

Bretforton								
SHELAA Site Reference and Address:		CFS0034 Land off Weston Road	CFS0033 Land North of Clayfield Road	CFS0035 Land South of Clayfield Road	CFS0037 Brook Farm, Station Road	CFS0040 Land off Station Road	CFS0197 Land off Fallon Lane	CFS0216 Land between Ivy Lane and Fallon Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Category 2	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)?			YES				
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.			Flood Zone 1 - 100%				
	Is the site more than 450 metres of hazardous pipeline or gas compression station?			NO				
	Can the site be provided with safe access onto the public highway?			No Clayfield Road unsuitable for access.				
	Are the Sewerage and Water supplies adequate in the area?			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, waste, combustion or water discharge				
	Is the site in Green Belt?			NO				
	Is the site in the AONB, or affect the setting of?			NO				
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?			NO				
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.			YES - edge of existing development and near recreational ground					
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?			TBC				
	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?			POSSIBLY - Romano/British potential; Evaluation, possible mitigation				
	Would development of the site have a detrimental impact on Listed Building (s).			NO				
	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				
	Would development of the site have a detrimental impact on TPOs.			NO				
	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				
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?			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				
	Is there a bus stop or train station within 400m of the site? Please state distance.			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 - 900m, DOCTORS SURGERY - N/A, PARISH / VILLAGE HALL - 900m				
	Would development of the site result in an adverse impact on local health provision?			NO				
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.			NO					
Would the development of the site, including the creation of an access, materially affect the character of the settlement?			NO / POSSIBLE - would naturally extend the built form of the village; access road could be an issue					
OUTCOME	Ruled in or out of SHELAA? If out, reason?	OUT - Location / Isolated	OUT - Flood Risk	OUT - Access	OUT - Flood Risk	OUT - Flood Risk	OUT - Flood Risk	OUT - Flood Risk
	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 - isolated from main settlement	Site removed due to Flood Risk	Site suitable for development - well contained site that would extend built form of village; access could be an issue, improvements to road necessary	Site removed due to Flood Risk	Site removed due to Flood Risk	Site removed due to Flood Risk	Site removed due to Flood Risk

Bretforton								
SHELAA Site Reference and Address:		CFS0217 Land off Honeybourne Road	CFS0241 Weston Road	CFS0247 Littlebrook Nurseries, Station Road	CFS0786 Land off Weston Road (Plot A)	CFS0330 Redlands Nurseries, Weston Road (Plot 1)	CFS0331 Redlands Nurseries, Weston Road (Plot 2)	CFS0333 Land lying to the north of Grange Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Category 2	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)?			YES				
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.			Flood Zone 2 - 22%; Flood Zone 1 - 78%				
	Is the site more than 450 metres of hazardous pipeline or gas compression station?			NO				
	Can the site be provided with safe access onto the public highway?			Access possible				
	Are the Sewerage and Water supplies adequate in the area?			MEDIUM level impact - There are capacity and historic pollution issues downstream at Birmingham Rd SPS. It is recommended that hydraulic modelling is completed to determine impacts.				
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?			NO - unless infrastructure, air pollution, or combustion				
	Is the site in Green Belt?			NO				
	Is the site in the AONB, or affect the setting of?			NO				
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?			NO				
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.			YES - opposite development and adjacent to recreational ground					
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?			TBC				
	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?			YES - part site in CA; Romano/British potential; DBA, survey, targeted evaluation and possible mitigation				
	Would development of the site have a detrimental impact on Listed Building (s).			YES - site abuts Gil* barn				
	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				
	Would development of the site have a detrimental impact on TPOs.			NO				
	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				
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?			YES - Grade 2				
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?			Current use as a Nursery potential PCL activity. Risk assessment required				
	Is there a bus stop or train station within 400m of the site? Please state distance.			YES - 350m				
	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 - 925m, GENERAL STORE - 825m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 770m				
	Would development of the site result in an adverse impact on local health provision?			YES				
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.			NO				
Would the development of the site, including the creation of an access, materially affect the character of the settlement?			POSSIBLY - has the potential to effect heritage assets					
OUTCOME	Ruled in or out of SHELAA? If out, reason?	OUT - Flood Risk	OUT - Flood Risk	IN	OUT - Flood Risk	OUT - Flood Risk	OUT - Location / Isolated	OUT - Flood Risk
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO	NO - Other sites preferred	NO	NO	NO	NO
	Summary	Site removed due to Flood Risk	Site removed due to Flood Risk	Site suitable for development - on opposite side of road to ribbon development; would extend built up area of village; site currently has nursery associated buildings on site; possible effect on Heritage asset - would require mitigation in event of development	Site removed due to Flood Risk	Site removed due to Flood Risk	Site not suitable for development - isolated from main settlement	Site removed due to Flood Risk

