

Badsey								
SHELAA Site Reference and Address:		CFS0018a Land on Badsey Road opposite Briar Lea Care Home	CFS0018b Land on Badsey Road opposite Briar Lea Care Home	CFS0030 Land to the rear of 42 Bretforton Road	CFS0064 Land at 34 Bretforton Road	CFS0080 32 Badsey Fields Lane	CFS0121 Rear garden at 36 Bretforton Road	CFS0126 Land south of Badsey Fields Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?			Category 1	Category 1	Category 1	Category 1	Category 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		YES		YES
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.			Flood Zone 1 - 100%		Flood Zone 1 - 100%		Flood Zone 1 - 100%
	Is the site more than 450 metres of hazardous pipeline or gas compression station?			NO		NO		NO
	Can the site be provided with safe access onto the public highway?			As a stand alone site no but as part of the adjacent allocations then potentially yes.		Unknown		Unknown
	Are the Sewerage and Water supplies adequate in the area?			Less likely to have an impact - investment maybe required for network to make development viable. There are known hydraulic flooding, pollution and capacity issues in the receiving network. Site will drain to Birmingham Rd SPS which has capacity issues. Site is likely to require pumping. Improvement is likely to be required to cope with additional flows. Detailed hydraulic modelling is recommended to fully determine any detrimental impact.		Impact will be 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		Medium level of impact. There are known hydraulic flooding, pollution and capacity issues in the receiving network. Site will drain to Birmingham Rd SPS which has capacity issues. Improvement is likely to be required to cope with additional flows. Detailed hydraulic modelling is recommended to fully determine any detrimental 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.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?			NO - unless infrastructure and water discharge		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?			NO		NO		NO
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?			NO		NO		NO
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.			YES - housing and public house; within 1km of shop and post office		YES - housing and recreational land; school nearby		YES - housing and recreational land; school nearby	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?			TBC		TBC		TBC
	Would development of the site result in a significant net loss of protected open space?			NO		NO		NO
	Would development of the site have a detrimental impact on a conservation area or archaeology?			POSSIBLY - Romano / British Occupation; DBA, survey, targeted evaluation and possible further mitigation.		POSSIBLY - Romano / British Occupation; Evaluation and possible mitigation		POSSIBLY - Romano / British Occupation; Evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).			NO		NO		NO
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?			NO		NO		NO
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?			NO		NO		NO
	Would development of the site have a detrimental impact on TPOs.			NO		NO		NO
	Would development of the site have a detrimental impact on a Significant Gap?			NO		NO		NO
	Would development of the site have a detrimental impact on ancient woodland?			NO		NO		NO
	Would development of the site have a detrimental impact on ancient hedgerow?			potential surface water flooding along southern boundary no details to confirm there has been a surface water flooding event		NO		NO
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?			NO		NO		NO
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?			YES - Grade 2		YES - Grade 2		YES - Grade 2
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?			No History of PCL activities on site. PCL site adjacent - Former chemical works. Risk assessment required		No History of PCL activities on site. PCL site adjacent - Former agricultural land. Risk assessment required		No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.			YES - immediately opposite site; within 10m		YES - 360m		NO - slightly over 400m
	How far is the site from the following key services - primary school, general store, post office, doctors surgery and parish/village hall? Please list the distance in travelling metres for each key service.			PRIMARY SCHOOL - 1km GENERAL STORE / POST OFFICE - 850m DOCTORS SURGERY - N/A PARISH / VILLAGE HALL - 620m		PRIMARY SCHOOL - 430m GENERAL STORE / POST OFFICE - 680m DOCTORS SURGERY - N/A PARISH / VILLAGE HALL - 1km		PRIMARY SCHOOL - 510m GENERAL STORE / POST OFFICE - 760m DOCTORS SURGERY - N/A PARISH / VILLAGE HALL - 1080m
	Would development of the site result in an adverse impact on local health provision?			NO		NO		NO
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.			NO - No neighbourhood plan for Badsey		NO - No neighbourhood plan for Badsey		NO - No neighbourhood plan for Badsey
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?			NO - Similar backland type development adjacent and further on down the road with what would be similar access types; however, site would see more development in a bigger area to that of close by and has the potential to look unnatural in this part of the village		YES - site is in residential garden, and although adjacent there is a new small-scale estate type development encroaching into the backland, the nature of development to this site would not be in line with the area nor the ribbon development along the road frontage		YES - backland development would compromise the building line of nearby development; ribbon development opposite, site is at end of developed part of road
OUTCOME	Ruled in or out of SHELAA? If out, reason?	OUT - Location / Isolated	OUT - Location / Isolated	IN	OUT - Duplicate (smaller cut)	IN	OUT - Size	IN
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO	NO - Other sites preferred	NO	NO	NO	NO
	Summary	Site not suitable for development - isolated from main settlement; poor access from busy main road	Site not suitable for development - isolated from main settlement; poor access from busy main road	Site suitable for development - site still in operation as a business with various buildings on site in connection with business; development would see the loss of an employment site.	Site removed as duplicate	Site not suitable for development - House and residential garden; garden would be considered as brownfield land as lies outside of development boundary. House forms part of ribbon development along Badsey Fields Lane - development would not be completely in line with character of area however adjacent is a modern development site and development of this site would make up part of 10% requirement of small sites	Site size does meet criteria to be considered for the SHELAA (too small)	Site not suitable for development - Development would see a possible negative affect to the character of the area; Other backland development nearby does not directly back onto the proposed site and therefore any further backland development would look at odds with and compromise the existing building line.

