20m from Grit farmhouse (Grade II Listed Building and outbuildings). Site surrounds and is adjacent to 3 grade II listed farmhouses with associated listed farm buildings. Due to scale of site, potential impact on wider setting of further LIs in vicinity	Yes
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	No	No	No	TBC	TBC	No	No	No	No	No	No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve Regionally Important Designated Site or any other locally designated wildlife/landscape site? INCLUDE LANDSCAPE COMMENTS HERE	No	Landscape officer comments - This would mean the complete loss of a large area of open woodland and G1. Ecological officer comments - cumulative affect	No	No	No	No	No	No	No	Yes, this site overlaps a grassland inventory site.	No	No. water courses, ponds, internal hedgerows. Records of freshwater crayfish, amphibians. Ecological officer comments - Crichel needs to be assessed to confirm if it is of RAMP quality if so, this site should not be allocated	No
	Would development of the site have a detrimental impact on TPOs.	Yes - trees with amenity value would be compromised by development on the site.	Yes. Whole site covered by TPOs	Comment has not been provided	Comment has not been provided	Yes	No	No	No	No	No	No	No, but TPOs adjacent to south-east and north-east boundaries	TPO nearby
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No	No	No	No	No	No	No	Yes. Whole site in Significant Gap. Site would significantly narrow gap between Malvern and Leigh Siron	No
	Would development of the site have a detrimental impact on ancient woodland?	No	No	Comment has not been provided	Comment has not been provided	No	TBC	TBC	No	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No	Comment has not been provided	Comment has not been provided	No	TBC	TBC	No	No	No	No	No	No
	Has the site been subject to a surface water flooding event? If yes, to there a viable engineering solution to overcome it?	<1% 1000 yr surface water flooding - no details to confirm there has been a surface water flooding event	Sewer Trent - Surface water should be managed on site through SuDS or to watercourse/ponds where available.	Percentages have not been provided	Percentages have not been provided	Risk of flooding from surface water: 2% 30 years, 9% 100 years, 17% 1000 years	Comment has not been provided	Comment has not been provided	yes overland flow flows from SW to NE	3% risk of flooding from surface water every 1000 years	<1% risk of flooding every 30, 100 and 1000 years	No - potential surface water flows in western part of the site but no details to confirm there has been a surface water flooding event	Some parts of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourse/ponds where available	<4% 30 yr, 6% 100 yr and 13% 1000 yr surface water flooding. Potential flood flow route within the southern part of the site.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No	Grade 3	Grade 2	No	TBC	TBC	No	Grade 3	Grade 3	No	No	No - Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Contamination: No History of PCL activities. Air Quality: No Mitigation Measures Required	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of >10 residential dwellings	No	No	No but conditional	Comment has not been provided	Comment has not been provided	No History, but caution contamination from any previous agricultural practices?	No History of Previously Contaminated Land activities on site. Previously Contaminated and record adjacent to site (Downstream SPS), therefore Risk Assessment required.	No History of Previously Contaminated Land activities.	No History, but caution contamination from any previous agricultural practices?	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WREB or Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contamination PCL History on site as a Flaminglighter house for kennels. Risk Assessment and Early Site Investigation required. Air Quality Consult WREB or Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings
	Is there a bus stop or train station within 400m of the site? Please state distance.	TBC	No	Bus stop+ Yes, train station-No	Bus stop+ Yes, train station-No	No	TBC	TBC	Yes - 350m	Yes - 356 Bus Stop 200m	Yes - 356 Bus Stop 160m	Yes - 160m	No	Not located near a train station but the site is 160m away from a bus stop
SUMMARY	Would the development of the site, including the creation of an access, materially affect the character of the locality?	Conservation comments: CA, AONB	Possibly. Impact on Conservation Area.	Comment from Landscape - Worcester 6 - already allocated. Why put forward now?	No	Yes	The site is to the rear of the village hall and rises relatively steeply, any development would therefore be potentially prominent	Possibly, due to location	Possibly, due to location	Yes - site extends too far west	Significant incursion into Significant Gap and would narrow gap between Malvern and Leigh Siron	Conservation comments: CA, SSSI, TPO		
	Rule in or out of SHELAA? If out, reason?	Out - Site and AONB	Out - Loss of valued green space. Impact on historic environment	IN	IN	Out - Planning Permission / Built Out	Out - Historic Environment and Market Sustainability	Out - Isolated and Market Sustainability	OUT - Market sustainability	OUT - Market sustainability	OUT - Market sustainability	OUT - Market sustainability	Out - Scale	In - Other (Car park and 1 ha employment)
	Should the site be carried forward for potential allocation in the SWMP?	No	No. Loss of valued green space. Impact on historic environment	YES	YES	No	No	No	NO	NO	NO	NO	No. Scale High impact potential on sewerage and water supplies.	Yes
	Summary	Rule out - Site (Too Small) and AONB. Also concerns re Conservation Area and TPOs. Also market suitability for employment	Site not considered appropriate because of loss of valued open space designated Green Space and impact on historic environment. Also, conflict with adopted Neighbourhood Plan policies on Neighbourhood Open Space and Exceptional Key Views. Also, site covered in TPOs			Most of this site has planning permission and is partly built out for employment uses and the remaining site is an allocated site for employment in the SWMP. Current planning applications with all matters reserved except for access and earthworks for development comprising 91, 80 and 88 lots. (Planning Ref: 19/01980/OUT / 19/01438/OU)	Rule out - Impact on Conservation Area / Listed Building. Could be an access issue in addition. Submitted for both housing and employment. Also Market Sustainability	Rule out - Isolated and Market Sustainability. Not considered a suitable site for residential or employment.		Site not suitable for development	Site not suitable for development		Site not considered appropriate because of scale and high impact potential on sewerage and water supplies. Also, while site would cause a significant incursion in to Significant Gap between Malvern and Leigh Siron, priority to gain positive and potential impact on historic environment.	Site could be suitable to provide a 200 space car park and 1 ha of employment. If access could be secured could be part of a redevelopment of the Kennels on the Broadfield element of the site. Need to address Heritage / Conservation concerns

SHELAA Site Reference and Address:		CF50467 Land at Bluebell Farm, Earle Croome	CF50511 Land at Hampton Lovett	CF50502 Land at Hampton Lovett	CF50574 Land at Chalfontham Road (between A46 and B6076), Sedgemoor	CF50571 Land at Hinton on the Green and Sedgemoor, near Evesham	CF50570 Land at Hinton on the Green and Sedgemoor, near Evesham	CF50543 Land at Northwick Road, Northwick, Worcester	CF50558 Below and abutting around Drakes Broughton Business Park, Worcester Road, Drakes Broughton	CF50566a Land North of Worcester Road, Bromsgrove	CF50567 Land at Backlops Road, Worcester	CF50542a Land off the Offenham Bypass, Evesham	CF50542b Land off the Offenham Bypass, Evesham	CF50542c Land off the Offenham Bypass, Evesham	CF50562 Land adjacent to Blackmore Park, Great Malvern
MAJOR CRITERIA	Market Appeal (Economic Development Team) Yes or No	Yes	Yes	Yes	NO - This development is not considered viable. The A46 is already at capacity. It is part of the Strategic Highway Network but is only a single carriageway road. There is train station and no connectivity with Evesham.	No	No	No	This would extend the existing employment site and as such conforms perfectly to existing policy	No	Yes	No	No	No	
	Location - strategic, towns, Cat 1, 2, 3, 4 villages or open countryside (setback or adjacent)	Category 4	Cat 4	Cat 4	Cat 3	Abuts Open Countryside	Abuts Open Countryside	Town (Edge) Worcester (Evesham District)	Category 1	Open Countryside	Town	Town	Town	Open Countryside	Open Countryside
	Expansion of existing employment site - yes / no?	No			NO	No	No	No	Yes		No - but in industrial area	No	No	No	Yes
	Have the landowners clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes	Yes	Yes	YES	Yes - available now	Yes - available now	Yes Ownership: Single Availability immediate/within 5 years Housing or Employment being promoted	Yes	Available within 5 years	Yes Ownership - Single Availability immediate/within 5 years	Available now	Available now	Yes - available now	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No			Flood Zone 3b - 0%; Flood Zone 3a - 0%; Flood Zone 2 - 25%; Flood Zone 1 - 75%	The site is within Floodzones 2 and 3.	FZ 1	Flood Zone 1 - 88% Flood Zone 2 - 12% Flood Zone 3a - 3% Flood Zone 3b - 0%	No	TBC	Flood Zone 1 68% Flood Zone 2 32% Flood Zone 3a 31% Flood Zone 3b 28%	Less than a third within flood zone 2 and 3	No	TBC	No. Very small part of western boundary in Flood Zone 3
	Can the site be provided with safe access onto the public highway?	Yes				No Highways comment provided	No Highways comment provided	Yes	Yes	Highways comment not provided	No comments received	Yes	Comment from Highways has not been provided	No Highways comment provided	Yes
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Yes - Any residential development of 10 or more houses outside existing settlement/urban areas. All planning applications over 100 houses			NO - unless infrastructure, air pollution or combustion	No comments provided	No comments provided	No	Large non-residential developments and residential developments over 320 units - compounded with CTS 08/07.	TBC	No	No - unless airports helps poultry farms etc.	Comment has not been provided	No comments provided	No.
	Is the site in Green Belt?	No			NO	No	No	No	No	Yes	Yes	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No			NO	No	No	No	No	No	No	No	No	No	Yes. Site 200m outside Cotswold and Malvern Hills AONB
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No			NO	Evesham Town Plan was adopted in 2016	Evesham Town Plan was adopted in 2016	No	Drakes Broughton and Wallingworth with Evesham Neighbourhood Plan "neat" adopted in 2015 July 2017	TBC	No	No	No	Evesham Town Plan was adopted in 2016	Yes. Hanley Castle Parish Neighbourhood Plan adopted in January 2016. Site conflicts with Policy M10G1 (Siting of Local Businesses).
	Are the adjacent/surrounding land uses compatible with employment use? Please state what they are.	Open agricultural fields and a farm/B&B surround the site			NO - no other employment land in village save for agricultural holdings. Site already services for employees	No	No	Residential to the east/south Flood zones to the west Isolated property/open land to the north	Commercial buildings to the south of site including Drakes, Chase and James Healthcare	No	Employment land uses proposed Site is located near other employment generating uses	No - Very few houses / hotel in vicinity - cut off from Offenham Road and 4	No - isolated site	No	Industrial (Blackmore Park) and agriculture. Also, transfer site opposite proposed site.
OTHER CRITERIA	Are the Sewerage and Water supplies adequate in the area?	Comment has not been provided from Severn Trent			MEDIUM level impact - This site is a large increase in relation to the existing network. Hydraulic modelling is recommended to determine impact. It will be easy to drain directly to the STW.	No comment provided from Severn Trent.	No comment provided from Severn Trent.	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 Adjacent watercourse Surface water should be managed on site through SuDS or to watercourse/ponds where available.	Comment has not been provided from Severn Trent	TBC	Potential Impact on the Sewerage Network Impact - Medium There is known hydraulic flooding in the downstream network. The site will drain to Chalfont Chase SPS. Flood Risk 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 watercourse/ponds where available.	Comment has not been provided	No comment provided from Severn Trent	No comment provided from Severn Trent	A 225mm diameter sewer runs along the southern boundary and 300mm dia. through the site near the eastern boundary. These drain to Blackmore SPS. The site has had pollution issues.
