

# Upton Snodsbury - Category 1

SHELAA Site Reference and Address:		CFS0193 - Land off A422, Upton Snodsbury, Worcestershire Upton Snodsbury	CFS0195 - Land at Flax Piece, Upton Snodsbury, Worcestershire Upton Snodsbury
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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)?	YES	YES
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 100%	Flood Zone 1 - 100%
	Is the site more than 450 metres away from a hazardous pipeline or gas compression station?	YES	YES
	Can the site be provided with safe access onto the public highway?	Yes	Potentially
	Are the Sewerage and Water supplies adequate in the area?	<b>LOW level impact</b> - 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	<b>MEDIUM level impact</b> - Site could pump directly to the works, however it presents significant population increase to the existing network and the STW is likely to require improvement works to support growth.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	NO - unless infrastructure, air pollution, waste, combustion or water discharge	NO - Any residential development of 100 or more houses outside existing settlements/urban areas.
	Is the site in Green Belt?	NO	NO
	Is the site in the AONB, or affect the setting of?	NO	NO
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NO	NO
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	POSSIBLY - Insofar that the development would back onto and (possibly) form part of a previous allocation; this allocation has yet to be completed	YES - housing, post office / general store, school all close by	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	PROTECT and ENHANCE	PROTECT and ENHANCE
	Would development of the site result in a significant net loss of protected open space?	NO	NO
	Would development of the site have a detrimental impact on a conservation area or archaeology?	POSSIBLY - Prehistoric, Medieval potential; Evaluation, possible mitigation	POSSIBLY - Prehistoric, Medieval potential; DBA, survey, targeted evaluation and possible further mitigation.
	Would development of the site have a detrimental impact on Listed Building (s).	NO	NO
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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	YES - This site overlaps with a traditional orchard, which should not be allocated for development; would extend the village in an unsympathetic manner to the east – would not respect character of current settlement pattern.
	Would development of the site have a detrimental impact on TPOs.	NO	Trees with amenity value may partially affect development of this site.
	Would development of the site have a detrimental impact on a Significant Gap?	NO	NO
	Would development of the site have a detrimental impact on ancient woodland?	NO	NO
	Would development of the site have a detrimental impact on ancient hedgerow?	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	POTENTIAL - flood flows as a result of ordinary watercourse along eastern boundary but no details to confirm there has been a surface water flooding event
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	NO	NO
	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	No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	YES - 250m	YES - 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.	PRIMARY SCHOOL - 560m GENERAL STORE - 310m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 500m	PRIMARY SCHOOL - 340m GENERAL STORE - 270m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 320m
	Would development of the site result in an adverse impact on local health provision?	NO	YES
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NO	NO
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	POSSIBLE - Ribbon development opposite and adjacent; site backs onto previous allocation that has yet to complete	POSSIBLE - would unnaturally extend the built development of the village	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	IN	IN
	Should the site be carried forward for potential allocation in the SWDPR?	YES	NO
	Summary	Site suitable for development - Part of existing allocation	Site not suitable for development - site would unnaturally extend village; traditional orchard on site whereby development is prohibited on that area; site has good access and connectivity to services
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	IN	IN
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO
	Summary	Site under construction	Other sites preferred - site would unnaturally extend village; traditional orchard on site whereby development is prohibited on that area; site has good access and connectivity to services