Badsey		CFS0144 Land to the rear of 34 Breforton Road	CFS0221 Land off Breforton Road	CFS0302 Pinnock Orchard, Badsey Lane	CFS0303 Land to the rear of Alsebrook Gardens	CFS0347 Land rear of Breforton Road	CFS0351 Land at Wickhamford Manor	CFS0363 Land south of Brewers Road
MAJOR CRITERIA	SHELAA Site Reference and Address:	Category 1	Category 1	Category 1	Category 1	Category 1	Category 1	Category 1
	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1	Category 1	Category 1	Category 1	Category 1	Category 1	Category 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	YES	YES	YES	YES	YES	YES
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 100%	Flood Zone 1 - 100%	Flood Zone 1 - 100%	Flood Zone 3b - 3% Flood Zone 3a - 3% Flood Zone 2 - 41% Flood Zone 1 - 59%	Flood Zone 1 - 100%	Flood Zone 1 - 100%	Flood Zone 1 - 100%
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	NO	NO	NO	NO	NO	NO	NO
	Can the site be provided with safe access onto the public highway?	Yes with access via Hither Green	Unknown	Unknown	Access onto Allesbrook not possible without acquiring property and demolishing	Yes	Yes	Unknown
	Are the Sewerage and Water supplies adequate in the area?	Medium level of impact. There are known hydraulic flooding, pollution and capacity issues in the receiving network. Site will drain to Birmingham Rd SPS which has capacity issues. Improvement is likely to be required to cope with additional flows. Detailed hydraulic modelling is recommended to fully determine any detrimental impact. Should be assessed in conjunction with CFS0030	Medium level of impact. Known capacity issues in the receiving network. Site will drain to Birmingham Rd SPS which has capacity issues. Detailed hydraulic modelling is recommended to fully determine any detrimental impact.	Medium level of impact. Known capacity issues in the receiving network. Site will drain to Birmingham Rd SPS which has capacity issues. Detailed hydraulic modelling is recommended to fully determine any detrimental impact.	Low level of impact. 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	Medium level of impact. There are known hydraulic flooding, pollution and capacity issues in the receiving network. Site will drain to Birmingham Rd SPS which has capacity issues. Site is likely to require pumping. Improvement is likely to be required to cope with additional flows. Detailed hydraulic modelling is recommended to fully determine any detrimental impact.	Medium level of impact. There are known hydraulic flooding, pollution and capacity issues in the receiving network. Site will drain to Birmingham Rd SPS which has capacity issues. Site is likely to require pumping. Improvement is likely to be required to cope with additional flows. Detailed hydraulic modelling is recommended to fully determine any detrimental impact.	Low level of impact. 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
	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	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	NO	NO	NO
	Is the site in the AONB, or affect the setting of?	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	NO	NO	NO	NO	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	YES - Housing; short walk to public house; 500m from shop and PO	YES - Modern housing development on a similar site directly adjacent	YES - Modern housing development on a similar site directly adjacent	YES - edge of housing development and near to school	YES - adjacent to new development; site would extend, short distance away	YES - adjacent to new development; site would extend, short distance away	YES - housing and recreational land	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC	TBC	TBC	TBC	TBC	TBC	TBC
	Would development of the site result in a significant net loss of protected open space?	NO	NO	NO	NO	NO	NO	NO
	Would development of the site have a detrimental impact on a conservation area or archaeology?	POSSIBLY - Romano / British Occupation; DBA, survey, targeted evaluation and possible further mitigation.	POSSIBLY - Romano / British Occupation; DBA, survey, targeted evaluation and possible further mitigation.	POSSIBLY - Romano / British Occupation; DBA, survey, targeted evaluation and possible further mitigation.	POSSIBLY - Romano / British Occupation; Evaluation and possible mitigation	POSSIBLY - Romano / British Occupation; DBA, survey, targeted evaluation and possible mitigation.	POSSIBLY - Romano / British Occupation; DBA, survey, targeted evaluation and possible mitigation.	POSSIBLY - Romano / British Occupation; Evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	NO	NO	NO	NO	NO	NO	NO
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	NO	NO	NO	NO	NO	NO	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	Yes - given that there are numerous sites being put forward that do not extend the village into open countryside as this site would, I suggest this one should not be included (comment from Heritage and Conservation consultee)	Yes - given that there are numerous sites being put forward that do not extend the village into open countryside as this site would, I suggest this one should not be included (comment from Heritage and Conservation consultee)	NO	NO	NO	NO
	Would development of the site have a detrimental impact on TPOs.	NO	NO	NO	NO	NO	NO	NO
	Would development of the site have a detrimental impact on a Significant Gap?	NO	NO	NO	NO	NO	NO	NO