	Brownfield or Greenfield	BT			Greenfield	Greenfield	Greenfield	Greenfield	GT	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Is the site more than 450 metres of hazardous pipeline or gas compression station? If not, what distance	No - 100m from an oil pipeline			YES	TBC	TBC	Yes Gas Pipeline approx. 450m away	Yes	TBC	Yes Oil pipeline approx. 450 metres away	Yes	Yes	TBC	Yes
	Would development of the site have an adverse impact on Green Infrastructure Network?	Comment has not been provided			TBC	Comment has not been provided	Comment has not been provided	GI Environmental Character Area "Protect and Enhance"	Comment has not been provided	Comment has not been provided	GI Environmental Character Area: "Protect and Enhance"	Comment has not been provided	Comment has not been provided	Comment has not been provided	
	Would development of the site result in a significant net loss of protected open space?	No			NO	No	No	No	No	No	Yes - loss of green belt land Yes - loss of SMDP 38 (SMDPR 43) green space	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area or an archaeological?	No			POSSIBLE - Roman/British occupation-medieval potential. CBA, survey, targeted evaluation and possible mitigation	TBC	TBC	Consider local habitats Consider impact on Northwick Marsh SSSI Bishops Pool pond (part of Northwick Manor Heritage Trail) Conservation Area is located in the south western corner of the site.	No	TBC	Yes Significant Concerns - Setting of the Canal conservation area will be key. Locally listed structure (gate). Adjacent to the canal CL, and also designated prehistoric/GI, part of the northern green buffer zone/GI at the edge of the City Park. Archaeology - Significant archaeological remains identified in a limited fast evaluation during a previous application. Further investigation and mitigation needed.	Site not in Conservation Area. Archaeology - Significant Romano British occupation area - CBA, survey and targeted evaluation and possible mitigation	Site not in Conservation Area. Archaeology - Significant Romano British occupation area - CBA, survey and targeted evaluation and possible mitigation	TBC	No
	Would development of the site have a detrimental impact on Listed Building (s).	No			NO	TBC	TBC	Consider impact on Common Hill House (Grade II listed)	No	TBC	No	No	No	TBC	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No			NO	TBC	TBC	No	No	TBC	No	No	No	TBC	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? INCLUDE LANDSCAPE COMMENTS HERE	A visually intrusive site in open countryside not appropriate for development of this type			YES - overlaps with River Avon LWS. Sedgemoor is within the Landscape Type Principal Village Farmsteads which has an identified different pattern of 'rural' pattern of scattered rural villages. Development on this site would be at odds with that, extending the village away from its isolated heart and proposing development in a linear manner between the A46 and Chalfont Road. This would appear as an unusual extension to the village.	TBC	TBC	Bishops Pool pond (part of Northwick Manor Heritage Trail) Conservation Area is located in the south western corner of the site.	Mapped as priority habitat Traditional Orchard and Semi improved grassland by NE and on 01/01	TBC	Yes This site falls between a LWS and a grassland meadow site in an important green corridor along the edge of the city. Further work will be required in order to determine what buffering and protection will be needed for the site, prior to allocation. The outcome of this may affect the developable area.	Adjacent to River Avon LWS comprises some orchard habitat	Comment has not been provided from Worcestershire Wildlife Trust	TBC	
	Would development of the site have a detrimental impact on TPOs.	No			YES - Significant trees may partially compromise the development of the site.	TBC	TBC	Consider trees with potential for TPO in vicinity	No	TBC	No There are many trees of potential high value including potentially some veteran trees. No TPOs but a full survey would be required to confirm this.	No	Comment has not been provided from the Landscape team	TBC	TPOs along Blackmore Park Road.
	Would development of the site have a detrimental impact on a Significant Gap?	No			NO	TBC	TBC	No	No	TBC	No	No	No	TBC	No
	Would development of the site have a detrimental impact on ancient woodland?	No			NO	TBC	TBC	Site is mostly covered by the Woodland Priority Habitat Network (Forestry Commission)	No	TBC	No	No	No	TBC	
	Would development of the site have a detrimental impact on ancient hedgerow?	Maybe			NO	TBC	TBC	Not known - seek to maintain ancient hedgerow if applicable	No	TBC	Yes, possibly	No	No	TBC	
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Comment has not been provided from B&A			YES - huge swathe through the middle of the site	No comments provided.	No comments provided.	Is the site at risk of surface water flooding? Yes (0% 30yr, 2% 100yr, 11% 1000yr) SW Land Drainage Partnership Engineers - No comments	Comment has not been provided from B&A	TBC	Is the site at risk of surface water flooding? Yes (2% 30yr, 3% 100yr, 13% 1000yr)	Surface water <1% 30yr, 1% 100yr, 3% 1000 yr no details to confirm there has been a surface water flooding event	No comments received	No comments provided.	Some parts of the site appear to be susceptible to surface water flooding.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 1			NO	TBC	TBC	No - Urban	Grade 2	TBC	No - Grade 3	Yes - grade 2	Yes - grade 2	TBC	No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No			PCL on site - Sewage works. PCL site adjacent - former garage. Risk assessment and heavy site investigation required	No comments provided	No comments provided	Air Quality - Standard Mitigation Measures applicable to sites of c10 residential dwellings Contaminated Land - No History of PCL activities on site. PCL site adjacent - Fish Ponds. Within 250m landfill buffer. Risk assessment required	No	TBC	Air Quality - Insufficient information to provide informed comment Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required.	No comments received	No comments received	No comments provided.	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - Bus Stop 100m			YES - <100m	TBC	TBC	Yes - bus stop approx. 220m away Grange Avenue Service: 37	No - Bus Stop 840m	TBC	Yes Bus stop approx. 100m away Crutem Trading Estate Service: 39, 623 No access to rail network within 400m.	No. Closest bus stop is 1031 metres away (1.2 miles). Closest train station is Evesham which is 1701 metres (2.3 miles).	No. Closest bus stop is 1031 metres away (1.2 miles). Closest train station is Evesham which is 1701 metres (2.3 miles).	No. Closest bus stop is 986 metres away (0.6 miles). Closest train station is Evesham which is 1670 metres away (2 miles).	
	Would the development of the site, including the creation of an access, materially affect the character of the locality?	YES - site is adjacent to busy main road and on entrance to village away from built up area	Yes		Yes	Yes	Yes	No	Yes	Yes	No	Risk of creating an isolated community - cut off by A46 by pass, railway and River Avon, noise and air pollution from A46. Road noise issues for NE of the site.	Risk of creating an isolated community - cut off by A46 by pass, railway and River Avon, noise and air pollution from A46. Road noise issues for NE of the site.	Yes	
	Rule in or out of SHELAA? If out, reason?	IN	IN	IN	IN	Out - isolated and Market Suitability	Out - isolated and Market Suitability	IN (Level 2)	IN	Out - Green Belt and isolated.	IN (Level 1)	Out - isolated and Market Suitability	Out - isolated and Market Suitability	Out - isolated and Market Suitability	IN
	Should the site be carried forward for potential allocation in the SMDPR?	Yes	Yes	Yes	NO - Others preferred	No	No	Yes (but site is not to be allocated)	Yes	No	Yes	No	No	No	Yes
	Summary	Site suitable for development	Site suitable for development	Site suitable for development	This development is not considered viable. The A46 is already at capacity. It is a part of the Strategic Highway Network but is only a single carriageway road. Site has been submitted for mixed use and subsequently removed from the proceeds for residential use following site assessment	Rule out - isolated and market suitability. Comprises several private use of land. Would not meet the Development Strategy Submitted for mixed use. Need to consider for housing and employment.	Rule out - isolated and market suitability. Comprises several private use of land. Would not meet the Development Strategy Submitted for mixed use. Need to consider for housing and employment.	Site is not considered suitable for employment land use. Please refer to CF50570 for residential site assessment.	This would extend the existing employment site and as such conforms perfectly to existing policy	Level 1 site - rule out - Green Belt and isolated. Submitted for both housing and employment. (Also Market Suitability for Employment).	Site is in the green belt and partially within Flood zone 3. The site is located within a key strategic employment location for Evesham City.  Site area is approx. c130ha Allowing for flood mitigation and 40% GI (SMDPR 4), approximately 7.5ha developable area.	Rule out - Location / Landscape / health concerns / high agri land grazing / Access issues from Highways England and Market Suitability. Site submitted for mixed use - consider for both housing and employment.	Rule out - Location / Landscape / health concerns / high agri land grazing / Access issues from Highways England and Market Suitability. Site submitted for mixed use - consider for both housing and employment.	Rule out - Location / Landscape / Access issues from Highways England - Submitted for mixed use - Need to consider for housing and employment. Concerns re market suitability for employment.	Site has some issues including conflicts with NCF (particularly Policy M10G1) and site is adjacent to site of regional or local wildlife importance (Landscape and Blackmore Woods), and - opposite to Traveler site (potential incompatibility with surrounding land), proximity to A46 boundary, TPOs along Blackmore Park Road and PLOW runs through site.

SHELAA Site Reference and Address:		CF5869 Land South of Brookland Lane, Kempsey	CF5870 Land at Brookland, Holdings Lane, Kempsey	CF5871 Land at Brookland Lane, Kempsey	CF5872 Land at Evesham Road (B4056), Cleave Prior	CF5873 Land off Church Road and Mill Road, Hampton, Evesham	CF5874 Land at Pound Road, Hampton, Evesham	CF5875 Land at Pound Road, Hampton, Evesham	CF5876 Land at Cheltenham Road, Sedgemoor	CF5888 Land off Sawmills Walk / B184 Close, Evesham	CF5889 Land to the north of Digsway, Ryel	CF58702 Site of currently permitted Worcester Six Business Park	CF58703 Land at Worcester Woods, Worcester	CF58709 No 72 High Street, Evesham
MAJOR CRITERIA	Market Appeal (Economic Development Team) Yes or No				No	No	No	No	NO - This development is not considered viable. The A46 is already at capacity. It is part of the strategic Highway Network but is only a single carriageway road. There is no station and no connectivity with Evesham.	Yes	Yes	No	Yes	Yes
	Location - strategic, towns, Cat 1, 2, 3, 4 villages or open countryside (within or adjacent)	Cat 1	Cat 1	Cat 1	Category 2	Town	Town	Town	Cat 3	Town	Open Countryside	Open Countryside	Town	Town
	Expansion of existing employment site - yes / no?	No	No	No	No	No	No	No	NO	Yes	No	No	Yes (as part of SHDP 43/15)	No
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes	Yes	Yes	Available now	Available now	Available now	Available now	YES	Yes - Available Now	Yes	Available now	Yes Ownership - Single Availability within 5 years	Yes - Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	Yes. Flood Zone 3 brook runs from south-west to north-east through the site	Yes. Flood Zone 3 along western boundary of site	No	Less than a third within flood zone 2 and 3	No	Less than a third within flood zone 2 and 3	Flood Zone 3b - 6%; Flood Zone 3a - 6%; Flood Zone 2 - 25%; Flood Zone 1 - 75%	74% Flood Zone 1, 26% Flood Zone 2, 5% Flood Zone 3a and 2% Flood Zone 3b - 36% of site historical flooding	No	Flood Zone 1 - 86% Flood Zone 2 - 14%	Yes - 100% Flood Zone 1	100 % Flood Zone 1. No historical flooding recorded.
	Can the site be provided with safe access onto the public highway?				Yes	Yes	Comment from Highways has not been provided	Yes	Yes	Yes	Yes	Comment has not been provided from Highways	Yes	Access possible but would suggest a parking fee development
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Napleton Meadow SSSI 500m from site	No	No	No	No - unless airports helps poultry farms etc.	Comment has not been provided	No - unless airports helps poultry farms etc.	NO - unless infrastructure, air pollution or combustion	No - unless airports helps poultry farms etc.	No	Yes - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000 square metres or more. And other constraints	No	No - unless airports helps poultry farms etc.
