

Welland														
SHELAA Site Reference and Address:		CFS0016 Watery Lane	CFS0029 Midlands Farm, (Meadow Farm Park) Hook Bank	CFS0147 Upper Welland Road, Malvern, Worcs. Upper Welland	CFS0334 Land off Marlbank Road	CFS0336 Laven Farm (Phase 3), Drake Street	CFS0389 SO 791 406, Upper Welland	CFS0466 Hasler Field, Garrets Bank	CFS0581 Land on the South Side of Drake Street	CFS0559 Land south east of 84208	CFS0771 Land at rear of 1 The Laurels, Gloucester Road	CFS0873 Land adj to Myrtle Cottage, Drake Street	CFS0951 Land behind Boundary Cottage, Gloucester Road	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	No (Upper Welland)	Category 1	No (Upper Welland)	Category 1	Category 1	No (Upper Welland)	Category 1	Category 1	Category 1	Category 1	Category 1	Category 1	
	Have the landowners clearly indicated that the site is available and can be developed within the plan period, (eg through SHELAA)?	N/A	N/A	N/A	Yes Availability within 5 years Single ownership	Yes Availability within 5 years Single Ownership	N/A	N/A	N/A	Promotion agreement in place Availability within 5 years Single ownership	Yes Multiple ownership Availability status is 'available'	N/A	Two owners, within the same family Availability within 5 years	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	N/A	N/A	N/A	Flood Zone 1 98% Flood Zone 2 2% Flood Zone 3a 1% Flood Zone 3b 1%	100% Flood Zone 1	N/A	N/A	N/A	100% Flood Zone 1	100% Flood Zone 1	N/A	100% Flood Zone 1	
	Is the site more than 400 metres of hazardous pipeline or gas compression station?	N/A	N/A	N/A	Yes	Yes	N/A	N/A	N/A	Yes	Yes	N/A	Yes	
	Can the site be provided with safe access onto the public highway?	N/A	N/A	N/A	No comments received	Yes	N/A	N/A	N/A	No comments received	No comments received	N/A	No comments received	
	Are the Sewerage and Water supplies adequate in the area?	N/A	N/A	N/A	<b>Potential Impact on the Sewerage Network</b> Impact - High There are significant hydraulic flooding issues in the downstream network. Hydraulic modelling is required to determine the full impact. <b>Potential Impact of surface water sewerage infrastructure</b> Impact - Low Adjacent watercourse Surface water should be managed on site through SuDS or to watercourse/ponds where available.	<b>Potential Impact on the Sewerage Network</b> Impact - Medium There are significant hydraulic flooding issues in the downstream network. Hydraulic modelling is required to determine the full impact. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourse/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network. <b>Potential Impact of surface water sewerage infrastructure</b> Impact - Medium Adjacent watercourse No SW system, watercourse over 200m away Surface water should be managed on site through SuDS or to watercourse/ponds where available.	N/A	N/A	N/A	<b>Potential Impact on the Sewerage Network</b> Impact - Medium There are significant hydraulic flooding issues in the downstream network. Hydraulic modelling is required to determine the full impact. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourse/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network. <b>Potential Impact of surface water sewerage infrastructure</b> Impact - Low Adjacent watercourse No SW system, watercourse over 200m away Surface water should be managed on site through SuDS or to watercourse/ponds where available.	<b>Potential Impact on the Sewerage Network</b> Impact - Medium There are significant hydraulic flooding issues in the downstream network. Hydraulic modelling is required to determine the full impact. <b>Potential Impact of surface water sewerage infrastructure</b> Impact - Low Adjacent watercourse Surface water should be managed on site through SuDS or to watercourse/ponds where available.	N/A	N/A	<b>Potential Impact on the Sewerage Network</b> Impact - Medium There are significant hydraulic flooding issues in the downstream network. Hydraulic modelling is required to determine the full impact. <b>Potential Impact of surface water sewerage infrastructure</b> Impact - Low Adjacent watercourse Surface water should be managed on site through SuDS or to watercourse/ponds where available.