Bretforton								
SHELAA Site Reference and Address:		CFS0339 Larkborough Farm, Weston Road	CFS0484 Land north of New Street	CFS0485 Land West of Honeybourne Road (rear of Victoria Terrace)	CFS0510 SP 09269 44174, Grid reference (6 figure) SP092441 X (Easting) 409269Y (Northing)	CFS0577 Land Lying North of Orchard Close	CFS0578 Land Lying North of Weston Road	CFS0579 Land to the North East of Holly Close
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Category 2	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)?	YES	YES	YES	YES			
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.		Flood Zone 3b - 19%; Flood Zone 3a - 19%; Flood Zone 2 - 23%; Flood Zone 1 - 77%	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			
	Can the site be provided with safe access onto the public highway?		Access possible	Access possible	Site brought forward in conjunction with CFS0485			
	Are the Sewerage and Water supplies adequate in the area?		MEDIUM level impact - There are capacity and historic pollution issues downstream at Birmingham Rd SPS. It is recommended that hydraulic modelling is completed to determine impacts.	MEDIUM level impact - There are capacity and historic pollution issues downstream at Birmingham Rd SPS. It is recommended that hydraulic modelling is completed to determine impacts.	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	NO	NO	NO			
	Is the site in Green Belt?	NO	NO	NO	NO			
	Is the site in the AONB, or affect the setting of?	NO	NO	NO	NO			
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NO	NO	NO	NO			
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		POSSIBLE - Residential dwellings near south east corner of site and school nearby	YES - Housing adjacent and good connectivity to village	YES - adjacent to residential development and recreational ground				
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	NO			
	Would development of the site have a detrimental impact on a conservation area or archaeology?		POSSIBLY - Romano/British potential; DBA, survey, targeted evaluation and possible mitigation	POSSIBLY - Romano/British potential; DBA, survey, targeted evaluation and possible mitigation	POSSIBLY - Romano / British potential; Mitigation			
	Would development of the site have a detrimental impact on Listed Building (s).	NO	NO	NO - Victorian terrace on boundary of site, unlisted heritage asset, could be impacted	NO			
	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	NO	NO	NO			
	Would development of the site have a detrimental impact on TPOs.		TPO trees on the periphery may compromise the development of this site.	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?	NO	NO	YES - top half of site floods during extreme rain fall event	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	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 - cemetery. Risk assessment required	No History of PCL activities on site	No History of PCL activities			
	Is there a bus stop or train station within 400m of the site? Please state distance.	YES - 150m	YES - 150m	YES - 250m	YES - 300m			
	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 - <100m, GENERAL STORE - 50m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 360m	PRIMARY SCHOOL - 400m, GENERAL STORE - 300m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 200m	PRIMARY SCHOOL - 310m, GENERAL STORE - 220m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 200m			
	Would development of the site result in an adverse impact on local health provision?	YES	YES	YES	NO			
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NO	NO	NO	NO			
Would the development of the site, including the creation of an access, materially affect the character of the settlement?		YES - Site is large field with limited development nearby	POSSIBLE - site is field that backs onto housing developments	POSSIBLY - site part of larger parcel; poor access and in awkward position				
OUTCOME	Ruled in or out of SHELAA? If out, reason?	OUT - Location / Isolated	IN	IN	IN	OUT - Flood Risk	OUT - Flood Risk	OUT - Flood Risk
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO - Other sites preferred	YES	YES - In combination with CFS0485	NO	NO	NO
	Summary	Site not suitable for development - isolated from main settlement	Site (as a whole) not suitable for development - large site would see a material affect to the settlement character; southern tip of site could be brought forward for small scale development (under 1ha) and follow building line of adjacent built form if necessary	Site suitable for development - close to existing services and similar backland type modern development sets a precedent for the type; possibly wrong side of village for development	Site not suitable for development (on its own) - access would have to be off national speed limit road; development would also considerably alter existing building line	Site removed due to Flood Risk	Site removed due to Flood Risk	Site removed due to Flood Risk