	Is the site in Green Belt?	No	No	No	No	No	No	No	NO	No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No	No	No	No	NO	No	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Neighbourhood Plan - made in November 2017. Site includes Green Infrastructure Policy K12	Neighbourhood Plan - made in November 2017. Site conflicts with Policy K4 (Significant Gap)	Neighbourhood Plan - made in November 2017.	Cleave Prior Neighbourhood Plan (21st February 2018)	No	No	No	NO	Evesham Town Plan was adopted in 2016	No	No Neighbourhood Plan in Tibberton	No	Evesham Town Plan was adopted in 2016
Are the adjacent/bounding land uses compatible with employment use? Please state what they are.	Agriculture. Includes Upper Brook Farm. East side of site next to M5 motorway - would therefore need to be a buffer between development and motorway.	Agriculture. South-east boundary close to M5 motorway.	Agriculture	No	No	No	No	NO - no other employment land in village save for agricultural holdings. Site already services for employees	Yes - B184 Close Industrial estate is adjacent to site	Open fields and some residential	Yes - employment	Employment land uses proposed. This site is already allocated in the SHDP as the principle of employment use has been established.	Yes - High street development - retail and mix of uses	
OTHER CRITERIA	Are the Sewerage and Water supplies adequate in the area?				Medium: There are 3 SPS downstream of the development site which will need to be assessed further to determine the hydraulic impact. There are known flooding and pollution issues around Herefields and The Pines. Due to the size of the development compared to the existing network it is anticipated that major improvements are likely to be required, especially if cumulative growth in the catchment is considered.	Medium: The Development site will drain to Hampton Rd System. Previous Rd CSO and Abbey Road TPO. It is recommended that detailed hydraulic modelling is completed for the cumulative growth in this area.	Comment has not been provided	High: The Development site will drain to Hampton Rd System. Previous Rd CSO and Abbey Road TPO. It is recommended that detailed hydraulic modelling is completed for the cumulative growth in this area.	MEDIUM level impact - This site is a large increase in relation to the existing network. Hydraulic modelling is recommended to determine impact. It will be likely to drain directly to the STW.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this site. However improvements would be required to allow capacity for greater than 2000 dwellings.	Low: The nearest sewer network is in Ryel, however there are known hydraulic flooding issues in the catchment, modelling would be required to determine the impact. Providing surface water is managed sustainably and does not drain to the foul network it is unlikely to cause significant issues.	Medium: The site is likely to require pumping. There is known hydraulic flooding in the downstream network. The site will drain to Cheltenham Close SPS, Pound Walk SPS, Grandstand Road SPS. Hydraulic modelling is recommended to determine the impact.	Potential impact on the Sewerage Network impact - Medium  Site will drain to Cheltenham 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 overwater infrastructure impact - Low Adjacent to watercourse Surface water should be managed on site through SuDS or to watercourse/ponds where available.	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this site. However improvements would be required to allow capacity for greater than 2000 dwellings.
	Brownfield or Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	GT	Greenfield	Greenfield	Brownfield
	Is the site more than 450 metres of hazardous pipeline or gas compression station? If not, what distance	Yes	Yes	Yes	Yes	Yes	Yes	Yes	YES	Yes	No: 230m from an oil pipeline	Yes	Yes Oil pipeline approx. 460 metres away	Yes
	Would development of the site have an adverse impact on Green Infrastructure Network?				Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided	TBC	Comment has not been provided	Comment has not been provided	TBC by WCC	A small area of SHDP 18 (SHDP 43) green space runs through the southern edge of the site GI Environmental Character Area "Protect and Enhance"	Comment has not been provided
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No	No	No	No	NO	Yes site sits within an area of POS	No	No	No - Previously allocated site	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No	No	Large site, only 300m from Conservation Area.	Roman/British potential	Possible medieval battle site	Comment has not been provided from Heritage	Significant Romano British occupation area	POSSIBLY - Roman/British occupation-medieval potential. DBA, survey and targeted evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Iron Age Occupation - DBA, survey and targeted evaluation and possible mitigation	No	No	No Archaeology - Investigation (evaluation) and mitigation through planning process	Site lies within Conservation Area. Archaeology: Medieval occupation - Evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	Upper Brook and Farmhouse Listed Building is on the edge of the site	Upper Brook and Farmhouse Listed Building is adjacent to the site	No	No	No	Comment has not been provided from Heritage	No	NO	No	No	No	No	In core of Conservation Area with a large number of listed buildings abutting the site. Very sensitive in respect to built heritage
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	No	TBC	No	TBC	TBC	NO	No	No	No	No	No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve Regionally Important Designated Site or any other locally designated wildlife/landscape site? INCLUDE LANDSCAPE COMMENTS HERE	No	No	No	Immediately adjacent to 2 LWRS - has potential for adverse impacts	Adjacent to Riverbourne LWS - potential impacts on river and water network	Comment has not been provided from Worcestershire Wildlife Trust	Comment has not been provided from Worcestershire Wildlife Trust	YES - overlaps with Riverbourne LWS. Sedgemoor is within the Landscape Type Principal Village Farmsteads which has an identified settlement pattern of 'ruralised pattern of expanded rural villages'. Development on this site would be at odds with that, extending the village away from its isolated heart and proposing development in a linear manner between the A46 and Cheltenham Road. This would appear as an unnatural extension to the village.	No	No	No	Yes Adjacent to LWS but could be mitigated. 40% of GI very important in this boundary and to the west rural city edge setting. Significant area of land with already known constraints. Will need mitigation and careful attention to GI links and Green Network.	No
	Would development of the site have a detrimental impact on TPOs.	No	No	No	No	No	Comment has not been provided from the Landscape team	No	YES - Significant trees may partially compromise the development of the site.	No	No	Yes	Yes Ensure that TPO trees are protected	No
	Would development of the site have a detrimental impact on a Significant Gap?	No. Adjacent to the Significant Gap	Yes. Whole site in Significant Gap	No. Adjacent to the Significant Gap	No	Yes	No	Yes	NO	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?				TBC	No	TBC	TBC	NO	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?				TBC	No	TBC	TBC	NO	No	No	No	No	No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Parts of site susceptible to surface water flooding - area running from west to east in middle of the site - area in south-east of site	Large areas of site susceptible to surface water flooding - brook runs from south-west to north-east through the site - large area in north-west of site - small area in south-east of site	Large areas of site susceptible to surface water flooding - western boundary of site and centre of the site.	Comment has not been provided	No details to confirm there has been a surface water flooding event. 2% 30yr, 5% 100 yr, 15% 100 yr surface water risk.	TBC	TBC	YES - huge swathe through the middle of the site	no details to confirm there has been a surface water flooding event. <1% risk of surface water flooding	1% risk of surface water every 1000 years	Risk of flooding from surface water: 3% 30 years, 7% 100 years, 27% 1000 years	Is the site at risk of surface water flooding? Yes (0% 30yr, <1% 100yr, 2% 1000yr) SW Land Drainage Partnership Engineers - "low to 'high' risk. Refer to LFA for 2D requirements	Potential surface water ponding in the middle of the site but no details to confirm there has been a surface water flooding event. 0% 30 yr, 2% 100 yr and 5% 1000yr surface water flooding
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No	No	TBC	No - mainly 'urban'	TBC	TBC	NO	No	Grade 3	No	No - Grade 3	No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Contaminated land (quarrying of sand and clay, operation of sand and gravel pits) in centre of site	No	No	Comment has not been provided	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of 210 residential dwellings. Contamination - No History of PCL activities	TBC	TBC	PCL on site - Sewage works PCL site adjacent - former garage. Risk assessment and body site investigation required	No	No	No Air Quality - Standard Mitigation Measures applicable to sites of 210 residential dwellings. Contamination - PCL on site. Former Garage. Potential significant PCL issues on site. Risk Assessment and Body Site Investigation required.	No	
	Is there a bus stop or train station within 400m of the site? Please state distance.				TBC	Yes. Closest bus stop is 160m (0.1 miles) away	No. Closest bus stop is 805 metres away (0.5 miles). Closest train station is Evesham which is 3210 metres away (2 miles)	TBC	YES - <100m	No. Closest bus stop is 805 metres away (0.5 miles). Closest train station is Evesham which is 805 metres away (0.5 miles).	No. Bus stop 400m	No A and E LWS Services: 36, 38, 39, 40, 41, 42 No access to rail network within 400m.	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is Evesham which is 465 metres away (0.3 miles).	Yes. Closest bus stop is 80 metres away (0.05 miles). Closest train station is Evesham which is 465 metres away (0.3 miles).
	Would the development of the site, including the creation of an access, materially affect the character of the locality?	Yes. Development of site would extend eastern boundary of Kempsey to the M5 motorway. Isolated location	Yes. Development of the site would reduce the gap that separates Kempsey from Worcester. Isolated development	Yes. Development of site would extend eastern boundary of Kempsey to the Roman Road.	No	Conservation comments: LWS, SSSI	Yes	Yes	YES - site is adjacent to busy main road and on entrance to village away from built up area	No	Comment from Landscape - Worcester 6 - already allocated. Why put forward now?	No	No	No
	Ruled in or out of SHELAA? If out, reason?	Out - Scale.	Out - Scale, Flood Risk	Out - Flood Risk, Scale	Out - Nature Designation and Isolated	In	Out - Isolated and Market Viability	In	In	In - Employment	In	Out - Planning Permission / Built Out	In (Level 2)	In - Mixed Use
	Should the site be carried forward for potential allocation in the SHDP?	No - Scale.	No - Scale, Flood Risk	No - Flood Risk, Scale	No	No	No	No	NO - Others preferred	Yes	Yes	No	Yes	Yes
	Summary	Site not considered appropriate because of scale. Also, development of the site would encroach into the open countryside where there is not currently significant development site conflicts with adopted Neighbourhood Plan, parts of site susceptible to surface water flooding, potential land contamination would require further examination, potential impact on historic environment (Listed Building) and several TPOs cross the site.	Site not considered appropriate because of scale and flood risk. Also, development of the site would encroach into the open countryside where there is not currently significant development site conflicts with adopted Neighbourhood Plan, parts of site susceptible to surface water flooding, potential land contamination would require further examination, potential impact on historic environment (Listed Building), parts of site susceptible to surface water flooding and TPOs run through south-east corner of site.	Site not considered appropriate because of scale and flood risk. Also, development of site would extend eastern boundary of Kempsey to the Roman Road and would materially affect the character of the settlement, large areas of site susceptible to surface water flooding and TPOs run through centre of site from west to east.	Rule out - not a suitable site for development - would not meet Development Strategy. Concerns regarding impact on adjacent LWS and character / scale	Not suitable for development - either housing or employment. Significant Gap and Flood Risk. Includes 0676 - (smaller cut of land)	Rule out - Isolated (and Market Viability). Does not meet the Development Strategy. Submitted for mixed use - consider for both housing and employment.	Not a suitable site for development - either housing or employment. Significant Gap and Landscape concerns. Also Surface water concerns	This development is not considered viable. The A46 is already at capacity. It is part of the strategic Highway Network but is only a single carriageway road	Site is considered suitable for a potential employment allocation as an expansion of B184 Close Industrial Estate.	Site suitable for development	This is a reallocation of SHDP 43/15 8.3ha remaining from original 11ha allocation (Perry Manor care home and hospital car parking delivered). Gravelled Site - 40% GI (SHDP 43) Net capacity approx. 400 jobs	Very sensitive scheme required due to heritage importance. Loss of good soils. More suitable for mixed use. Little depending on final scheme and density. Site area is 5.980 ha. If half not assume 20 jobs and most used	

SHELAA Site Reference and Address:		CF50742 Land at Drakes Brougham	CF50743 Land south of Mill Lane Nursery, Drakes Brougham	CF50752 Old Pump Farm, Pooleston	CF50781 Coverdale Farm, Harley Swan	CF50783 Ash Farm, Sandfield Lane, Sedgiborrow	CF50787 Land to the north of Wood Farm Road incorporating Honeyfold Wood, Malvern	CF50771 Land at rear of 1 The Laurels, Gloucester Road, Wetford	CF50775 Broadbury Farmhouse, Box Wood Lane, Upton Snodsbury	CF50769 Buckle Street, Honeybourne	CF50825 Croft Farm Lottum, Bredon's Hardick	CF50823 Brive Plateau off Crown, Wyckbold	CF50858 Bear & Ragged Staff and Braunford Station and Goods Yard, Braunford	CF50855a Land north of Union Lane, Droghuck Spa	CF50855b Land south of Union Lane, Droghuck Spa (mixed use)