# Upton Snodsbury - Category 1

SHELAA Site Reference and Address:		CFS0266 - Land to the Rear of Cutts Pool, Upton Snodsbury Upton Snodsbury	CFS0401 - Double Gates Farm, Pershore Road, Upton Snodsbury, Worcester, WR7 4NR Upton Snodsbury
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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)?	YES	YES
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 100%	Flood Zone 1 - 100%
	Is the site more than 450 metres away from a hazardous pipeline or gas compression station?	YES	YES
	Can the site be provided with safe access onto the public highway?	Yes	Yes
	Are the Sewerage and Water supplies adequate in the area?	<b>LOW level impact</b> - 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. The existing network is small therefore hydraulic modelling is recommended.	<b>LOW level impact</b> - 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. The existing network is small therefore hydraulic modelling is recommended.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	NO - Any residential development of 100 or more houses outside existing settlements/urban areas.	No - unless infrastructure, air pollution, waste, combustion or water discharge
	Is the site in Green Belt?	NO	NO
	Is the site in the AONB, or affect the setting of?	NO	NO
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NO	NO
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	YES - existing estate type development adjacent	NO - site is the north area of the village with little development	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	PROTECT and ENHANCE	PROTECT and ENHANCE
	Would development of the site result in a significant net loss of protected open space?	NO	NO
	Would development of the site have a detrimental impact on a conservation area or archaeology?	POSSIBLY - Prehistoric, Medieval potential; Evaluation, possible mitigation	POSSIBLY - Prehistoric, Medieval potential; DBA, survey, targeted evaluation and possible further mitigation.
	Would development of the site have a detrimental impact on Listed Building (s).	NO	NO
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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	YES - this site overlaps with a grassland inventory site and should not be allocated
	Would development of the site have a detrimental impact on TPOs.	Yes - a significant number of trees with amenity value may be affected by development of this site.	NO
	Would development of the site have a detrimental impact on a Significant Gap?	NO	NO
	Would development of the site have a detrimental impact on ancient woodland?	NO	NO
	Would development of the site have a detrimental impact on ancient hedgerow?	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?	YES - Overland flood flow route from west to east across the southern end of the site	POTENTIAL - surface water flood flows from the northern end of the site but no details to confirm there has been a surface water flooding event
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	NO	NO
	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	Current farm buildings are PCL activity on site. PCL site adjacent - Farm Building. Risk assessment required
	Is there a bus stop or train station within 400m of the site? Please state distance.	NO	YES - <10m
	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 - 450m GENERAL STORE -480m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 350m	PRIMARY SCHOOL - 350m GENERAL STORE - 80m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 250m
	Would development of the site result in an adverse impact on local health provision?	YES	YES
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NO	NO
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	NO - development would naturally extend the built form of the village	YES - very large site; very large site on rising ground to the north of the A422 which currently acts as a boundary to the main body of the village. Visually unacceptable. Intrusion into open countryside. Disproportionately large site for size of village. Identified nucleated settlement pattern - would not respect this as an indicator of landscape character.	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	IN	CFS0401 - OUT / CFS0401sc - IN
	Should the site be carried forward for potential allocation in the SWDPR?	YES - providing effect on biodiversity and conservation is mitigated	YES - Smaller cut taken forward
	Summary	Site suitable for development - development would naturally extend the built form of village and would follow line of existing properties; mitigating measures would have to be taken against trees that may have amenity value	Possibly suitable for development - site as a whole too large for allocation; small cut to frontage of western site would be suitable; continuation of ribbon development would reinforce development type along road and opposite
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	IN	IN
	Should the site be carried forward for potential allocation in the SWDPR?	YES - providing effect on biodiversity and conservation is mitigated	YES - Smaller cut taken forward
	Summary	Site suitable for development - development would naturally extend the built form of village and would follow line of existing properties; mitigating measures would have to be taken against trees that may have amenity value	Possibly suitable for development - site as a whole too large for allocation; small cut to frontage of western site would be suitable; continuation of ribbon development would reinforce development type along road and opposite