	Would development of the site have a detrimental impact on ancient woodland?	NO	NO	NO	NO	NO	NO	NO
	Would development of the site have a detrimental impact on ancient hedgerow?	NO	NO	NO	NO	NO	NO	NO
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Potential surface water flooding along southern boundary no details to confirm there has been a surface water flooding event	NO	NO	NO	NO	NO	NO
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	YES - Grade 2	YES - Grade 2	YES - Grade 2	NO	YES - Grade 2	YES - Grade 2	YES - Grade 2
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No History of PCL activities	No History of PCL activities	No History of PCL activities	No History of PCL activities	No History of PCL activities	No History of PCL activities	No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	YES - 70m	YES - Within 10m	YES - Within 10m	YES - 160m	YES - 260m	YES - 260m	YES - 150m
	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 - 1km, GENERAL STORE / POST OFFICE - 760m, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 570m	PRIMARY SCHOOL - 2km, GENERAL STORE / POST OFFICE - 1km, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 1km	PRIMARY SCHOOL - 2km, GENERAL STORE / POST OFFICE - 1km, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 1km	PRIMARY SCHOOL - 320m, GENERAL STORE / POST OFFICE - 520m, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 1km	PRIMARY SCHOOL - 2km, GENERAL STORE / POST OFFICE - 1km, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 1km	PRIMARY SCHOOL - 2km, GENERAL STORE / POST OFFICE - 1km, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 1km	PRIMARY SCHOOL - 320m, GENERAL STORE / POST OFFICE - 350m, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 810m
	Would development of the site result in an adverse impact on local health provision?	NO	NO	NO	NO	NO	NO	NO
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NO - No neighbourhood plan for Badsey	NO - No neighbourhood plan for Badsey	NO - No neighbourhood plan for Badsey	NO	NO	NO	NO
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	NO - Adjacent area has been developed in estate type development, there will be an issue with access that will require remedial works but access onto the road would not effect the character of the area.	YES - although directly adjacent to similar development type, development here would see further encroachment into the open countryside	YES - although directly adjacent to similar development type, development here would see further encroachment into the open countryside	NO - site is served off existing housing estate and would naturally extend the built development	NO - site would be an extension to existing new development and access has already been created	NO - site would be an extension to existing new development and access has already been created	YES - development would fill gap between two sets of ribbon development	
Ruled in or out of SHELAA? If out, reason?	IN	IN	OUT - Flood Risk	OUT - Access	IN	OUT - Location / Isolation	IN	
Should the site be carried forward for potential allocation in the SWDPR?	NO - Other sites preferred	NO	NO	NO	YES	NO	NO	
Summary	Site suitable for development - Development would require significant works to access and possible reconfiguration of roads / inclusion of traffic lights - agent has supplied information how this can be achieved; existing business on site with associated buildings, also barns and residential property; would see loss of employment site	Site not suitable for development - Development would further encroach into the open countryside despite being adjacent to modern developed site and is possibly isolated from main village	Level 1 constraint rules site out for further assessment	Possibly suitable for development - Possibility of flooding issues; if these could be mitigated may be able to bring smaller cut forward as a small site (below 1ha - site currently 1.06ha); site would naturally extend an existing small collection of houses	Site suitable for development - would naturally extend the modern development to the west where access is already in place and would be congruent with other modern development to the east.	Site suitable for development - would naturally extend the modern development to the west where access is already in place and would be congruent with other modern development to the east.	Site not suitable for development - Development would unnaturally fill gap between opposite ribbon development schemes that back on to each other; poor access between to existing properties	

Badsey								
SHELAA Site Reference and Address:		CFS0463 Land south of Sands Lane	CFS0534 Land at Summer House, Badsey Lane (Plot 1)	CFS0535 Land at Summer House, Badsey Lane (Plot 2)	CFS0562 Land Lying North of Horsebridge Avenue	CFS0575 Land Lying North of Badsey Road	CFS0583 Land at Marriage Hill Nursery, Badsey Road	CFS0604 Land South of Brewers Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1	Category 1	Category 1	Category 1	Category 1	Category 1	Category 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			YES			YES
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 3b - 9% Flood Zone 3a - 9% Flood Zone 2 - 10% Flood Zone 1 - 90%			Flood Zone 3b - 10% Flood Zone 3a - 10% Flood Zone 2 - 18% Flood Zone 1 - 82%			Flood Zone 1 - 100%