MAJOR CRITERIA	Market Appeal (Economic Development Team) Yes or No	This site would appear to be a potentially marketable and deliverable rural site for employment	This site would appear to be a potentially marketable and deliverable rural site for employment	No	No	NO - Very poor access along a road that is single track in places	No comments received	No comments received	YES - Potentially a suitable site for rural employment. Appears already to be some diversification on site.			No	No		
	Location - strategic, towns, Cat 1, 2, 3, 4 villages or open countryside (within or adjacent)	Category 1	Category 1	Town	Category 1	Cat 3	Town	Category 1 Village (Wetford)	Cat 1	Category 1	Open Countryside	Open Countryside	Town	Town	Town
	Expansion of existing employment site - yes / no?	No	No	No	No	NO	No	No	YES - Clarification required regarding existing employment site	Yes	No	No	No	Yes	Yes
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes	Yes	Yes	Yes Single ownership Availability within 5 years	YES	Yes	Yes	Yes Multiple ownership Availability status is 'available'	YES	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	100% Flood Zone 1	Flood Zone 1 - 100%	No	100% Flood Zone 1	Flood Zone 1 - 100%	No	Yes- Flood zone 2 and 3	TBC	No	No	No
	Can the site be provided with safe access onto the public highway?	Yes	Yes	Comment has not been provided	Comment has not been provided		No comments received	Access currently in place for existing mixed use site	Comment not provided	Comment not provided	Highways comment not provided	Comment from Highways has not been provided	Yes	Comment not provided	
	Would development of the site compromise Internationally or Nationally designated sites of ecological importance?	Any residential development of 100 units or more, or 50 outside existing settlements.	Any residential development of 100 units or more, or 50 outside existing settlements. Great Raytham Meadow SSS	Comment has not been provided	SSSI Consider Landscape		Site within ACNB, 200m from SSSI (Malvern Hills). Impact zone of SSSI. Consult NE for applications of >100 units residential	Impact zone of SSSI - All application consult NE	No - unless infrastructure, air pollution, combustion or water discharges	Comment has not been provided	Comment has not been provided	TBC	Comment has not been provided	No	Comment has not been provided
	Is the site in Green Belt?	No	No	No	No	NO	NO	No	NO	No	No	Yes	No	No	No
	Is the site in the ACNB, or affect the setting of?	No	No	No	Yes - Setting of ACNB Study Land Cover Panel M39 Sensitivity High/Medium Housing Capacity 'No'	NO	Yes, within the Cotswolds & Malvern Hills ACNB	Yes - within the ACNB	NO	No	No	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Drakes Brougham and Wadsworth with Filton Neighbourhood Plan 'Mixed' (adopted on 28th July 2017)	Drakes Brougham and Wadsworth with Filton Neighbourhood Plan 'Mixed' (adopted on 28th July 2017)	No	Yes Harley Castle Neighbourhood Plan 'Mixed' January 2019	NO	No - Malvern Wells Neighbourhood Plan in process of preparation	No	NO	Submitted a Neighbourhood Plan. Consultation ran from 15th March - 25th April 2020	Braden, Bradon's Norton and Washmanslade (Braden Parish) Neighbourhood Plan was adopted on 26th July 2017	TBC	Leigh and Braunford Neighbourhood Designated Area (24th September 2015)	No	No
Are the adjacent/surrounding land uses compatible with employment use? Please state what they are.	Public house to the north of the site with residential dwellings to south.	Disused (?) agricultural greenhouse. Some residential dwellings on other side of road and adjacent to site	No	Open countryside and residential dwellings	NO - no other employment land in village save for agricultural holdings. Site currently serves for employees	Yes. Agriculture (sheep grazing)	Residential to the east of the site and common land to the south	YES - Site is removed from main built up area of village and comprises existing mixed use site, adjacent to agricultural business	Open countryside to the north and east, railway line to the south and Buckle Street to the west	Surrounded by open countryside with residential dwellings to the north east and B4050 to the east	No	No	Railway line to the north, industrial units and Droghuck Canal to the east, derelict land to the south and Droghuck Spa station to the west	Derelict land to the north, industrial units to the east and south and Droghuck Spa station to the west	
OTHER CRITERIA	Are the Sewerage and Water supplies adequate in the area?	Comment has not been provided from Severn Trent	Comment has not been provided from Severn Trent	Comment has not been provided from Severn Trent	<u>Potential Impact on the Sewerage Network</u> Impact - High All flows will go to Gilberts End SPS, there are known hydraulic flooding issues downstream of this development and the size of the development in relation to the existing system is likely to cause issues. Hydraulic modelling is recommended. Possible additional risk if a surface water is unable to be managed on site through SUDS or to watercourse/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.  <u>Potential impact of surface water sewerage infrastructure</u> Impact - Medium There are no SPS elements and watercourse is over 150m away. Surface water should be managed on site through SUDS or to watercourse/ponds where available.	Severn Trent - Site drains to Blackmore Park SPS, modelling is recommended to determine the impact downstream.	<u>Potential Impact on the Sewerage Network</u> Impact - Medium There are significant hydraulic flooding issues in the downstream network. Hydraulic modelling is required to determine the full impact. Possible additional risk if a surface water is unable to be managed on site through SUDS or to watercourse/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.  <u>Potential impact of surface water sewerage infrastructure</u> Impact - Medium No SPS system, watercourse over 200m away. Surface water should be managed on site through SUDS or to watercourse/ponds where available.	MEDIUM level impact - Connection to Windy Ridge SPS. Approx. 100m of off site sewer will be required. SPS may require improvement, known to have storage deficiencies.	Comment not provided	Comment not provided	TBC	Comment has not been provided	Low- Connection to 450m di sewer near site boundary	Comment not provided	
	Brownfield or Greenfield	GF	GF	GF	GF	Greenfield	Greenfield	Greenfield	Brownfield	Greenfield	Brownfield	Greenfield	Brownfield	Brownfield	Brownfield
	Is the site more than 450 metres of hazardous pipeline or gas compression station? If not, what distance	Yes	Yes	Yes	Yes	YES	Yes	Yes	YES	Yes	No	TBC	Yes	No	No
	Would development of the site have an adverse impact on Green Infrastructure Network?	Comment has not been provided	Comment has not been provided	Comment has not been provided	GI Environmental Character Area: 'Protect and Enhance'	TBC		GI Environmental Character Area: 'Protect and Enhance'	TBC	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No	NO	No	Yes - ACNB	NO	No	No	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area or an archaeological?	No	No	Comment has not been provided	Conservation Area - No (Desk Based Assessment, survey, targeted evaluation and possible further mitigation). Archaeology - Medieval agricultural activity, could mask significant previous activity or occupation.	Yes, Abbot Malvern Wells CA. Setting of a number of LBs. CBA, survey, targeted evaluation and possible further mitigation.	Conservation - No (Evaluation and possible mitigation)	Archaeology - Medieval potential	NO	Comment has not been provided	Comment has not been provided	TBC	Comment has not been provided from Heritage	Known medieval agricultural activity and some Roman/British occupation	No
	Would development of the site have a detrimental impact on Listed Building (s)	No	No	Comment has not been provided	Some potential to impact the setting of grade II* Church of St Andrew	NO	Yes, Abbot Malvern Wells CA. Setting of a number of LBs. Site adjacent to Honeyfold Court	No	YES - Listed buildings adjacent to site but not within site	Comment has not been provided	Comment has not been provided	TBC	Comment has not been provided from Heritage	No	Comment has not been provided
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	Comment has not been provided	No	NO	No	No	NO	No	No	TBC	TBC	Comment has not been provided	Comment has not been provided
	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? INCLUDE LANDSCAPE COMMENTS HERE	Yes - Duffly Copse. Landscape and extension of settlement beyond boundaries. May be scope for some small scale, low level, development subject to retention of boundary hedge to maintain rural character to roadside. Would not necessarily conflict with identified designated settlement pattern	Yes - open countryside, would impact externally on rural character of farm. Consideration pressure and loss of connectivity for priority habitats.	Comment has not been provided	Boundary of TPO woodland		Landscape officer comments - Malvern Hills ACNB. Ecological officer comments - Badger records. Appropriate buffering and GI to protect SSSI and LWS. Riparian hedgerows. Consider connectivity/networks	watercourse along the boundary: appropriate buffering and GI - will 20% be enough?	LWS - River, Shaf and Swan Brook. May be scope for some small scale off site units on part of site. Keep open green forage to A442 by retaining open area with new planting to filter units beyond	Comment has not been provided	Comment has not been provided	TBC	Comment has not been provided from Worcestershire Wildlife Trust	Adjacent to Droghuck Canal LWS, impact possible	Comment has not been provided
	Would development of the site have a detrimental impact on TPOs.	No	No	Comment has not been provided	Boundary of TPO woodland	NO	TPO's on southern boundary of site	No	NO	No - Although, woodland located on site	No	TBC	Comment has not been provided from the Landscape team	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	NO	No	No	NO	No	No	TBC	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	Maybe Duffly Copse ACNB	Maybe Duffly Copse ACNB	Comment has not been provided	Boundary of TPO woodland	Yes - Honeyfold Wood	No	No	Comment has not been provided	Comment has not been provided	TBC	TBC	No	No	Comment has not been provided
	Would development of the site have a detrimental impact on ancient hedgerow?	No	Maybe	Comment has not been provided	No	No	No	NO	Comment has not been provided	Comment has not been provided	TBC	TBC	Likely	No	Comment has not been provided
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Comment has not been provided from BA	Comment has not been provided from BA	Comment has not been provided from BA	Is the site at risk of surface water flooding? Yes (7% 20yr, 2% 100yr, 4% 1000yr) SW Land Drainage Partnership Engineers - Risk 'very low' to 'high' at Cowfield Refer to LULAs for CS requirements	Severn Trent - Surface water should be managed on site through SUDS or to watercourse/ponds where available. Parts of site (mainly in the centre) susceptible to surface water flooding	Is the site at risk of surface water flooding? Yes (7% 20yr, 2% 100yr, 4% 1000yr) SW Land Drainage Partnership Engineers - Risk 'low' to 'high' along boundary watercourse Lower Malvern Brook Refer to LULAs for CS requirements	0%<30 years, 4%<100 years, 9%<1000 years	Comment has not been provided	TBC	Comment has not been provided	0%<30 years, 4%<100 years, 9%<1000 years	Comment has not been provided		
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 2	Grade 2	Grade 1	No - Grade 3	NO	No	No - Grade 3	NO	No	Half of the site is located in grade 1 agricultural land	TBC	TBC	No	No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No	No	No Quality - Consult WRB on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings Contaminated Land - No History of PCL activities	Air Quality - Consult WRB on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contaminated land (rubbish land) adjacent to north-east of site and former Three Counties garage 25m to west of site	Contaminated Land - No History of PCL activities Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings	Current use as Court Farm is a PCL activity. Risk assessment required	No - However, there is contaminated land adjacent to the southern boundary	Less than a third of the site is located within contaminated land	TBC	Comment has not been provided	Yes. Former chemical works.	Yes. Former chemical works.	
	Is there a bus stop or train station within 400m of the site? Please state distance.	No - Bus Stop 600m	No - Bus Stop 600m	Yes - Bus Stop 300m	No - Bus Stop 300m	NO	No - Bus Stop approx. 600m away (indirect) The Present Service: 363, 365 No access to rail network within 400m.	NO	Bus stop=400m; Train station= 200m	Bus stop=161m; nearest train station is Ashchurch for Tewkesbury	TBC	TBC	Bus stop and train station is 161m away	Bus stop and train station is 161m away	
	Would the development of the site, including the creation of an access, materially affect the character of the locality?	Yes - on the river	Yes - on the river	Service: Post Office 401 On the Worcester Road	INDOFA - land is part of an agricultural holding with this development nearby	Yes. Scale and location of site would materially affect the character of Malvern Hills.	Yes - site would see development expanding into the south end of the area and is not in keeping with the current built form.	NO - site is an existing mixed use development	No. The site is separated from the main residential areas of the village via the railway line.	The site is in the open countryside with a number of dwellings in the vicinity. Bradbury Harwick is a small residential settlement and any intensification of the site for employment use would have a detrimental impact on the settlement.	Yes	No. Site is brownfield and previously used for employment use.	No. Site is brownfield and previously used for employment use.		
