

Defford							
SHELAA Site Reference and Address:		CFS0298 Land adjacent to the rear of Harpley Road	CFS0301 Land adjacent to land to the rear of Harpley Road	CFS0373 Land east of Upper Street	CFS0506 Land adjacent to The Mount, Spring Bank	CFS0560 Land Adjacent to Defford Motors, Main Street	CFS0948 Defford Motors, Main Street
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
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Available within 5 years	Available within 5 years	Available within 5 years	Available within 5 years	Available within 5 years	Available now
	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?	No direct access from the highway	No direct access from the highway	Yes	No comments provided	Yes	Yes
	Are the Sewerage and Water supplies adequate in the area?	Sewerage Low	Sewerage Low	Sewerage Medium	Sewerage Low	Sewerage Low	Sewerage Low
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	No	No	No
	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	Yes. Given elevated position of site any development would be visible by distant views from Bredon Hill.	Yes. Given elevated position of site any development would be visible by distant views from Bredon Hill.	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No	No	No	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The site is greenfield	Greenfield	No. Would introduce residential development into the open countryside. The site is exposed and elevated and a significant allocation on this site would not respect the nucleated settlement pattern of the village.	The site is greenfield surrounded by low density residential development and frontage onto Main Street.	The site is greenfield and surrounded by open countryside	The site is brownfield and is surrounded by open countryside	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	No	No	No	No	No	No
	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?	No	No	No	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	No	Yes	No	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	Prehistoric-Romano/British potential.	Prehistoric-Romano/British potential. Mitigation	Prehistoric-Romano/British potential. Mitigation	Prehistoric-Romano/British potential.	Prehistoric-Romano/British potential. Mitigation	Prehistoric-Romano/British potential. Mitigation
	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	Yes. Site is adjacent to Local Wildlife Site	Yes. Site adjacent to Local Wildlife Site
	Would development of the site have a detrimental impact on TPOs.	Comment has not been provided	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?	Comment has not been provided	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Comment has not been provided	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	No	No	No
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 3	Grade 3	Grade 2 (part)	Grade 2 (part)	Grade 2 (part)	Brownfield
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	Less than a third of the site is contaminated land	No	No	No	PCL on (whole) site - Garage and land raise. Potential significant PCL issues on site. Risk Assessment and likely Site Investigation required
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes. Bus stop 92m. Route 53/54	Yes. Bus stop 160m. Route 53/54	Yes. Bus stop 450m. Route 53/54	Yes. Bus stop 350m. Route 53/54	Yes. Bus stop 50m. Route 53/54	Yes. Bus stop 50m. Route 53/54
	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.	Village hall 2m; school 482m; church 160m; public house 644m	Village hall 2m; school 482m; church 160m; public house 644m	Village hall 900m; school 900m; church 750m; public house 900m	Village hall 830m; school 750m; church 600m; public house 400m	Village hall 570m; school 570m; church 400m; public house 180m	Village hall 570m; school 570m; church 400m; public house 180m
	Would development of the site result in an adverse impact on local health provision?	No	Yes	Yes	No	No	No
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Residential to the north, small woodland to the east, Bredon House Surgery to the south and open countryside to the west.	Residential to the north, open countryside to the east and south and a railway line to the west.	An allocation in this location would introduce residential development into the open countryside. The site is exposed and elevated and a significant allocation on this site would not respect the nucleated settlement pattern of the village.	The site lies immediately adjacent to Main Street and securing a new access off the A4104 may be problematic. The site is elevated and greenfield surrounded by low density housing accessed off Spring Bank or Main Street. Introducing development in this location would have an impact on character of the settlement.	The allocation for a limited number of dwellings would introduce residential development on the other side of the Main Street/A4104.	Although a brownfield site the allocation for a limited number of dwellings would introduce residential development on the other side of the Main Street/A4104.	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Yes. Access	Yes. Access/landscape impact	Yes. Scale and visual impact.	Yes. Access/landscape impact	No	No
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	Yes. Allocate for 11 dwellings	Yes. Allocate for 8 dwellings
	Summary	There are no significant environmental constraints relating to the site however it is not directly accessible to the highway unless via the development of CFS0301.	There are no significant environmental constraints relating to the site. However any new access from Harpley Road to serve the development could be problematic as the route would have to over land that has not been submitted to the SHELAA. The elevated nature of the site also means the site is visible by distant views from Bredon Hill.	There are no significant environmental constraints relating to the site however the scale of any development would have a visual detrimental impact and extend development into the open countryside. The topography of the site also limits the development potential.	There are no significant environmental constraints relating to the site. However any new access from Main Street to serve the development could be problematic and the elevated nature of the site also limits the development potential. This also means the site is visible by distant views from Bredon Hill.	The site is greenfield and although near to LWS the adjacent site (CFS0948) has had a residential permission. The issue of the proximity to the LWS was not raised as an issue for refusal in that case. The site can be accessed via Main Street and is near to services and bus stop. An allocation, with CFS0948, makes a viable small scale development in this location of the village.	The site is brownfield and consequently there may be issues of land contamination. The allocation of this site would introduce housing development over Main Street and into the open countryside. However the site has been subject to previous planning application (13/02118/OUT) which was approved for 8 dwellings. Therefore there is potential to allocate the site for 8 dwellings.