

Clifton-upon-Teme							
SHELAA Site Reference and Address:		CFS0042 Hope Lane	CFS0292 Land Off Pound Lane	CFS0424 Land at Steps Farm, The Village	CFS0425 Blueshot Works, Pound Lane	CFS0426 Land at Church House Farm, Church Road	CFS0492 Broadfield, The Village
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
	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 and landowners supportive.	No legal constraints, available within 5 years and landowners supportive.	No legal constraints, available immediately and landowners supportive.	No legal constraints, available immediately and landowners supportive.	No legal constraints, available immediately and landowners supportive.	No legal constraints, available within 5 years and landowners supportive.
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	No	No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Yes	Unknown	Unknown	Unknown	Unknown	Unknown
	Are the Sewerage and Water supplies adequate in the area?	Potential impact of surface water sewerage infrastructure: low Potential impact on sewage infrastructure: low Development size in relation to the existing network may cause some issues, however no reported flooding or pollution issues. Outfall assumption: nearby watercourse Surface water should be managed on site through SuDS or to watercourses/ponds where available.			Potential impact of surface water sewerage infrastructure: low Potential impact on sewage infrastructure: medium Outfall assumption: nearby watercourse Surface water should be managed on site through SuDS or to watercourses/ponds where available. This development is large in comparison to the existing network, it is recommended that hydraulic modelling is completed to understand the potential impact on the network.		Potential impact of surface water sewerage infrastructure: medium Potential impact on sewage infrastructure: low Surface water should be managed on site through SuDS or to watercourses/ponds where available. 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 Outfall assumption: No nearby watercourse and no SW provision
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Unknown			Unknown		Unknown
	Is the site in Green Belt?	No	No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Would go against CH1, which states that all new housing development should be built within the Development Boundary.			No		No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Adjacent to a open fields, residential development which would need amenity safeguarding through sympathetic design, and sewage works?			Adjacent to a open fields, residential development which would need amenity safeguarding through sympathetic design		Located to the rear of existing residential development in a backland location meaning it would have an impact on numerous residential properties. Sympathetic design would be crucial to avoid overlooking/other amenity issues.	
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	No	No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	DBA, survey, targeted evaluation and possible further mitigation. Medieval Occupation			DBA, survey, targeted evaluation and possible further mitigation. Medieval occupation		Site is partly located within a CA. Medieval Occupation Evaluation and possible mitigation needed.
	Would development of the site have a detrimental impact on Listed Building (s).	No			No		Setting of G11 Church and various G11 LBS
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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			May impact on SSSI		No
	Would development of the site have a detrimental impact on TPOs.	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
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	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?	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	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 in regards to land contamination. Standard Mitigation Measures applicable to sites of ≥10 residential dwellings			PCL on site - Unknown Filled Ground (Pond), Risk Assessment and likely Site Investigation required in terms of land contamination. Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings		No History of PCL activities on site in regards to land contamination. 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.	Bus - 4-500m Nearest Train Worcester 20km			Bus 500-600m Nearest Train Worcester 20km		Bus - 0-100m Nearest Train Worcester 20km
	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:4-500m General Store and Post Office: 4-500m Doctors: None within village Village Hall: 0-100m			Primary School:500-600m General Store and Post Office: 500-600m Doctors: None within village Village Hall: 100-200m		Primary School:300-400m General Store and Post Office: 0-100m Doctors: None within village Village Hall: 400-500m
	Would development of the site result in an adverse impact on local health provision?	Yes			Yes		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?	Due to the development of the site on Pound Lane - no.			The site is large and as such if the whole site was allocated the development would have a material affect on the character of the settlement. Conversely, due to development on the B4204, the very northern parcel of land submitted within the site could be developed without major impact on the character of the village as could the southern part. Both would represent continuations in the urban form of the village extending to the north and east.		The site would represent unnatural backland development to the existing village core.	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled in.	Ruled out due to location/isolation	Ruled out due to location/isolation	Ruled in	Ruled out due to location/isolation	Ruled out due to impact on Historic Environment.
	Should the site be carried forward for potential allocation in the SWDPR?	Yes - part of the site is already allocated	Ruled out due to location/isolation	Ruled out due to location/isolation	No - see below for reasoning	Ruled out due to location/isolation	No - see below for reasoning
	Summary	Will not contradict NP policies or have any other significant impacts. The site is also already partly allocated. Would represent a natural extension to the village.	Ruled out due to location/isolation	Ruled out due to location/isolation	The whole site should be ruled out due to scale but the south section of the site would be acceptable subject to land contamination investigation, however CFS0042 is preferred.	Ruled out due to location/isolation	This would have an impact on the setting of a G11 Listed building and Conservation Area. It would also represent backland development and as such development here would extend the village in an unnatural way that would be out of character with the village and adjoining Conservation Area.

Clifton-upon-Teme		
SHELAA Site Reference and Address:		CFS0495 Blueshot Works Pound Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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)?	No legal constraints, available within 5 years and landowners supportive.
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No
	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?	Unknown
	Are the Sewerage and Water supplies adequate in the area?	Potential impact of surface water sewerage infrastructure: low Potential impact on sewage infrastructure: low Surface water should be managed on site through SuDS or to watercourses/ponds where available. 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 Outfall assumption: Nearby SW system
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Unknown
	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.	This small strip of land is bounded by open agricultural fields and residential properties. Sympathetic design would be needed so that the amenity of existing properties is not compromised.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Unknown
	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 on archaeology?	No
	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 on site in regards to land contamination. No mitigation measures required in regards to air quality
	Is there a bus stop or train station within 400m of the site? Please state distance.	Bus 100-200m Nearest Train Worcester 20km
	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:100-200m General Store and Post Office: 400-500m Doctors: None within village Village Hall: 400-500m
	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?	No	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled in
	Should the site be carried forward for potential allocation in the SWDPR?	No - see reasoning below.
	Summary	The site could be allocated although there are concerns as to how it would be accessed due to the shape of the site being long and narrow. As such, CFS0042 is preferred