	Is the site in or out of SHELAA? If out, reason?	IN	IN	OUT - Market suitability	OUT - Market suitability	OUT - Location / isolated	OUT - ACNB. Scale. Historic environment.	IN (Level 2)	IN	IN	OUT - Open countryside, environmental impacts and loss of Grade 1 farmland	OUT - Green Belt and isolated	OUT - isolated and Market Suitability for Employment	IN	IN
	Should the site be carried forward for potential allocation in the SWMP?	Yes	Yes	NO	NO	NO	No. ACNB. Scale. Historic environment.	No	YES	No	No	No	No	Yes	Yes
	Summary	Site suitable for development	Site suitable for development	Site not suitable for development	OUT The site is in conflict with the Neighbourhood Plan. Also ACNB sensitivity and scale at edge of village location.	Site too far removed from main settlement and would worsen the capacity issues to the A46	Site not considered appropriate because it is within the ACNB, scale and location of site would materially affect the character of Malvern Hills and impact on historic environment. Also, impact on ancient woodland and some parts of site susceptible to surface water flooding.	Adjacent to the southern extent of the development boundary but the site is poorly related to the village. Development pattern would relate poorly to immediate surroundings. Within the ACNB and immediately neighbours Cotswoldian Corridor.	The site is an existing rural employment site and would benefit from investment and intensification in order to create a more sustainable use of land	The site is greenfield and is close proximity to the railway station. Access onto the main road but County highways have not indicated it is suitable for development.	The site is an existing leisure use in the open countryside in close proximity to the River Avon. A significant proportion of the site is covered by Grade 1 agricultural land. Land is contaminated in part. Not suitable for further development.	Level 1 site - Rule out - Green Belt and isolated (also market suitability for employment). Submitted as a mixed use site.	Would not meet the Development Strategy for housing and not considered a suitable employment site by Economic Development teams	There are no significant constraints preventing this site coming forward for an employment use. The site is proposed to be allocated for its use development in the Preferred Options.	There are no significant constraints preventing this site coming forward for an employment use. The site is proposed to be allocated for its use development in the Preferred Options.



SHELAA Site Reference and Address:		CF5888 Land beside Streatham Court Wood, Teynham Road, Upper Streatham	CF5882 Cedar House, Penmore Road, Eckington	CF5889 Land adj to South of Upton Brookbury	CF5890 Land adj to South of Upton Brookbury	CF5891 Land south of Vale Park, Evesham	CF5890 The Salfway, Hanbury	CF5899 Land South of Harvington Lodge, Harvington	CF5892 Land Adjacent to Littleworth	CF5892 Land to the rear of Dacha, Ashton Road, Bedford	CF5895 Two Shires Park, Weston Road, Honeybourne	CF5893 Land at Navigation Road, Digby, Worcester	CF5898 Land off the A4446, Whittington	CF5843 Sherry Lane, Long Marston
MAJOR CRITERIA	Market Appeal (Economic Development Team) Yes or No	Yes			NO - This site is not considered suitable for employment. Inappropriate location.	Yes	No	TBC		TBC		Yes	No comments received	
	Location - strategic, towns, Cat 1, 2, 3, 4 villages or open countryside (within or adjacent)	Cat 4	Category 2		Cat 1	Town	Open Countryside	Yes - Cat 1	Cat 3	Yes - Cat 2	Open Countryside	Town	Town (Edge) Worcester (Wykeham District)	Open Countryside
	Expansion of existing employment site - yes / no?		No		NO	Yes	No		No	No	Yes	No - redevelopment of industrial estate	No	Yes
	Have the landowners clearly indicated that the site is available and can be developed within the plan period, i.e. through SHELAA?	Yes	Available now		YES	Available within 5-9 years	Yes	Yes - Available now	Yes for employment or housing	Yes - Available now	Available 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.	Yes Ownership: Two owners Available immediately within 5 years Extension to wet business, hotel, employment and a roadside use promoted.	Available within 5-8 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.		No		Flood Zone 1 - 100%	No	No	100% Flood Zone 1, no risk of flooding from surface water in 100 years	No info	Over half the site within flood zone 2 - small part of the site to the south in flood zone 3	No (less than a third affected by flood zone 2 and 3)	98% of the site is in flood zone 2 - Flood Zone 3a 10%, Flood Zone 3b 6%	Flood Zone 1 - 100%	No
	Can the site be provided with safe access onto the public highway?		Comment not provided		Yes		Comment has not been provided	Access considered suitable - WCC Highways	Comment has not been provided	TBC	Yes	Yes - Please note Navigation Road is not highway. It is in the jurisdiction of the Canals and Rivers Trust.	No comments received	Comment not provided
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		Comment has not been provided		YES - Any residential development of 100 or more houses outside existing settlement/urban areas, equivalent to employment land would have an impact in the same manner	No - unless air pollution and combustion	Comment has not been provided	Biodiversity - No - unless infrastructure, minerals or air pollution, landscape, habitat.	Comment has not been provided	No	No	No	No	Comment has not been provided
	Is the site in Green Belt?		No		NO	No	No	No	No	No	No	No	No	No
OTHER CRITERIA	Is the site in the AONB, or affect the setting of?		No		NO	No	No	No	No	Yes (majority of the site)	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?		Eckington have submitted a Neighbourhood Plan. The consultation ran from 10th March 2019 to 29th March and the independent examiner's report was received in October 2019 with the recommendation the NP proceeds to referendum. The site forms part of a mixed use allocation in the NP.		NO	No	No	No	No	No	Submitted Neighbourhood Plan. Consultation ran from 10th March - 29th April 2019	No	No	Pidworth Parish Neighbourhood Plan was adopted on 10th September 2019
	Are the adjacent/surrounding land uses compatible with employment use? Please state what they are.		Surrounded by open countryside with Cedar House to the west		NO - surrounding area offers site in ways of employment use, amenity for locals etc.	Yes	Open countryside	Yes - housing	No - Village of Littleworth and an allotment located NW of the site along with Norton Village Hall and recreation ground to the west. However, there is a railway line that follows adjacent to the eastern boundary	Yes - agriculture	Tower Farm House to the north, Honeybourne road to the east. Wykeham District boundary to the south and west.	Yes - would form a logical expansion and/or redevelopment of the previous Digby development	The site is being promoted for employment/other uses. On the corner of the A4440 Whittington Road roundabout. Some employment use to the north.	Surrounded by open countryside with Long Marston Business Park to the east
	Are the Sewerage and Water supplies adequate in the area?		Comment not provided		HGH - The site presents significant potential increase to the existing network and the ETR is likely to require improvement works to support growth.	Medium - The development site drains to Evesham - Station system and Abbey RD TPO. Hydraulic modelling is recommended.	Comment has not been provided from Severn Trent	HGH IMPACT - Site will drain by gravity to the works, size of development in relation to the existing network may cause issues. hydraulic modelling is recommended to determine impact. A combined site strategy with CF5892 and CF5893 is recommended. LOW IMPACT - Surface water should be managed on site through SuDS or to watercourse/ponds where available. Lack of surface water network and distance to watercourse/ponds where available. Lack of surface water network and distance to watercourse/ponds where available. Lack of surface water network and distance to watercourse/ponds where available. Lack of surface water network and distance to watercourse/ponds where available.	Comment has not been provided	TBC	Medium - Existing brownfield infrastructure and proximity to STW indicates that significant impacts are unlikely provided surface water is managed sustainably and does not drain into the local network. Due to the size of development hydraulic modelling is recommended. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourse/ponds where available. Lack of surface water network and distance to watercourse/ponds where available. Lack of surface water network and distance to watercourse/ponds where available. Lack of surface water network and distance to watercourse/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 Digby system 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 watercourse/ponds where available. Lack of surface water network and distance to watercourse/ponds where available. Lack of surface water network and distance to watercourse/ponds where available. Lack of surface water network and distance to watercourse/ponds where available. Lack of surface water network and distance to watercourse/ponds where available.	Potential impact on the Sewerage Network Impact - Medium This site would drain to Powick STW. There are known hydraulic flooding issues downstream. Detailed hydraulic modelling is recommended. A combined drainage strategy with CF5892 is recommended. If site comes forward it may provide a strategic opportunity to develop Whittington Highway STW. Potential impact of surface water sewerage infrastructure Impact - Low Naturally watercourse Surface water should be managed on site through SuDS or to watercourse/ponds where available.	Comment not provided
	Brownfield or Greenfield		Greenfield		Greenfield	Greenfield	GT	Greenfield	Greenfield	Greenfield	Greenfield / Brownfield	Brownfield	Greenfield	Greenfield
	Is the site more than 450 metres of hazardous pipeline or gas compression station? If not, what distance		No		YES	Yes	No - 10m from a gas pipeline	Yes	Yes	Yes	Yes	No Oil pipeline approx. 360 metres away from southern end of the site.	Yes Oil Pipeline approx. 750m away	No
	Would development of the site have an adverse impact on Green Infrastructure Network?		Comment has not been provided		TBC	Comment has not been provided	Comment has not been provided	TBC by WCC	Comment has not been provided	TBC by WCC	Comment has not been provided	The area of the site that is currently GI should be excluded from any allocation. This is a site with mostly 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.	GI Environmental Character Area "Protect and Restore" Yes - site is a significant gap Loss of SWOP 38 (SWOPR 43) green space	Comment has not been provided
	Would development of the site result in a significant net loss of protected open space?		No		Adjacent to POS	No	No	No	No	No	No	Part of the southern portion of the site is SWOP 38 (SWOPR 43) green space and a LWS. Adjacent to Riverside Conservation Area.	Yes - significant gap Loss of SWOP 38 (SWOPR 43) green space	No
	Would development of the site have a detrimental impact on a conservation area or an archaeological?		Comment has not been provided		POSSIBLY - Prehistoric. Medieval potential. CBA, survey, targeted evaluation and possible further mitigation.	No	Comment has not been provided	No impact on CA. Archaeology - CBA, survey, targeted evaluation and possible further mitigation.	Comment has not been provided	No	Comment has not been provided	Yes Adjacent to Riverside CA and parts of the site are within significant views from Digby Bridge to the city centre/parish. Height restrictions will be required to accommodate this. Within the setting of 2 Grade II listed buildings it is not significant GI will be necessary including along the Riverside. Archaeology - Investigation (evaluation) and mitigation through planning process. Registered Battlefield.	Impact on significant gap Loss of SWOP 38 (SWOPR 43) green space	Comment has not been provided
	Would development of the site have a detrimental impact on Listed Building (s).		Comment has not been provided		NO	No	Comment has not been provided	Yes - Impact on isolated setting of Harvington Lodge	Comment has not been provided	No	No	No	No	Comment has not been provided
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		No		NO	No	Comment has not been provided	No	No	No	No	No	No - SAM within the vicinity of the site	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? INCLUDE LANDSCAPE COMMENTS HERE		Comment has not been provided		NO	No	Comment has not been provided	Landscape - No - In terms of settlement pattern as an indicator of landscape character, this site in conjunction with part of CF5892 would extend the village such that it maintains a nucleated pattern. Subject to satisfactory boundary planting to open countryside.	Comment has not been provided	No	No	Yes Part of the site overlaps a LWS and should be removed. Careful treatment of the remainder will be needed for buffering and provision of the LWS. Riverside corridor is important for LWS and lighting will be a significant issue.	No	Comment has not been provided
	Would development of the site have a detrimental impact on TPOs.		No		NO	Yes	Comment has not been provided	No	Comment has not been provided	No	No	No	Consider trees with potential for TPO in vicinity	No
	Would development of the site have a detrimental impact on a Significant Gap?		No		NO	No	No	No	No	No	No	No	Yes	No
	Would development of the site have a detrimental impact on ancient woodland?		Comment has not been provided		NO	No	Comment has not been provided	No	Comment has not been provided	TBC	No	No	Site is partly covered by the Woodland Priority Habitat Network (Forestry Commission)	Comment has not been provided
	Would development of the site have a detrimental impact on ancient hedgerow?		Comment has not been provided		NO	No	Comment has not been provided	No	Comment has not been provided	TBC	No	No	Not known - seek to maintain ancient hedgerow if applicable	Comment has not been provided
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?		Comment has not been provided		POTENTIAL - surface water flood flows along the eastern and southern boundaries of the site but no details to confirm there has been a surface water flooding event	No comments received	Comment has not been provided from BIA	yes. Major flood flow made along southern boundary and from higher ground. Regular occurrence during heavy periods of rainfall. (Engineers, 2019)	Percentages have not been provided	TBC	2%+30 years; 6%+ 100 years; 20%+1000 years	Is the site at risk of surface water flooding? Yes (<1% 10yr, 1% 100yr, 0% 1000yr) SW Land Drainage Partnership Engineers - "Risk very low" FZ2 R. Severn; refer to EA (river flooding) & LFA for DS requirements	Is the site at risk of surface water flooding? Yes (0% 10yr, 0% 100yr, 1% 1000yr) SW Land Drainage Partnership Engineers - No comments	Comment has not been provided
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?		Grade 1		NO	No - Grade 3	Grade 3	No	Grade 3	No	No	No - Urban	No - Grade 3	No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		No		No History of PCL activities	No comments received	No	Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. No History of PCL activities	No	Less than a third of the site is located in contaminated land	Yes	Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required. Contaminated Land - No History of PCL activities	Noise - Noise assessment required. Some areas of the site may be unsuitable for residential development. Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings Contaminated Land - No History of PCL activities	Less than a third of the site is located within contaminated land
	Is there a bus stop or train station within 400m of the site? Please state distance.		Bus stop=3m; nearest train station is in Penmore		NO	No. Closest bus stop is 565 metres away (3.8 miles). Closest train station is Evesham which is 4002 metres away (2.5 miles).	No - Bus Stop 345m	No - 650m	Bus Stop= Yes, Train station= No	No - 700m	No	Yes - bus stops approx. 250m away (nearest direct route) - Digby Lane Service 27 The 88 Service Services 32, 52, 53, 54, 332, 333 No access to rail network within 400m.	Yes - bus stop approx. 75m away Severn Trn Service: 51, 551, X50	Bus stop=323m
	Would the development of the site, including the creation of an access, materially affect the character of the locality?		No		INDOFW - land is currently open agricultural field; any development on a large scale would materially affect the area	No	No	No - In terms of settlement pattern as an indicator of landscape character, this site in conjunction with part of CF5892 would extend the village such that it maintains a nucleated pattern. Subject to satisfactory boundary planting to open countryside.	Yes	No	No	No	Yes - site is covered by a significant gap.	No. Site is in the open countryside.