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	NO			NO			NO
	Can the site be provided with safe access onto the public highway?	Unknown			Unknown			Unknown
	Are the Sewerage and Water supplies adequate in the area?	MEDIUM level impact - There are known hydraulic flooding, pollution and capacity issues in the receiving network. Site will drain to Birmingham Rd SPS which has capacity issues. Improvement is likely to be required to cope with additional flows. Detailed hydraulic modelling is recommended to fully determine any detrimental impact.			HIGH level of impact. There are known hydraulic flooding, pollution and capacity issues in the receiving network. Site will drain to Aldington - Mill Lane SPS which has had historic pollution issues and Birmingham Rd SPS which has capacity issues. Improvement is likely to be required to cope with additional flows. Detailed hydraulic modelling is recommended to fully determine any detrimental impact.			LOW level impact - 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. 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.
	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?	NO			NO			NO
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NO			NO			NO
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	YES - residential development (albeit small scale) nearby; Pos recreational ground opposite			YES - site adjacent to existing housing estate			YES - housing adjacent; sports club / bar and recreational ground nearby	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC			TBC			TBC
	Would development of the site result in a significant net loss of protected open space?	NO - site opposite POS			NO			NO - directly adjacent to POS
	Would development of the site have a detrimental impact on a conservation area or archaeology?	POSSIBLY - Romano / British Occupation; DBA, survey, targeted evaluation and possible further mitigation.			YES - Romano / British Occupation; DBA, survey, targeted evaluation and possible further mitigation.			POSSIBLY - Romano / British Occupation; Evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	NO			NO			NO
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	NO			NO			NO
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	NO			NO			YES - this site overlaps with traditional orchard; The status of the orchard should be confirmed. If the site remains traditional orchard it should be removed from the allocations RIDGE & FURROW
	Would development of the site have a detrimental impact on TPOs.	NO			NO			NO
	Would development of the site have a detrimental impact on a Significant Gap?	NO			NO			NO
	Would development of the site have a detrimental impact on ancient woodland?	NO			NO			NO
	Would development of the site have a detrimental impact on ancient hedgerow?	NO			NO			NO
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	NO			NO			NO
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	NO			NO			YES - Grade 2
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No History of PCL activities			No History of PCL activities on site. PCL site adjacent - Sewage works. Risk assessment required			No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	YES - 320m			YES - 300m			YES - 370m
	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 - 380m, GENERAL STORE / POST OFFICE - 710m, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 1.25km			PRIMARY SCHOOL - 1km, GENERAL STORE / POST OFFICE - 850m, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 350m			PRIMARY SCHOOL - 490m, GENERAL STORE / POST OFFICE - 440m, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 990m
	Would development of the site result in an adverse impact on local health provision?	NO			YES - A 15 min walk and 10 min cycle to the 1st school. Also edges flood zone increasing flooding capacity of brook.			NO
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NO			NO			NO
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	YES - existing development comprises ribbon type leading to the site; opposite lies POS rec ground and a small estate of bungalows; no precedent for backland development and site scale too large			POSSIBLY - insofar the development would extend (albeit unnaturally) an existing estate; existing houses would require demolition to create access so would have an effect on the immediate area but not settlement as a whole			YES - site is at end of ribbon development; developing into backland would not be congruent with existing developed area	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	IN	OUT - Location / Isolation	OUT - Location / Isolation	IN	OUT - Flood risk	OUT - Location / Isolation	IN
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO	NO	NO	NO	NO	NO
	Summary	Site not suitable for development - Poor connectivity to village and generally congested road leading to site; no precedent for development type (backland)	Site not suitable for development - isolated from main settlement	Site not suitable for development - isolated from main settlement	Site not suitable for development - backland development that would diminish the separation between Badsey and Aldington of which is very visible and would coalesce the two settlements - only small field would remain in between; Poor connectivity to main village and access would involve the demolition of houses off	Level 1 constraint rules site out for further assessment	Site not suitable for development - isolated from main settlement	Site not suitable for development - site lies at the end of ribbon development where backland development would be incongruent with existing; site is also a traditional orchard and ridge and furrow ground

