

Bayton					
SHELAA Site Reference and Address:					
		CFS0820 Land South of Clows Top Road	CFS0821 Land North of Clows Top Road	CFS0822 Land at Bayton	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g through SHELAA)?	No legal constraints, available within 5 years with support from land owner	No legal constraints, available within 5 years with support from land owner	No legal constraints, available within 5 years with support from land owner	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	
	Can the site be provided with safe access onto the public highway?	Unknown	Unknown	Unknown	
	Are the Sewerage and Water supplies adequate in the area?	There is no public sewerage system in Bayton nearest Sewage Treatment Work catchments are at either Cleobury Mortimer or at Pound Bank both over 3km away. Surface water should be managed on site through SuDS or to watercourses/ponds where available. Potential impact on sewerage infrastructure: High	There is no public sewerage system in Bayton nearest Sewage Treatment Work catchments are at either Cleobury Mortimer or at Pound Bank both over 3km away. Surface water should be managed on site through SuDS or to watercourses/ponds where available. Potential impact on sewerage infrastructure: High	There is no public sewerage system in Bayton nearest Sewage Treatment Work catchments are at either Cleobury Mortimer or at Pound Bank both over 3km away. Surface water should be managed on site through SuDS or to watercourses/ponds where available. Potential impact on sewerage infrastructure: High	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	unimproved grassland? Boundary with woodland. Closer investigation of ecological assets? Coupled with CFS0822 this represents a very substantial allocation in a sensitive part of the county. Whilst we do not know of any designations on site there is a very significant risk of high value ecological assets being affected. Accordingly we recommend that further work be carried out prior to allocation to determine what, if any, constraints exist on site and what impact they may have on the developable area.		unimproved grassland? Boundary with woodland. Closer investigation of ecological assets? Coupled with CFS0820 this represents a very substantial allocation in a sensitive part of the county. Whilst we do not know of any designations on site there is a very significant risk of high value ecological assets being affected. Accordingly we recommend that further work be carried out prior to allocation to determine what, if any, constraints exist on site and what impact they may have on the developable area.	
	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.	The site is bounded by fields and residential properties. It is located in a backland location and the amenity of the bounded properties would need to be safeguarded by method of sympathetic design.	The site bounds open fields along with a small residential estate. The gardens on the eastern boundary of this estate directly bound the site, and the amenity of these dwellings would be impacted by the proposed development.	This site bounds agricultural buildings, open fields and a residential property. As such, sympathetic design would be needed.		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Unknown	Unknown	Unknown	
	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?	Adjacent to CA Prehistorical archeological potential. DBA, survey, targeted evaluation and possible mitigation needed	Adjacent to CA Prehistorical archeological potential. DBA, survey, targeted evaluation and possible mitigation needed	Part in CA Prehistorical archeological potential. DBA, survey, targeted evaluation and possible mitigation needed	
	Would development of the site have a detrimental impact on Listed Building (s).	Adjacent to GII LB	Adjacent to GII LB		
	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?	Unknown	Unknown	unknown	
	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 - Grade 3	No - Grade 3	No - Grade 3	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Standard Mitigation Measures applicable to sites of ≥10 residential dwellings in regards to air quality No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required.	Standard Mitigation Measures applicable to sites of ≥10 residential dwellings in regards to air quality No History of PCL activities on site.	Standard Mitigation Measures applicable to sites of ≥10 residential dwellings in regards to air quality No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required.	
	Is there a bus stop or train station within 400m of the site? Please state distance.	Bus Stop 3-400m	Bus Stop 3-400m	Bus stop 400m	
	How far is the site from the following key services - primary school, general store, post office, doctors surgery and parish/village hall? Please list the distance in travelling metres for each key service.	Primary School: 3-400m General Store: None in village Post Office: None in village Doctors Surgery: None in village Village Hall: 3-400m	Primary School: 3-400m General Store: None in village Post Office: None in village Doctors Surgery: None in village Village Hall: 3-400m	No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required.	
	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.	N/A	N/A	N/A	
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes, as the site would form backland development and would not follow the linear roads which other development within the village predominantly follows.	The site is large in comparison with the size of the village, the site would alter the character of the settlement due to the size and the currently sporadic nature of the village.	This is a relatively large site in comparison with the size of the village and as such development would result in the character of the settlement being altered.	
	OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled out - inadequate sewerage/water supply, scale, topography, historic environment and significant risk of high value ecological assets being affected.	Ruled out - inadequate sewerage/water supply, scale.	Ruled out - inadequate sewerage/water supply and significant risk of high value ecological assets being affected.
		Should the site be carried forward for potential allocation in the SWDPR?	No	No	No
Summary		Potentially should be ruled out on ecological grounds. Also will impact setting of LB and adjacent CA. Also a high risk to sewage network and the ground is steep and undulating. The site would also form backland development and would materially affect the character of the settlement as far too large	Nearby LB and adjacent to Conservation Area. Also potential archeological impacts. The site would also result in urban sprawl and would materially alter the character of the settlement due to its size.	Potentially should be ruled out on ecological grounds. Also will impact setting of LB. Also a high risk to sewage network and the ground is steep and undulating.	