# Upton Snodsbury - Category 1

SHELAA Site Reference and Address:		CFS0401sc - Double Gates Farm, Pershore Road, Upton Snodsbury, Worcester, WR7 4NR Upton Snodsbury	CFS0663 - Field north of the Vicarage, Pershore Road, Upton Snodsbury, WR7 4NR Grid Ref = SO94265448 Upton Snodsbury
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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)?	YES	YES
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 100%	Flood Zone 1 - 100%
	Is the site more than 450 metres away from a hazardous pipeline or gas compression station?	YES	YES
	Can the site be provided with safe access onto the public highway?	Yes	Potentially
	Are the Sewerage and Water supplies adequate in the area?	<b>LOW level impact</b> - 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. The existing network is small therefore hydraulic modelling is recommended.	<b>LOW level impact</b> - 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	No - unless infrastructure, air pollution, waste, combustion or water discharge
	Is the site in Green Belt?	NO	NO
	Is the site in the AONB, or affect the setting of?	NO	NO
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NO	NO
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	NO - site is the north area of the village with little development	YES - Adjacent to residential development and shop nearby	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	PROTECT and ENHANCE	PROTECT and ENHANCE
	Would development of the site result in a significant net loss of protected open space?	NO	NO
	Would development of the site have a detrimental impact on a conservation area or archaeology?	POSSIBLY - Prehistoric, Medieval potential; DBA, survey, targeted evaluation and possible further mitigation.	YES - proposed for inclusion in CA during review, not yet adopted; Prehistoric, Medieval potential; Mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	NO	NO
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	YES - this site overlaps with a grassland inventory site and should not be allocated	Although there is existing peripheral vegetation to the northern and eastern boundaries of the site, development would be visible (especially in the winter months when the trees are not in leaf) from the public highways and would lead to a visual and physical joining of the two distinct parts of the village that exist at present.
	Would development of the site have a detrimental impact on TPOs.	NO	YES - TPO trees would prevent any meaningful development of this site.
	Would development of the site have a detrimental impact on a Significant Gap?	NO	YES
	Would development of the site have a detrimental impact on ancient woodland?	NO	NO
	Would development of the site have a detrimental impact on ancient hedgerow?	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?	POTENTIAL - surface water flood flows from the northern end of the site but no details to confirm there has been a surface water flooding event	YES - Overland flood flow route from west to east across the southern end of the site
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	NO	NO
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Current farm buildings are PCL activity on site. PCL site adjacent - Farm Building. Risk assessment required	No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	YES - <10m	YES - 30m
	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 - 350m GENERAL STORE - 80m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 250m	PRIMARY SCHOOL - 250m GENERAL STORE - <10m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 150m
	Would development of the site result in an adverse impact on local health provision?	YES	NO
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NO	NO
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	YES - very large site; very large site on rising ground to the north of the A422 which currently acts as a boundary to the main body of the village. Visually unacceptable. Intrusion into open countryside. Disproportionately large site for size of village. Identified nucleated settlement pattern - would not respect this as an indicator of landscape character.	YES - insofar that the site is in the significant gap and is a rudimental orchard	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	N / A	IN
	Should the site be carried forward for potential allocation in the SWDPR?	N / A	NO
	Summary	N / A	Site not suitable for development - site is covered by significant gap and tree's on site have preservation orders attached to them
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	IN	No Change
	Should the site be carried forward for potential allocation in the SWDPR?	YES - Smaller cut taken forward	No Change
	Summary	Smaller cut suitable for development	No Change

# Upton Snodsbury - Category 1

SHELAA Site Reference and Address:		CFS0890 - Land adj to South of Upton Snodsbury Upton Snodsbury	CFS0956 - Land north of A422, Upton Snodsbury
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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)?	YES	YES
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 100%	Flood Zone 1 - 100%
	Is the site more than 450 metres away from a hazardous pipeline or gas compression station?	YES	YES
	Can the site be provided with safe access onto the public highway?	Potentially	Potentially
	Are the Sewerage and Water supplies adequate in the area?	<b>HIGH</b> - The site presents significant population increase to the existing network and the STW is likely to require improvement works to support growth.	<b>MEDIUM level impact</b> - Site could pump directly to the works, however it presents significant population increase to the existing network and the STW is likely to require improvement works to support growth.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	YES - Any residential development of 100 or more houses outside existing settlements/urban areas.	NO - unless infrastructure, air pollution, waste, combustion or water discharge
	Is the site in Green Belt?	NO	NO
	Is the site in the AONB, or affect the setting of?	NO	NO
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NO	NO
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	POSSIBLY - site backs onto ribbon development but slightly removed from village services	NO - site slightly removed from main built up area of the settlement	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	PROTECT and ENHANCE & PROTECT and RESTORE	PROTECT and ENHANCE
	Would development of the site result in a significant net loss of protected open space?	Adjacent to POS	NO
	Would development of the site have a detrimental impact on a conservation area or archaeology?	POSSIBLY - Prehistoric, Medieval potential; DBA, survey, targeted evaluation and possible further mitigation.	POSSIBLY - Prehistoric, Medieval potential; DBA, survey, targeted evaluation and possible further mitigation.
	Would development of the site have a detrimental impact on Listed Building (s).	NO	YES - Grade II listed adjacent
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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
	Would development of the site have a detrimental impact on TPOs.	NO	NO
	Would development of the site have a detrimental impact on a Significant Gap?	NO	NO
	Would development of the site have a detrimental impact on ancient woodland?	NO	NO
	Would development of the site have a detrimental impact on ancient hedgerow?	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?	POTENTIAL - surface water flood flows along the eastern and southern boundaries of the site but no details to confirm there has been a surface water flooding event	NO
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	NO	NO
	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	No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	NO	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 - 470m GENERAL STORE - 500m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 370m	PRIMARY SCHOOL - 650m GENERAL STORE - 400m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 550m
	Would development of the site result in an adverse impact on local health provision?	YES	YES
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NO	NO
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	YES - large site at southern end of village removed from main development	YES - little development at this end of village
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	OUT - Size	IN
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO
	Summary	Site not suitable for development - site too large for development; poor connectivity to village and isolated from main services; would unnaturally extend village	Site not suitable for development - ribbon development stops where site starts; small scattering of further development to the west though shape of site would provide odd piecemeal incongruent with surroundings
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	OUT - Size	IN
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO
	Summary	Site not suitable for development - site too large for development; poor connectivity to village and isolated from main services; would unnaturally extend village	Other sites preferred - ribbon development stops where site starts; small scattering of further development to the west though shape of site would provide odd piecemeal incongruent with surroundings