	Would development of the site compromise Internationally or Nationally designated sites of ecological importance?	N/A	N/A	N/A	Watercourse along eastern boundary. Contains broadleaf woodland in northern part of site. Retain, protect and buffer - could be achieved with SFI. Closer assessment of values on site required? Impact zone of SSSI Natural England must be consulted if >100 yds to AONB.	Within 50 m of SSSI. Impact zone of SSSI part in 'Consult if >50 yds' category. Part in 'Assess and consult' NE. Incidentally values on site - more information required. Retain boundary hedges and ponds appropriate. Retain boundary hedges and ponds appropriate. Retain boundary hedges and ponds appropriate.	N/A	N/A	N/A	Affect wildlife movements from ponds to common? Restoration of hedgerows. Think will be required to assess any buffering that may be needed.	Impact zone of SSSI - All application - consult NE	N/A	Yes possibly. Border SSSI - All application - consult NE	
	Is the site in Green Belt?	N/A	N/A	N/A	No	No	N/A	N/A	N/A	No	No	N/A	No	
	Is the site in the AONB, or affect the setting of?	N/A	N/A	N/A	Yes - within the AONB	Yes - setting of (but not part of the AONB Study area)	N/A	N/A	N/A	Yes - setting of (but not part of the AONB Study area)	Yes - within the AONB	N/A	Yes - within the AONB	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	N/A	N/A	N/A	No	No	N/A	N/A	N/A	No	No	N/A	No	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	N/A	N/A	N/A	Yes - residential to the south	Yes - Residential (extension to the 'Laven Farm' development)	N/A	N/A	N/A	Residential to the west and north west of the site but common land to the south.	Residential to the east of the site but common land to the south.	N/A	Residential to the east of the site but common land to the south.		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	N/A	N/A	N/A	GI Environmental Character Area: 'Protect and Enhance'.	GI Environmental Character Area: 'Protect and Enhance'.	N/A	N/A	N/A	GI Environmental Character Area: 'Protect and Enhance'.	GI Environmental Character Area: 'Protect and Enhance'.	N/A	GI Environmental Character Area: 'Protect and Enhance'.	
	Would development of the site result in a significant net loss of protected open space?	N/A	N/A	N/A	Yes - AONB	No	N/A	N/A	N/A	No	Yes - AONB	N/A	Yes - AONB	
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	N/A	N/A	N/A	Conservation - No (Desk Based Assessment, survey, targeted evaluation and possible mitigation). Archaeology - Medieval potential	Conservation - No (Desk Based Assessment, survey, targeted evaluation and possible mitigation). Archaeology - Medieval potential	N/A	N/A	N/A	Conservation - No (Desk Based Assessment, survey, targeted evaluation and possible mitigation). Archaeology - Medieval potential	Conservation - No (Evaluation and possible mitigation). Archaeology - Medieval potential	N/A	Conservation - (No Evaluation and possible mitigation). Archaeology - Medieval potential	
	Would development of the site have a detrimental impact on Listed Building (s).	N/A	N/A	N/A	No	No	N/A	N/A	N/A	No	No	N/A	No	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	N/A	N/A	N/A	No	No	N/A	N/A	N/A	No	No	N/A	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?	N/A	N/A	N/A	Watercourse along eastern boundary. Contains broadleaf woodland in northern part of site. Retain, protect and buffer - could be achieved with SFI. Closer assessment of values on site required?	Pond on site - great crested newt records	N/A	N/A	N/A	Site is adjacent to LWS. Ponds closely affect movement between ponds and the common Works: Wildlife Trust - this site falls adjacent to several ecological areas including LWS and AONB.	watercourse along boundary - appropriate buffering and GI - will 20% be enough?	N/A	Yes perhaps, watercourse along boundary - appropriate buffering and GI. GCN records cattle/straw common.	