	Rated In or out of SHELAA? If out, reason?	In	In		OUT - Location	IN	In	OUT - Market suitability	In	OUT - Market suitability	Out - scale	In (Level 1)	In (Level 2)	In
	Should the site be carried forward for potential allocation in the SWOPR?	Yes	No		NO - Others preferred	Yes	NO	No	No	No	Yes	Yes (for mixed use)	No	No
	Summary	Site suitable for development	Not suitable for an employment allocation as it forms part of a mixed use site allocation in the Eckington NP.		Inappropriate location for development	Site is considered suitable for an employment allocation as part of the expansion of Vale Park.	Site not suitable for development	The site has been put forward as a mixed use site for residential, school, shop, amenity, travel workshop, LWS facilities, as far as possible for local needs. Potential site for development in conjunction with part of CF5892. Subject to satisfactory boundary planting to open countryside. However concern over surface water / sewerage - would need adequate mitigation. The Neighbourhood Plan has allocated the preferred option site for Harvington and no further sites are proposed at this stage.	The site has been put forward as a mixed use site. Development of the entire site would be inappropriate in relation to the scale of the village and is in an isolated location. The majority of the site is in the AONB, with ponds and pylons on site.	The site is an existing employment site and suitable for further development.	The site is suitable for mixed use redevelopment (combine with CF5893)	Site is suitable for mixed use redevelopment (combine with CF5893) <u>See residential site assessment for further details on the employment site.</u>	Valued Open Space In the significant gap.	There are no significant environmental constraints and the site is suitable for further development.

SHELAA Site Reference and Address:		CF5043b Sharry Lane, Long Marston	CF5067 Springfield Farm, Lower Interfields, Leigh Sinton	CF5066 Gurness Park Farm, Leigh Sinton	CF5061 Riverside Shopping Centre, Evesham	CF51019 Land to the west of Worcester Road, Open Barn Farm, Kempey	CF51020 Land at Grafton Farm (Northern Field) Bevers, Worcester	CF51034 Land at Great Buckens Farm, off Grit Lane, Malvern	CF51036 Land west of Wychbold	CF51061 Whiteway, 67A Main Street, Sedgemoor	CF51076 Land at Trow Way, Digby, Worcester	CF51097a Land at Mayfield Road, Malvern	CF51097b Land at Mayfield Road, Malvern	
MAJOR CRITERIA	Market Appeal (Economic Development Team) Yes or No			No comments received	Yes		No comments received		No		Yes			
	Location - strategic, towns, Cat 1, 2, 3, 4 villages or open countryside (within or adjacent)	Open Countryside		No - Open Countryside	Town	Open Countryside	Town (Edge) Worcester (Wychavon District)	Town	Open Countryside		Town	Town	Town	
	Expansion of existing employment site - yes / no?	Yes		N/A	No	No	No	No	No		No - redevelopment of industrial estate	No	No	
	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 5-9 years		N/A	Yes - Available Now	Yes	Yes Ownership: Single Availability within 5 years	Yes	Available within 5 years		Yes Availability within 5 years Site is owned by City Council but access controlled by Canal and River Trust	Yes	Yes	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No		N/A	99% Flood Zone 1, 1% Flood Zone 2, 1% Flood Zone 3a and <1% Flood Zone 3b. 7% of site historical flooding	Western boundary adjacent to Flood Zone 2	Flood Zone 1 - 100%	No, but Flood Zones 2 and 3 run partly along north-east boundary of site	TBC		100% of the site is in Flood Zone 2	No. South-east boundary of site Flood Zone 3	No	
	Can the site be provided with safe access onto the public highway?	Comment not provided		N/A	Yes	Yes	Yes		Highways comment not provided		Yes	Yes with access via Hither Green	Access onto Aldebrook not possible without acquiring property and redeveloping	
	Would development of the site compromise Internationally or Nationally designated sites of ecological importance?	Comment has not been provided		N/A	No - unless airports helpdesk poultry farms etc.	Site adjacent to North Ham and 160m from River Severn - both sites of regional or local wildlife importance	No	No	TBC		No	No	No	
	Is the site in Green Belt?	No		N/A	No	No	No	No	Yes		No	No	No	
	Is the site in the AONB, or affect the setting of?	No		N/A	No	No	No	No. Large site, approx. 1km from AONB boundary	No		No	No	No	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Pedworth Parish Neighbourhood Plan was adopted on 18th September 2020		N/A	Evesham Town Plan was adopted in 2016	Yes. Neighbourhood Plan - made in November 2017. Site conflicts with Policy K4 (Significant Gap). Site is adjacent to North Ham (Policy K12)	No	Neighbourhood Plan - made in June 2019. Site adjacent to designated Local Green Space (Lower Howard Road - Policy M21) and Neighbourhood Green Space (CF502 - Greenfield Road)	TBC		No	Neighbourhood Plan - made January 2016. Site does not appear to conflict with Neighbourhood Plan	Neighbourhood Plan - made January 2016. Site does not appear to conflict with Neighbourhood Plan	
Are the adjacent/surrounding land uses compatible with employment use? Please state what they are.	Surrounded by open countryside with Long Marston Business Park to the east		N/A	Yes - High street development - retail and mix of uses	Agriculture. Site adjacent to North Ham - site of regional or local wildlife importance	Residential development to the south (SWOP 454 Grafton's Farm Urban Extension)	Agriculture	No		Yes - would form a logical extension of the previous Digby development (although this portion of the site is slightly more sensitive than CF5065)	Agriculture and Green Space / Common Land	Agriculture and Green Space / Common Land		
OTHER CRITERIA	Are the Sewerage and Water supplies adequate in the area?	Comment not provided		N/A	Estimated spare hydraulic capacity of 1083 dwellings. Significant headroom available in terms of quality performance. There is some spare capacity at this flow. However, improvements would be required to allow capacity for greater than 2000 dwellings.	There are known hydraulic sewer flooding issues downstream. Hydraulic modelling recommended.	Potential impact on the Sewerage Network Impact - Medium  There is no existing sewerage near to the development. The nearest sewer is over 400m away therefore developer costs are likely to be higher.  Potential impact of surface water sewerage infrastructure impact - Medium  There are no SW sewers or watercourse nearby. Surface water should be managed on site through SuDS or to watercourse/s where available.	Bevern Trent - High Impact Potential on sewerage infrastructure. There are multiple hydraulic flooding and pollution issues in the downstream network to Malvern STW. It is possible this site could drain into the Parkwick catchment however it is likely that multiple improvements would be required. Early working would be appreciated if this site comes forward to allow for alignment with existing growth schemes in the northern part of the Malvern catchment. Hydraulic modelling is recommended.	TBC		Potential impact on the Sewerage Network Impact - Low  Development scale is unlikely to result in any significant impact to the local network, provided that surface water does not drain into the local network.  Potential impact of surface water sewerage infrastructure impact - Low  SW sewer  Surface water should be managed on site through SuDS or to watercourse/s where available.		A 450mm dia sewer runs through the centre of the site and will require protection or diversion. The sewer drains to Hail Green TPS and CSO. There are known pollution issues at this site.	A 450mm dia sewer runs through the western portion of the site and will require protection or diversion. The sewer drains to Hail Green TPS and CSO. There are known pollution issues at this site.
	Brownfield or Greenfield	Greenfield		N/A	Brownfield	Greenfield	Greenfield	Greenfield	Greenfield		Brownfield	Greenfield	Greenfield	
	Is the site more than 450 metres of hazardous pipeline or gas compression station? If not, what distance	No		N/A	Yes	No. Oil pipeline runs through the site from south to north. Oil Pipeline approx. 50m away	No Gas pipeline runs through the site. Oil Pipeline approx. 50m away	No. North-east corner of site 50m from SW Gasline Distribution pipeline	TBC		No Oil pipeline approx. 370 metres away from the site.	Yes	Yes	
	Would development of the site have an adverse impact on Green Infrastructure Network?	Comment has not been provided		N/A	Comment has not been provided	Site is adjacent to North Ham (Policy K12)	GI Environmental Character Area: 'Protect and Enhance'  The majority of the site is covered by SWOP 38 (SWOPR 43) - green space	Comment has not been provided			Adjacent to LNR with very sensitive boundaries.			
	Would development of the site result in a significant net loss of protected open space?	No		N/A	No	No	Loss of SWOP 38 (SWOPR 43) green space	No. Site adjacent to designated Green Space.	No		No, but adjacent to Riverside Conservation Area. Adjacent to LNR with very sensitive boundaries.	No. North-western boundary of site adjacent to Green Space.	No. Parts of western and southern boundaries of site adjacent to Green Space.	
	Would development of the site have a detrimental impact on a conservation area or an archaeological?	Comment has not been provided		N/A	Site within Conservation Area. Archaeology. Medieval agricultural activity, could mask significant previous activity or occupation - Evaluation and possible mitigation	No	Site is adjacent to Bevers Conservation Area Loss of SWOP 38 (SWOPR 43) green space	No. Medieval agricultural activity, could mask significant previous activity or occupation. DBA, survey, targeted evaluation and possible further mitigation.  Archaeology - Investigation (evaluation) and mitigation through planning process.	TBC		Adjacent to Riverside CA. Urban and GI issues are similar to the Neighbourhood Road site through on a smaller scale.  The site should not be developed in isolation of the bigger site. Adjacent to LNR with very sensitive boundaries.	Not affect Conservation Area	Not affect Conservation Area	
	Would development of the site have a detrimental impact on Listed Building (s).	Comment has not been provided		N/A	In core of Conservation Area with a large number of listed buildings abutting the site. Very sensitive in respect to built heritage	No	Consider impact on White Lodge (Grade II) and Bevers Knot (Grade II)	20m from Grit farmhouse (Grade II) Listed Building and outbuildings. Site surrounds and is adjacent to 3 grade II listed farmhouses with associated listed farm buildings. Due to scale of site, potential impact on wider setting of further LBNs in vicinity	TBC		No	No	No. Listed Building (147 Madocfield Road) 160m from site.	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No		N/A	No	No	No	No	TBC		No	No	Scheduled monument (moated site at Sherwatts Green) is 120m from the site.	