Badsey								
SHELAA Site Reference and Address:		CFS0712 Land to the rear of 3 Bretforton Road	CFS0730 Land at Horsebridge Avenue	CFS0798 Land at Badsey	CFS0802 Land south of Bretforton Road	CFS0844 Land at Brewers Lane	CFS0888 Land to the West of Birmingham Road	CFS0895 Land north of Brewers Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1	Category 1	Category 1	Category 1	Category 1	Category 1	Category 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			YES	YES	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.		Flood Zone 3b - 1% Flood Zone 3a - 1% Flood Zone 2 - 21% Flood Zone 1 - 79%			Flood Zone 1 - 100%	Flood Zone 1 - 100%	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?		NO			NO	NO	
	Can the site be provided with safe access onto the public highway?		Unknown			Yes	Unknown	
	Are the Sewerage and Water supplies adequate in the area?		MEDIUM level impact - There are known hydraulic flooding, pollution and capacity issues in the receiving network. Site will require pumping and is likely to drain to Aldington - Mill Lane SPS which has had historic pollution issues and Birmingham Rd SPS which has capacity issues. Improvement is likely to be required to cope with additional flows. Detailed hydraulic modelling is recommended to fully determine any detrimental impact. It is recommended that a combined assessment with CFS0562 is undertaken.			MEDIUM level impact - Known capacity issues in the receiving network. Site will drain to Birmingham Rd SPS which has capacity issues. Detailed hydraulic modelling is recommended to fully determine any detrimental impact.	LOW level impact - 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	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		No - unless infrastructure, air pollution or combustion			NO	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?		NO			NO	NO	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?		NO			NO	NO	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		YES - site adjacent to existing estate; village hall nearby			YES - Residential development adjacent; sports bar / recreational ground nearby	YES - adjacent to residential development; public house nearby; bus stop nearby		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?		TBC			TBC	TBC	
	Would development of the site result in a significant net loss of protected open space?		NO			NO	NO	
	Would development of the site have a detrimental impact on a conservation area or archaeology?		YES - Romano / British Occupation; Evaluation and possible mitigation			POSSIBLY - Romano / British Occupation; DBA, survey, targeted evaluation and possible further mitigation.	POSSIBLY - Romano / British Occupation; Evaluation and possible mitigation	
	Would development of the site have a detrimental impact on Listed Building (s).		NO			NO	NO	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		NO			NO	NO	
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?		NO			NO	Yes - impact on rural character of street scene outside village edge	
	Would development of the site have a detrimental impact on TPOs.		NO			NO	NO	
	Would development of the site have a detrimental impact on a Significant Gap?		NO			NO	NO	
	Would development of the site have a detrimental impact on ancient woodland?		NO			NO	NO	
	Would development of the site have a detrimental impact on ancient hedgerow?		NO			NO	NO	
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?		NO			potential surface water flooding along northern boundary no details to confirm there has been a surface water flooding event	Potential surface water ponding in NW corner of the site 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			YES - Grade 2	NO	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		No History of PCL activities			No History of PCL activities on site. PCL site adjacent - Former agricultural land. Risk assessment required	No History of PCL activities on site. PCL site adjacent - Quarry and within 250m landfill buffer. Risk assessment required	
	Is there a bus stop or train station within 400m of the site? Please state distance.		YES - 200m			YES - 390m	YES - 100m	
	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 - 1.1km, GENERAL STORE / POST OFFICE - 760m, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 260m			PRIMARY SCHOOL - 440m, GENERAL STORE / POST OFFICE - 480m, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 930m	PRIMARY SCHOOL - 1.3m, GENERAL STORE / POST OFFICE - 940m, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 740m	
	Would development of the site result in an adverse impact on local health provision?		NO			NO	NO	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.		NO			NO	NO	
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?		POSSIBLY - insofar the development would extend (albeit unnaturally) an existing estate			NO - development adjacent; would naturally extend	POSSIBLE - impact on rural character of street scene outside village edge; adjacent to existing housing; rudimentary existing access	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	OUT - Superseded	IN	OUT - Duplicate (smaller cut)	OUT - Location / Isolation	CFS0844 - OUT / CFS0844sc - IN	IN	OUT - Location / Isolation