Bretforton								
SHELAA Site Reference and Address:		CFS0614 Land to the West of Ivy Lane	CFS0653 Land adjacent to Station Road	CFS0732 Land at Stoneford Lane	CFS0772 Pumpheditch, Weston Road	CFS0787 Land off Weston Road (Plot B)	CFS0788 Land off Weston Road (Plot C)	CFS0789 Land off Weston Road (Plot D)
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Category 2	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)?							
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.							
	Is the site more than 450 metres of hazardous pipeline or gas compression station?							
	Can the site be provided with safe access onto the public highway?							
	Are the Sewerage and Water supplies adequate in the area?							
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?							
	Is the site in Green Belt?							
	Is the site in the AONB, or affect the setting of?							
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?							
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.								
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?							
	Would development of the site result in a significant net loss of protected open space?							
	Would development of the site have a detrimental impact on a conservation area or archaeology?							
	Would development of the site have a detrimental impact on Listed Building (s).							
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?							
	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?							
	Would development of the site have a detrimental impact on TPOs.							
	Would development of the site have a detrimental impact on a Significant Gap?							
	Would development of the site have a detrimental impact on ancient woodland?							
	Would development of the site have a detrimental impact on ancient hedgerow?							
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?							
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?							
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?							
	Is there a bus stop or train station within 400m of the site? Please state distance.							
	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.							
	Would development of the site result in an adverse impact on local health provision?							
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.							
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?							
OUTCOME	Ruled in or out of SHELAA? If out, reason?	OUT - Flood Risk	OUT - POS	OUT - Location / Isolated	OUT - Duplicate	OUT - Not available	OUT - Not available	OUT - Not available
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO	NO	NO	NO	NO	NO
	Summary	Site removed due to Flood Risk	Site removed - public open space	Site not suitable for development - isolated from main settlement	Site removed - duplicate (smaller cut)	Site removed - unavailable	Site removed - unavailable	Site removed - unavailable

Bretforton				
SHELAA Site Reference and Address:		CFS0790 Land off Weston Road (Plot E)	CFS0794 Pumpliditch, Weston Road	CFS1095 Land at Bretforton Hall
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)?			
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.			
	Is the site more than 450 metres of hazardous pipeline or gas compression station?			
	Can the site be provided with safe access onto the public highway?			
	Are the Sewerage and Water supplies adequate in the area?			
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?			
	Is the site in Green Belt?			
	Is the site in the AONB, or affect the setting of?			
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?			
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.				
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?			
	Would development of the site result in a significant net loss of protected open space?			
	Would development of the site have a detrimental impact on a conservation area or archaeology?			
	Would development of the site have a detrimental impact on Listed Building (s).			
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?			
	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?			
	Would development of the site have a detrimental impact on TPOs.			
	Would development of the site have a detrimental impact on a Significant Gap?			
	Would development of the site have a detrimental impact on ancient woodland?			
	Would development of the site have a detrimental impact on ancient hedgerow?			
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?			
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?			
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?			
	Is there a bus stop or train station within 400m of the site? Please state distance.			
	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.			
	Would development of the site result in an adverse impact on local health provision?			
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.			
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?			
OUTCOME	Ruled in or out of SHELAA? If out, reason?	OUT - Not available	OUT - Location / Isolated	OUT - POS & HERITAGE
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO	NO
	Summary	Site removed - unavailable	Site not suitable for development - isolated from main settlement	Site not suitable for development - site is protected open space and would adversely affect the Bretforton Conservation Area and setting of listed building