# Upton Snodsbury - Category 1

SHELAA Site Reference and Address:		CFS1225 - Field off Pershore Road, Upton Snodsbury, WR7 4NWGrid Ref = SO94205446
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)?	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 away from a hazardous pipeline or gas compression station?	YES
	Can the site be provided with safe access onto the public highway?	YES
	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
	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 - village centre location; residential development adjacent	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	PROTECT and ENHANCE
	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 - site wholly in Conservation Area
	Would development of the site have a detrimental impact on Listed Building (s).	YES
	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?	within WHI for restorable habitats for lowland meadows and traditional orchard fragmentation action zone
	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 - Significant Gap removed
	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 verifiable data
	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?	NO
	Is there a bus stop or train station within 400m of the site? Please state distance.	YES - 90m
	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 - 250m GENERAL STORE - <10m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 150m
	Would development of the site result in an adverse impact on local health provision?	YES - but addressable
	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?	INSOFAR that the area has been used for sometime as a separation between areas of the village	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	N/A
	Should the site be carried forward for potential allocation in the SWDPR?	N/A
	Summary	N/A
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	IN (smaller cut)
	Should the site be carried forward for potential allocation in the SWDPR?	NO
	Summary	Other sites preferred - site wholly within the Conservation Area

# Upton Snodsbury - Category 1

SHELAA Site Reference and Address:		CFS1226 - Field off Pershore Road, Upton Snodsbury, WR7 4NR Grid Ref = SO94225447 - COMBINATION SITE OF CFS0663 and CFS1225
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)?	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 away from a hazardous pipeline or gas compression station?	YES
	Can the site be provided with safe access onto the public highway?	YES
	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
	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 - village centre location; residential development adjacent	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	PROTECT and ENHANCE
	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 - site wholly in Conservation Area
	Would development of the site have a detrimental impact on Listed Building (s).	YES
	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?	within WHI for restorable habitats for lowland meadows and traditional orchard fragmentation action zone
	Would development of the site have a detrimental impact on TPOs.	YES
	Would development of the site have a detrimental impact on a Significant Gap?	NO - Significant Gap removed
	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 verifiable data
	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?	NO
	Is there a bus stop or train station within 400m of the site? Please state distance.	YES - 90m
	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 - 250m STORE - <10m SURGERY - N / A GENERAL DOCTORS PARISH / VILLAGE HALL - 150m
	Would development of the site result in an adverse impact on local health provision?	YES - but addressable; suggested m2 increase requirement: 2
	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?	INSOFAR that the area has been used for sometime as a separation between areas of the village	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	N/A
	Should the site be carried forward for potential allocation in the SWDPR?	N/A
	Summary	N/A
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	IN
	Should the site be carried forward for potential allocation in the SWDPR?	NO
	Summary	Other sites preferred - site wholly within the Conservation Area and TPO on site