	Would development of the site have a detrimental impact on TPOs.	N/A	N/A	N/A	No	No	N/A	N/A	N/A	No	No	N/A	No	
	Would development of the site have a detrimental impact on a Significant Gap?	N/A	N/A	N/A	No	No	N/A	N/A	N/A	No	No	N/A	No	
	Would development of the site have a detrimental impact on ancient woodland?	N/A	N/A	N/A	No	No	N/A	N/A	N/A	No	No	N/A	No	
	Would development of the site have a detrimental impact on ancient hedgerows?	N/A	N/A	N/A	No	No	N/A	N/A	N/A	No	No	N/A	Internal and boundary hedgerows. Need to assess if internal hedgerow ancient	
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	N/A	N/A	N/A	Is the site at risk of surface water flooding? Yes (2% 30yr, 2% 100yr, 8% 1000yr) SW Land Drainage Partnership Engineers - Risk 'low' to 'high' along watercourse Upper & Lower Marlbank Brook Refer to LLFA for DS requirements	Is the site at risk of surface water flooding? Yes (<1% 30yr, 1% 100yr, 2% 1000yr) SW Land Drainage Partnership Engineers - Risk 'low' to 'medium' on west part of site Refer to LLFA for DS requirements	N/A	N/A	N/A	Is the site at risk of surface water flooding? Yes (1% 30yr, 4% 100yr, 9% 1000yr) SW Land Drainage Partnership Engineers - Risk 'low' to 'high' across site Refer to LLFA for DS requirements	Is the site at risk of surface water flooding? Yes (1% 30yr, 1% 100yr, 4% 1000yr) SW Land Drainage Partnership Engineers - Risk 'low' to 'high' along boundary watercourse Lower Marlbank Brook Refer to LLFA for DS requirements	N/A	Is the site at risk of surface water flooding? Yes (4% 30yr, 9% 100yr, 9% 1000yr) SW Land Drainage Partnership Engineers - Risk 'low' to 'high' along boundary watercourse Lower Marlbank Brook Refer to LLFA for DS requirements		
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	N/A	N/A	N/A	No - Grade 3	No - Grade 3	N/A	N/A	N/A	No - Grade 3	No - Grade 3	N/A	No - Grade 3		
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	N/A	N/A	N/A	Contaminated Land - No History of PCL activities on site. PCL site adj - Hazor Field Landfill site. Within 250m landfill buffer. Risk assessment required. Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contaminated Land - No History of PCL activities. Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings.	N/A	N/A	N/A	Contaminated Land - No History of PCL activities. Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contaminated Land - No History of PCL activities. Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings.	N/A	Contaminated Land - No History of PCL activities. Air Quality - 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.	N/A	N/A	N/A	Yes approx. 100m (indirect) Hartley Road Shelter Service: 363, 365 No access to rail network within 400m.	No - bus stop just over 400m away (indirect) The Pheasant Service: 363, 365 No access to rail network within 400m.	N/A	N/A	N/A	No - Bus Stop approx. 600m away (indirect) The Pheasant Service: 363, 365 No access to rail network within 400m.	No - Bus Stop approx. 600m away (indirect) The Pheasant Service: 363, 365 No access to rail network within 400m.	N/A	No - Bus Stop approx. 600m away (indirect) The Pheasant Service: 363, 365 No access to rail network within 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 to travelling metres for each key service.	N/A	N/A	N/A	Welland Primary School 250m Welland Post Office 500m Village Hall 300m Upton Surgery approx. 5.75km (Distances are from the undeveloped area)	Welland Primary School 700m (indirect) Welland Post Office 725m (indirect) Village Hall 600m (indirect) Upton Surgery approx. 5.4 km	N/A	N/A	N/A	Welland Primary School 640m Welland Post Office 380m Village Hall 500m Upton Surgery approx. 5.9 km	Welland Primary School 640m Welland Post Office 380m Village Hall 500m Upton Surgery approx. 5.9 km	N/A	Welland Primary School 640m Welland Post Office 380m Village Hall 500m Upton Surgery approx. 5.9 km		
Would development of the site result in an adverse impact on local health provision?	N/A	N/A	N/A	Public Health - Yes Are employment and education sites accessible within 3 miles? Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle)? Community facilities - will residents easily be able to access: 1) Healthcare (large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) Community/Village Halls 3) Recreational activities 4) Shop/groceries 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).	Public Health - Yes Are employment and education sites accessible within 3 miles? Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle)? Community facilities - will residents easily be able to access: 1) Healthcare (large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) Community/Village Halls 3) Recreational activities 4) Shop/groceries 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).	N/A	N/A	N/A	Public Health - Yes Are employment and education sites accessible within 3 miles? Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle)? Community facilities - will residents easily be able to access: 1) Healthcare (large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) Community/Village Halls 3) Recreational activities 4) Shop/groceries 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).	