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Designated Site or any other locally designated wildlife/landscape sites? INCLUDE LANDSCAPE COMMENTS HERE	Comment has not been provided		N/A	A portion of the site located in the south west is identified as a SSSI of the remains of St Mary's Abbey	Site adjacent to North Ham and 160m from River Severn - both sites of regional or local wildlife importance	No	No. water courses, ponds, internal hedgerows. Records of freshwater crayfish and historic. Ecological officer comments - Crayfish need to be assessed to confirm if it is of BAP quality. If so, this site should not be allocated	TBC		Yes Regulated Buttrfield Adjacent to Riverside CA	No	No	
	Would development of the site have a detrimental impact on TPOs.	No		N/A	No	No	No	No, but TPOs adjacent to south-east and north-east boundaries	TBC		No	No	No	
	Would development of the site have a detrimental impact on a Significant Gap?	No		N/A	No	Yes. Whole site in Significant Gap	No	Yes. Whole site in Significant Gap. Site would significantly narrow gap between Malvern and Leigh Sinton	TBC		No	No	No	
	Would development of the site have a detrimental impact on ancient woodland?	Comment has not been provided		N/A	No	No	Woodpasture and Parkland BAP Priority Habitat (England) located to the west of the site		TBC		No			
	Would development of the site have a detrimental impact on ancient hedgerow?	Comment has not been provided		N/A	No	No	Not known - seek to maintain ancient hedgerow if applicable		TBC		No			
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Comment has not been provided		N/A	2% 100yr surface water flooding, no details to confirm there has been a surface water flooding event	South-east corner susceptible to surface water flooding	Is the site at risk of surface water flooding? No SW Land Drainage Partnership Engineers - No comments	Some parts of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourse/s where available.	TBC		Is the site at risk of surface water flooding? No SW Land Drainage Partnership Engineers - Risk 'very low' F223-R, Severn, refer to EA (river flooding) & LLFA for DS requirements	Some parts of the site appear to be susceptible to surface water flooding	Some parts of the site appear to be susceptible to surface water flooding	
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No		N/A	No	South half of site Grade 1 and northern half of site Grade 2 on Agricultural Land Classification	Southern part of the site Grade 2 Northern part Grade 3	No	TBC		No - Urban	No	No	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Yes		N/A	No History of PCL activities	No. Contaminated land (area liable to flood) adjacent to western boundary of site	Noise - Noise assessment required to determine the extent and impacts of noise at this location. Mitigation may be required.  Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to site of 210 residential dwellings.  Contaminated Land - Yes. PCL on site - Agricultural land. PCL site adjacent - Agricultural land. Risk Assessment and likely Site Investigation required.	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to site of 210 residential dwellings.	TBC		Contaminated Land - No records held for location. Further investigative work relating to contaminated land may be required	No	No	
	Is there a bus stop or train station within 400m of the site? Please state distance.	Bus stop=220m		N/A	No. Closest bus stop is 483 metres away (3.3 miles). Closest train station is Evesham which is 966 metres away (5.9 miles)		Yes - bus stop approx. 50m away  Bevers Lane Service: 303		TBC		Yes - bus stop approx. 260m away (most direct route)  Digby Lane Service: 27  The H&A Avenue Services: 32, 33, 34, 332, 333  No access to rail network within 400m.			
	Would the development of the site, including the creation of an access, materially affect the character of the locality?	No. Site is in the open countryside.		N/A	No	Yes. Development of the site would reduce the gap that separates Kempsay from Worcester.	Site is adjacent to SWOP 454 Grafton's Farm Urban Extension	Significant incursion into Significant Gap and would narrow gap between Malvern and Leigh Sinton	Yes		No			
	Ruled in or out of SHELAA? If out, reason?	In	OUT - Significant Gap	IN (Level 2)	In - Mixed Use	In	IN (Level 2)	Out - Scale	Out - Green Belt and Isolated	OUT - Residential submission	IN (Level 1)	In	In	
	Should the site be carried forward for potential allocation in the SWOPR?	No	NO	No	Yes	Yes	Yes (but not for employment)	No. Scale High impact potential on sewerage and water supplies	No	NO	Yes (for mixed use)	Yes	Yes	
	Summary	There are no significant environmental restraints and the site is suitable for further development.	Site is wholly within the Significant Gap and has therefore been removed from the process	OUT Location	Consider site is suitable for a mixed use development to assist in supporting the shopping centre that is currently suffering. Some concerns about loss of retail impact on heritage. Site area is 1,482 ha. If achieves 50% net agri-use, 70% into potential dependent on density.	The site has some potential issues. The site is of high agricultural land value. Also, site within the Significant Gap and would reduce the gap that separates Kempsay from Worcester. would conflict with adopted Neighbourhood Plan, adjacent to Flood Risk 2 zone, oil pipeline runs through the site and is adjacent to site of regional or local wildlife importance. Noted that whole site is used as ground safeguarding area	Site has potential for residential use but is not considered suitable for employment uses. Please refer to residential site assessment	Site not considered appropriate because of scale and high impact potential on sewerage and water supplies. Also, while site would cause a significant incursion into a Significant Gap between Malvern and Leigh Sinton, proximity to gas pipeline and potential impact on historic environment.	Rule out - Green Belt and isolated (also market suitability for employment). Submitted as a mixed use site	Site has been submitted as residential use and subsequently removed from the process following site assessment	See CF5063	Site has no major constraints, subject to adequate water and sewerage supplies being achievable. PHWW runs through the site.	Site has no major constraints, subject to adequate water and sewerage supplies being achievable. PHWW runs through the site.	

Broadway									
SHELAA Site Reference and Address:		CFS0031 Land north of Glenmore, 35 Leamington Road	CFS0054 Land to the north west of Cheltenham Road	CFS0244 Land at Broadway, Station Road	CFS0321 Land between Springfield Lane and Averill Close	CFS0365a Land at Ridgeway	CFS0365b Land at Ridgeway	CFS0406 Land to the east of Church Close	CFS0442 Land at Small Brook Roundabout
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to ~Development Boundary - Cat 1			Yes- Adjacent to Development Boundary - Cat 1			Yes- Adjacent to Development Boundary - Cat 1	
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes - Available within 5 years			Yes - Available within 5 years			Yes - Available within 5 years	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100 % Flood Zone 1. No historical flooding recorded.			100 % Flood Zone 1. No historical flooding recorded.			100 % Flood Zone 1. No historical flooding recorded.	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes			Yes			Yes	
	Can the site be provided with safe access onto the public highway?	Highways comment not provided			Highways comment not provided			Highways comment not provided	
	Are the Sewerage and Water supplies adequate in the area?	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. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans			HIGH - There are known hydraulic flooding issues and pollutions in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken to determine impact. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans			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. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless infrastructure, air pollution or combustion			No - unless infrastructure, air pollution or combustion			No - unless infrastructure, air pollution or combustion	
	Is the site in Green Belt?	No			No			No	
	Is the site in the AONB, or affect the setting of?	Yes			Yes			Yes	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014			Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014			Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	YES - residential			YES - Residential			YES - Residential		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Comment has not been provided			Comment has not been provided			Comment has not been provided	
	Would development of the site result in a significant net loss of protected open space?	No			No			No	
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not in Conservation Area. Archaeology: Romano/British Occupation, Medieval occupation - Mitigation. Impacts on the setting of Bibsworth House			Site adjacent to Conservation Area - detrimental impact - Yes. Archaeology: Romano/British Occupation, Medieval occupation - DBA, survey, targeted evaluation and possible further mitigation.			Site in Conservation Area - detrimental impact - Yes. Confined site with the potential to impact on the important open space within the conservation area and the setting of several listed buildings along the High Street. Archaeology: Romano/British Occupation, Medieval occupation - Mitigation	
	Would development of the site have a detrimental impact on Listed Building (s).	Impacts on the setting of Bibsworth House			No			Detrimental impact - Yes. Confined site with the potential to impact on the important open space within the conservation area and the setting of several listed buildings along the High Street	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	NO			NO			NO	
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No			No comments.			No comment.	
	Would development of the site have a detrimental impact on TPOs.	TPO nearby.			YES TPO CA			Yes - trees with amenity value would be compromised by development on this site.	
	Would development of the site have a detrimental impact on a Significant Gap?	NO			NO			NO	
	Would development of the site have a detrimental impact on ancient woodland?	NO			NO			NO	
	Would development of the site have a detrimental impact on ancient hedgerow?	NO			NO			NO	
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	<1% 100 yr and 27% 1000 yr surface water flooding, potential flood flows across the site but no details to confirm there has been a surface water flooding event.			1% 100 yr and 6% 1000 yr surface water flooding. potential surface water flows along northern boundary and across the middle of the site but no details to confirm there has been a surface water flooding event			<1% 1000 yr surface water flooding. no details to confirm there has been a surface water flooding event	
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	NO			YES - Grade 2			NO	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Contamination: No history of PCL activities. Air Quality: Standard Mitigation Measures applicable to sites of ≥10 residential dwellings			Contamination: No History of PCL activities. Air Quality: Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings			Contamination: No History of PCL activities. Air Quality: No Mitigation Measures Required	
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes. Closest bus stop is 115 metres away (0.07 miles). Closest train station is Evesham which is 9817 metres away (6.1 miles).			321m to bus stop			321m to bus stop	
	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.	Primary School (Broadway First School) is 322 metres away (0.2 miles). General Store (NISA Local) is 483 metres away (0.3 miles). Post Office (Chipping Camden Post Office) is 6759 metres (4.2 miles). Doctors Surgery (Concierge Medical Practice) is 805 metres away (0.5 miles). Village Hall (Lifford Hall) is 1609 metres away (1 mile).			St Mary's RC Primary School (965m); NISA Local (1.1km); Post Office (160m ); Doctors (0.4m); Childswikham Village Hall (2.2km)			Broadway First School (1.2km); NISA Local (1.2km); Post Office (482m); Doctors (482m); Lifford Memorial Hall (321m)	
	Would development of the site result in an adverse impact on local health provision?	No			POSSIBLE			No	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.			A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.			A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.	
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Conservation comments: Habitat, LB, AONB			Conservation comments: CA, LB, TPO, AONB. AONB study suggests part of site might be developable			Conservation comments: CA, AONB	
OUTCOME	Rule in or out of SHELAA? If out, reason?	Out - AONB	Out - Isolated	Out - Isolated	Out - AONB	Rule out - Duplicate (smaller cut)	Rule out - Duplicate (smaller cut)	Out - Size and AONB	Out - Isolated
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	No	No	No
	Summary	Rule out - AONB	Rule out - Isolated - would not meet Development Strategy. Also some landscape concerns	Rule out - Isolated - would not meet Development Strategy.	Rule out - AONB and other possible landscape / archaeology concerns.	Rule out - Duplicate site - smaller cut of 0923	Rule out - Duplicate site - smaller cut of 0923	Rule out - Size (Too small) and AONB. Also concerns re TPO's and Conservation Area. Submitted for mixed use so need to consider as an employment site.	Rule out - Isolated - would not meet Development Strategy.

