

Beckford							
SHELAA Site Reference and Address:		CFS0162 Land off Back Lane	CFS0701 Land off Ashton Road	CFS0719a Land off Back Lane (R/O The Old Stables)	CFS0719b Land off Back Lane, R/O The Manor House, Little Beckford	CFS0731 Land off Blacksmiths Lane, Little Beckford	CFS0922 Land to the rear of Dacha, Ashton Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes	No - Cat 2	Yes - Cat 2	Yes -Cat 2	Yes - Cat 2	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 - Available in 5 years					
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	81% FZ1 , 11% FZ2. No flood risk from surface water in 100years					
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes					
	Can the site be provided with safe access onto the public highway?	TBC BY WCC. Highways England - Access between Beckford and A46 unconventional and the safety implications of intensification will require review. Site visit identified narrow access.					
	Are the Sewerage and Water supplies adequate in the area?	LOW IMPACT - There is a downstream SPS that will need to be assessed, but no known flooding or pollution issues. Surface water should be managed on site through SuDS or to watercourses/ponds where available.					
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless infrastructure, air pollution, waste, combustion or water discharge					
	Is the site in Green Belt?	No					
	Is the site in the AONB, or affect the setting of?	Yes - large site within setting of AONB. Landscape Type Village Claylands - Guidelines include seek to retain the integrity of the distinctive settlement pattern of small villages. This would not.					
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No but Neighbourhood Area designated on 10 April 2018					
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - housing						
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC WCC					
	Would development of the site result in a significant net loss of protected open space?	No					
	Would development of the site have a detrimental impact on a conservation area or Archaeology ?	No - CA. No - minimal impact Archaeology - Prehistoric potential DBA, survey, targeted evaluation and possible mitigation					
	Would development of the site have a detrimental impact on Listed Building (s).	Yes detrimental impact - very close to grade II manor house.					
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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 comment from WWT					
	Would development of the site have a detrimental impact on TPOs.	TPO nearby					
	Would development of the site have a detrimental impact on a Significant Gap?	No					
	Would development of the site have a detrimental impact on ancient woodland?	No					
	Would development of the site have a detrimental impact on ancient hedgerow?	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. flood zone 2 along NE boundary					
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No					
	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. No History of PCL activities					
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 230m					
	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.	2 out of 5. Shop - 750m, Hall - 650m, Emp Opp. - 820m, School - not in village, Doctors - not in village.					
	Would development of the site result in an adverse impact on local health provision?	Yes - subject to provisos such as access to open space, community facilities, healthcare, shops etc. and whether the site is within 3 miles of employment / education					
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Neighbourhood Plan only at area designation stage					
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes						
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - AONB/ Heritage/Access	Out - Duplicate / Location	Out - Flood risk	Out - Flood risk	Out - Location	Out - Location / Scale
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	No
	Summary	Rule out for setting of the AONB / heritage (Grade II listed)/ and potentially access	Rule out of the SHELAA due to location and smaller cut of CS0922	Ruled out of SHELAA for flood risk. Almost half site in Flood zone 2 and 3 (see JBA site screening report)	Ruled out of SHELAA for flood risk. Entire site washed over by Flood zone 2 and 3.	Rule out of the SHELAA for location	Rule out of the SHELAA for location and scale