Public Health - Yes Are employment and education sites accessible within 3 miles? Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle)? Community facilities - will residents easily be able to access: 1) Healthcare (large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) Community/Village Halls 3) Recreational activities 4) Shop/groceries 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).	Public Health - Yes Are employment and education sites accessible within 3 miles? Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle)? Community facilities - will residents easily be able to access: 1) Healthcare (large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) Community/Village Halls 3) Recreational activities 4) Shop/groceries 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).			
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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?	N/A	N/A	N/A	The site is located in the AONB but the southern portion has already been developed for housing.	No?	N/A	N/A	N/A	Yes - site would see development expanding into the south-east of the area and is not in keeping with the current built form.	Yes - site would see development expanding into the south-west of the area and is not in keeping with the current built form.	N/A	Yes - site would see development expanding into the south-west of the area and is not in keeping with the current built form.		
OUTCOME	Ruled in or out of SHELAA? If out, reason?	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	
	Should the site be carried forward for potential allocation in the SWDP?	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	NO	NO	
Summary	OUT Village Categorisation	OUT Location	OUT Village Categorisation	OUT ACONB Site is in the AONB and there is a small element of flood risk but the site has good connectivity to the built form of Welland. Southern portion of the site has already been developed for residential.	IN Approximate capacity of 36 dwellings (0.22 hectares, 40% GSI provision (SWDP 4) at 30 dwellings per hectare) Extension to 'Laven Farm' development	OUT Village Categorisation	OUT Flood Risk	OUT Location	OUT Adjacent to the southern extent of the development boundary but the site is poorly related to the village. Development pattern would relate poorly to immediate surroundings. Immediately neighbours the AONB and Castleorton Common.	OUT Adjacent to the southern extent of the development boundary but the site is poorly related to the village. Development pattern would relate poorly to immediate surroundings. Within the AONB and immediately neighbours Castleorton Common.	OUT Location	OUT Adjacent to the southern extent of the development boundary but the site is poorly related to the village. Development pattern would relate poorly to immediate surroundings. Within the AONB and immediately neighbours Castleorton Common.		

Welland				
SHELAA Site Reference and Address:		CFS1652 Land north of Welland Road, Lower Hook	CFS1659 Church Farm House, Drake Street	CFS1685 Land at The Lovells, Garrett Bank
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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, (eg through SHELAA)?	N/A	Yes Availability 11-15 Years Ownership: family/singl	Yes Availability immediate/within 5 years Single Ownership
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	N/A	100% Flood Zone 1	Yes - Flood Zone 1 (equiv. FZ2/3 along watercourse)
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	N/A	Yes	Yes
	Can the site be provided with safe access onto the public highway?	N/A	Yes	No comments received
	Are the Sewerage and Water supplies adequate in the area?	N/A	<u>Potential Impact on the Sewerage Network</u> Impact - Low 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. <u>Potential impact of surface water sewerage infrastructure</u> Impact - Low Surface water should be managed on site through SUDS or to watercourses/ponds where available.	<u>Potential Impact on the Sewerage Network</u> Impact - Medium There are 2no. 150mm and a 225mm crossing the site. These will need diversion or protection. Downstream of the site is known hydraulic flooding's which have a capital project A450063. <u>Potential impact of surface water sewerage infrastructure</u> Not known
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	N/A	Impact zone of SSSI part in Consult if >10 units residential/ part in all applications consult N/A	No
	Is the site in Green Belt?	N/A	No	No
	Is the site in the AONB, or affect the setting of?	N/A	Yes - setting of (but not part of the AONB Study area)	Yes - Setting of Land Cover Period M&T Sensitivity High; (5-10ha, and 10-25ha) High/ Medium (1-5ha)
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	N/A	No	No
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	N/A	Yes - adjacent to within the Lawn Farm/ residential development	No - The site is isolated from the built form of the village.