Broadway									
SHELAA Site Reference and Address:		CFS0443 Land to the north of Broadway	CFS0472 Land at Kennel Lane / High Street	CFS0563 Land at Hill Farm	CFS0589 Land to East of Evesham Road, Mastly Farm	CFS0683 Land off Sandscroft Avenue	CFS0861 West side of Springfield Lane	CFS0868 Land adjacent to Cheltenham Road	CFS0923 Ridgeway, Station Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?		Yes- Adjacent to Development Boundary (partially within) - Cat 1	Yes - Adjacent to Development Boundary - Cat 1		Yes- Adjacent to Development Boundary - Cat 1			Yes- Cat 1
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?		Yes - Available now	Yes - Available within 5 years		Yes - Available now			Yes - available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.		100 % Flood Zone 1. No historical flooding recorded.	100 % Flood Zone 1. No historical flooding recorded.		100 % Flood Zone 1. No historical flooding recorded.			100 % Flood Zone 1. No historical flooding recorded.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?		Yes	Yes		Yes			Yes
	Can the site be provided with safe access onto the public highway?		NO	Highways comment not provided		Highways comment not provided			Highways comment not provided
	Are the Sewerage and Water supplies adequate in the area?		HIGH - There are known hydraulic flooding issues and pollutions in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken to determine impact. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans	HIGH - There are known hydraulic flooding issues and pollutions in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken to determine impact. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans		MEDIUM - There are known hydraulic flooding issues and pollutions in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken to determine impact. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans			MEDIUM - There are known hydraulic flooding issues and pollutions in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken 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. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		Yes - any residential development of 100 units or more	No - unless infrastructure, air pollution or combustion		No - unless infrastructure, air pollution or combustion			No - unless infrastructure, air pollution or combustion
	Is the site in Green Belt?		No	No		No			No
	Is the site in the AONB, or affect the setting of?		Yes	Yes		Yes			No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?		Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014	Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014		Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014			Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		Commercial to the north and west, recreation ground to the east and open countryside/fields to the south	YES - Residential		YES - Residential			Site seems fairly detached from main built up area of Broadway despite the proximity of the development boundary	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?		Comment has not been provided	Comment has not been provided		Comment has not been provided			Comment has not been provided
	Would development of the site result in a significant net loss of protected open space?		No	No		No			No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?		Site not in Conservation Area but Conservation officers concerned about detrimental impact. Archaeology: Romano/British Occupation, Medieval occupation -DBA, survey, targeted evaluation and possible further mitigation.	Site not in Conservation Area - no detrimental impact. Archaeology: Romano/British Occupation, Medieval occupation - DBA, survey, targeted evaluation and possible further mitigation.		Site not in Conservation Area - no detrimental impact. Archaeology: Romano/British Occupation, Medieval occupation - DBA, survey, targeted evaluation and possible further mitigation.			Site adjacent to Conservation Area. Yes - detrimental impact - Continues the extension of the settlement along Springfield Lane, reduces the separation between Springfield Lane and Station Road. Archaeology: Romano/British Occupation, Medieval occupation - DBA, survey, targeted evaluation and possible further mitigation.
	Would development of the site have a detrimental impact on Listed Building (s).		Yes - detrimental impact. High level of concern from a conservation perspective. Considerable potential to impact on the character and historic street pattern and settlement character of Broadway. Prominent in views from the Cotswold Way.	Detrimental impacts - Yes. on the setting of Bibsworth House		No detrimental impact.			No detrimental impact on Listed Buildings
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		No	NO		NO			No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?		no comments.	no comments.		no comments.			No
	Would development of the site have a detrimental impact on TPOs.		TPO nearby	No		No			No
	Would development of the site have a detrimental impact on a Significant Gap?		No	NO		NO			No
	Would development of the site have a detrimental impact on ancient woodland?		No	NO		NO			No
	Would development of the site have a detrimental impact on ancient hedgerow?		No	NO		NO			No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?		4% 30 yr, 6% 100 yr and 13% 1000 yr surface water flooding. Potential flood flow route within the southern part of the site.	2% 30 yr, 5% 100 yr and 14% 1000 yr surface water flooding. yes. Surface water flooding confirmed from bypass across the site. Potential flood flow route long SW boundary		1% 30 yr, 3% 100 yr and 16% 1000 yr surface water flooding. potential flood flow route within the site adjacent to eastern boundary but no details to confirm there has been a surface water flooding event			1 % 100 yr and 6 % 1000 yr surface water flooding. potential flood flow route along eastern boundary but no details to confirm there has been a surface water flooding event
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?		No - Grade 3	NO		NO			Yes part of site on grade 2 land. Remainder of site on Grade 3 land.
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		Contamination: PCL history on site as a Fleshing/slaughter house for kennels. Risk Assessment and likely Site Investigation required. Air Quality: Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings	Contamination: No History of PCL activities. Air Quality: Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings		Contamination: No history of PCL activities. Air Quality: Standard Mitigation Measures applicable to sites of ≥10 residential dwellings			Contamination: Current agricultural use as Ridgeway Farm is a PCL activity. Within 250m of landfill Buffer. Risk assessment required. Air Quality: Standard Mitigation Measures applicable to sites of ≥10 residential dwellings
	Is there a bus stop or train station within 400m of the site? Please state distance.		not located near a train station but the site is 160m away from a bus stop	Bus stop (1.4km)		Bus stop (321m)			Bus stop (138m)
	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.		321m away from a St Mary's Roman Catholic primary school. 644m away from Nisa Local, Post Office is 644m away.	Broadway First School (1.6km); NISA Local (1.7km); Post Office (2.8km); doctors (2.2km); Lifford Memorial Hall (2.7km)		Broadway First School (321m); NISA Local (482m); Post Office (1.2km); Lifford Hall (1.6km)			Broadway First School (1.6km); NISA Local (1.4km); Post Office (643m); Doctors (804m); Lifford Hall (321m)
	Would development of the site result in an adverse impact on local health provision?		POSSIBLE	POSSIBLE		POSSIBLE			POSSIBLE
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.		A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.	A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.		A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.			A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?		reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review	reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review		Conservation comments: Connectivity, AONB			WWT comments: Yes, this site overlaps with a traditional orchard. The status of the orchard should be confirmed but any traditional orchard element should be removed from the allocation and appropriate buffering included. This may have an effect on the developable area. Conservation comments: Connectivity, reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - Isolated	In - Other (Car park and 1 ha employment)	Out - AONB	Out - Isolated	Out - AONB	Out - Isolated	Out - Flood Risk and Isolated	In
	Should the site be carried forward for potential allocation in the SWDPR?	No	Yes	No	No	No	No	No	No
	Summary	Rule out - Isolated - would not meet Development Strategy.	Site could be suitable to provide a 200 space car park and 1 ha of employment. If access could be secured could be part of a redevelopment of the Kennels on the Brownfield element of the site. Need to address Heritage / Conservation concerns.	Rule out - AONB	Rule out - Isolated - would not meet Development Strategy.	Rule out - AONB and possible access concerns	Rule out - Isolated - would not meet Development Strategy.	Level 1 - ruled out - Flood Risk and located away from Dev Boundary.	Includes 365a and 365b (smaller cuts). See comments re Orchards and Conservation Area. Site feels detached from main settlement and is not seen to be in keeping with the character of the area. Other preferable sites for development.



Broadway							
SHELAA Site Reference and Address:		CFS0937 Barnfield Mill, Childswickham Road	CFS0979 Land to the south of Averill Close	CFS0980 Land north of Gordon Close, Back Lane	CFS1021 The Caravan Club Site, Station Road	CFS1048 Land at Station Road	CFS1064 Land off Leamington Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?		Yes- Adjacent to Development Boundary - Cat 1	Yes- Cat 1		Yes- Adjacent / Within Development Boundary - Cat 1	Yes- Adjacent to recently built previous allocation - Cat 1
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?		Yes - available within 5 years	Yes - available within 5 years		Yes - available within 5 years	Yes - available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.		100 % Flood Zone 1. No historical flooding recorded.	100 % Flood Zone 1. No historical flooding recorded.		100 % Flood Zone 1. No historical flooding recorded.	100 % Flood Zone 1. No historical flooding recorded.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?		Yes	Yes		Yes	Yes
	Can the site be provided with safe access onto the public highway?		Highways comment not provided	Highways comment not provided		Highways comment not provided	Yes
	Are the Sewerage and Water supplies adequate in the area?		MEDIUM - There are known hydraulic flooding issues and pollutions in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken 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. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans	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. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans		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. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans	MEDIUM - There are known hydraulic flooding issues and pollutions in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken to determine impact. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		No - unless infrastructure, air pollution or combustion	No - unless infrastructure, air pollution or combustion		No - unless infrastructure, air pollution or combustion	No - unless infrastructure, air pollution or combustion
	Is the site in Green Belt?		No	No		No	No
	Is the site in the AONB, or affect the setting of?		Yes	Yes		No	Yes
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?		Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014	Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014		Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014	Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		YES - Residential	YES - Residential		YES - Residential	Fields to the north, woodland to the east and west and residential to the south	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?		Comment has not been provided	Comment has not been provided		Comment has not been provided	Comment has not been provided
	Would development of the site result in a significant net loss of protected open space?		No	No		No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?		Site not in Conservation Area but Conservation Officers concerned about detrimental impact. Archaeology: Romano/British Occupation, Medieval occupation -Evaluation and possible mitigation	Site not in Conservation Area but Conservation Officers concerned about detrimental impact. Archaeology: Romano/British Occupation, Medieval occupation -mitigation		Site not in Conservation Area. Archaeology: Romano/British Occupation, Medieval occupation -Evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Romano/British Occupation, Medieval occupation -DBA, survey, targeted evaluation and possible further mitigation.
	Would development of the site have a detrimental impact on Listed Building (s).		No detrimental impact on Listed Buildings	No detrimental impact on Listed Buildings		No detrimental impact on Listed Buildings	Yes - detrimental impacts on the setting of Bibsworth House
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		NO	NO		NO	No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?						No
	Would development of the site have a detrimental impact on TPOs.		Yes - TPO's on western side of site	TPO's adjacent the site but not within			No
	Would development of the site have a detrimental impact on a Significant Gap?		NO	NO		TPO's adjacent the site but not within	Trees with amenity value on the periphery may be affected by development depending on the layout.
	Would development of the site have a detrimental impact on ancient woodland?		NO	NO		NO	No
	Would development of the site have a detrimental impact on ancient hedgerow?		NO	NO		NO	No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?		no details to confirm there has been a surface water flooding event	no details to confirm there has been a surface water flooding event		no details to confirm there has been a surface water flooding event	no details to confirm there has been a surface water flooding event. <1% 30 yr, 2% 100 yr and 15% 1000 yr surface water flooding.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?		YES - Grade 2	NO		NO	Yes part of site on grade 2 land. Remainder of site on Grade 3 land.
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		Contamination: No history of PCL activities. Air Quality: Standard Mitigation Measures applicable to sites of ≥10 residential dwellings	Contamination: No history of PCL activities. Air Quality: Standard Mitigation Measures applicable to sites of ≥10 residential dwellings		Contamination: No history of PCL activities. Air Quality: Standard Mitigation Measures applicable to sites of ≥10 residential dwellings	Contamination: No History of PCL activities. Air Quality: Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings
	Is there a bus stop or train station within 400m of the site? Please state distance.		321m to bus stop	321m to bus stop		Bus stop (138m)	Yes. Closest bus stop is 322 metres away (0.2 miles). Closest train station is Honeybourne which is 8530 metres away (5.3 miles).
	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 Mary's RC Primary School (965m); NISA Local (1.1km); Post Office (160m ); Doctors (0.4m); Childswickham Village Hall (2.2km)	Broadway first School (1.1km); NISA Local (1.1km); Post Office (104m); Doctors (321m); Lifford Hall (321m)		Broadway First School (1.6km); NISA Local (1.4km); Post Office (643m); Doctors (804m); Lifford Hall (321m)	Primary School (Broadway First School) is 483 metres (0.3miles) away, general store (Nisa local) is 644 metres (0.4 miles) away, Post office (Warner Budgens) is 1609 metres (1 mile) away, Doctors Surgery (Barn Close Surgery) is 1127 metres (0.7 miles) away, Village Hall (Lifford Hall) is 1609 metres (1 mile) away.
	Would development of the site result in an adverse impact on local health provision?		POSSIBLE	No		POSSIBLE	POSSIBLE
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.		A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.	A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.		A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.	A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?		reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review	reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review		reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review	reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - Flood Risk and Isolated	Out - Access	Out - AONB	Out - Flood Risk	In	In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	Yes
	Summary	Rule out - Flood Risk and Isolated. Site is level 1 - over half the site lies in FZ 2.	AONB study suggests that 0.5 ha of this site could be developed without compromising the AONB - will need to make a decision as to whether it is 'major development'. Could reconsider if means of access is clarified	Rule out - AONB	Level 1 - ruled out - Flood Risk. Over half of the site falls within FZ 2. Also adjacent SWS	Site looks too small to provide 5 dwellings in character with area. Not suitable as an allocation.	Site could provide approx. 60 units - sustainable location and adjacent previous allocation. AONB Study suggests this field could be developed without compromising the AONB. 60 units at 35 dph with 40 % GI. Need to make a decision as to whether this is considered to be 'major development' in the AONB. Would need consideration of LB opposite site.



Lepus Consulting  
1 Bath Street  
Cheltenham  
Gloucestershire GL50 1YE

t: 01242 525222  
w: [www.lepusconsulting.com](http://www.lepusconsulting.com)  
e: [enquiries@lepusconsulting.com](mailto:enquiries@lepusconsulting.com)