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO	NO	NO	YES - Smaller cut being brought forward	NO	NO
	Summary	NOT ON DEF	Site not suitable for development - access served from main road off bend; would unnaturally extend existing mid 20th century housing estate, development would be opposite modern estate though	Site removed - smaller cut of larger submission	Site not suitable for development - isolated from main settlement; poor access from busy main road	Site suitable for development - well connected to village, sports club / bar and recreational ground nearby; would naturally extend built form; modern backland development adjacent; where site begins road quality slightly diminishes, would need improving	Possibly suitable as a small site - slightly isolated from village but would naturally extend built form; development directly adjacent, bus stop and public house close by	Site not suitable for development - slightly isolated; possible gypsy site

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SHELAA Site Reference and Address:		CFS0952 Rear 63/81 Bretforton Road	CFS0997 Land at Aldington Furrows	CFS1057 The Neuk, 3 Bretforton Road	CFS1091 Land north of 63 Bretforton Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1	Category 1	Category 1	Category 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		YES	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 100%		Flood Zone 1 - 100%	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	NO		NO	
	Can the site be provided with safe access onto the public highway?	Unknown		Unknown	
	Are the Sewerage and Water supplies adequate in the area?	MEDIUM level impact - Known capacity issues in the receiving network. Site will drain to Birmingham Rd SPS which has capacity issues. Detailed hydraulic modelling is recommended to fully determine any detrimental 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.		MEDIUM level impact - There is a sewer which crosses this site. Known capacity issues in the receiving network. Site will drain to Birmingham Rd SPS which has capacity issues. Detailed hydraulic modelling is recommended to fully determine any detrimental impact.	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	NO		NO	
	Is the site in Green Belt?	NO		NO	
	Is the site in the AONB, or affect the setting of?	NO		NO	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NO		NO	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	YES - housing and public house nearby		YES - Housing and village hall		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC		TBC	
	Would development of the site result in a significant net loss of protected open space?	NO		NO	
	Would development of the site have a detrimental impact on a conservation area or archaeology?	POSSIBLY - Romano / British Occupation; DBA, survey, targeted evaluation and possible further mitigation.		POSSIBLY - Romano / British Occupation; DBA, survey, targeted evaluation and possible further mitigation.	
	Would development of the site have a detrimental impact on Listed Building (s).	NO		NO	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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	
	Would development of the site have a detrimental impact on TPOs.	NO		NO	
	Would development of the site have a detrimental impact on a Significant Gap?	NO		NO	
	Would development of the site have a detrimental impact on ancient woodland?	NO		NO	
	Would development of the site have a detrimental impact on ancient hedgerow?	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		Potential surface water flooding, from higher ground, flowing south into top of site 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?	PART - Grade 2		NO	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required		No History of PCL activities	
	Is there a bus stop or train station within 400m of the site? Please state distance.	YES - 120m		YES - 60m	
	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 - 1.34km, GENERAL STORE / POST OFFICE - 990m, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 770m		PRIMARY SCHOOL - 830m, GENERAL STORE / POST OFFICE - 430m, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 20m	
	Would development of the site result in an adverse impact on local health provision?	NO		NO	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NO		NO	
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	YES - no precedent for backland development; possible demolition of dwelling for access		POSSIBLY - Insofar that a dwelling will require demolition in order to gain access; similar backland development adjacent	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	IN	OUT - Location / Isolation	IN	OUT - Duplicate (CFS0952)
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO	NO	NO
	Summary	Site not suitable for development - poor access to site; backland development that would unnaturally extend the built form (ribbon development) along road	Site not suitable for development - isolated from main settlement; poor access from busy main road	Site unsuitable for development - would create piecemeal extension and be at odds with existing although similar backland small estate adjacent; access would require demolition of property	Site removed as duplicate