	Would development of the site have an adverse impact on Green Infrastructure Network?	N/A	GI Environmental Character Area: 'Protect and Enhance'	GI Environmental Character Area: 'Protect and Enhance'
	Would development of the site result in a significant net loss of protected open space?	N/A	No	No
	OTHER CRITERIA	Would development of the site have a detrimental impact on a conservation area or on archaeology?	N/A	Conservation - No (Mitigation) Archaeology - Medieval potential
Would development of the site have a detrimental impact on Listed Building (s).		N/A	Timber framed barn abutting entrance to site. Local Heritage asset. Will need consideration and mitigation to protect it.	Yes
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		N/A	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?		N/A	No	No
Would development of the site have a detrimental impact on TPOs.		N/A	No	No
Would development of the site have a detrimental impact on a Significant Gap?		N/A	No	No
Would development of the site have a detrimental impact on ancient woodland?		N/A	No	No
Would development of the site have a detrimental impact on ancient hedgerow?		N/A	No	No
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?		N/A	Is the site at risk of surface water flooding? Yes (0% 20yr, 0% 100yr, <1%, 1000yr) SW Land Drainage Partnership Engineers - Risk 'very low' Surface Water 'Hotspot'	Is the site at risk of surface water flooding? Yes SW Land Drainage Partnership Engineers - Risk 'low to high' along watercourses Refer to LFA/16/15 requirements Surface Water 'Hotspot'
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?		N/A	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?		N/A	Contaminated Land - No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required. Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings.	Contaminated Land - No History of PCL activities on site. PCL site adjacent - within 2no. 250m of landfill buffer. Risk assessment required. Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings.
Is there a bus stop or rail station within 400m of the site? Please state distance.		N/A	Yes - Bus Stops approx. 250m away (indirect) The Pheasant Service: 363, 365 Post Box Service: 363, 365 No access to rail network within 400m.	Yes - Bus Stop approx. 200m away (indirect) The Pheasant Service: 363, 365 No access to rail network within 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.		N/A	Welland Primary School 410m Welland Post Office 450m Village Hall 330m Upton Surgery approx. 5 km	Welland Primary School 575m (indirect) Welland Post Office 600m (indirect) Village Hall 460m (indirect) Upton Surgery approx. 5.2 km
Would development of the site result in an adverse impact on local health provision?		N/A	Public Health - No	Public Health - Yes Are employment and education sites accessible within 3 miles? Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle)? Community facilities - will residents easily be able to access: 1) Healthcare (large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds) for the financial year in which the development is built) 2) Community Village Halls 3) Recreational activities 4) Shopping/retail 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).
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?	N/A	No	Yes - The site is not appropriate in terms of either location or scale relative to the size of the village and the current built form.	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	IN (Level 2)	IN (Level 2)	IN (Level 2)
	Should the site be carried forward for potential allocation in the SWDP1?	NO	Yes (but site is not to be allocated)	NO
Summary	OUT Location	OUT The land is more incongruous in connectivity terms in comparison to CFS0206 and provides a buffer between the Lawn Farm development and the road frontage properties. Surface water issues would require mitigation. Would also need to consider longer term availability timescale (11-15 years).	OUT The site is not appropriate in terms of either location or scale relative to the size of the village and the current built form.	