

Alfrick Category 2

SHELAA Site Reference and Address:		CFS1094 - Field adjoining Evergreen, Folly Road, Alfrick , Worcester , WR6 5HN
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Alfrick is a Category 2 village. The site is adjacent to the development boundary.
	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.	FZ 1
	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 Highways comments, but access would appear problematic. Further investigation required if the site were to be allocated
	Are the Sewerage and Water supplies adequate in the area?	Further investigation required if the site were to be allocated
	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 - Neighbourhood Plan currently in preparation	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Site is adjacent to residential uses, Hayley Broad Dingle & Redcliff Site of Regional or Local Wildlife Importance and contaminated land (sewage)	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	No
	Would development of the site result in a significant net loss of protected open space?	No. Site 20m from Green Space
	Would development of the site have a detrimental impact on a conservation area?	No
	Would development of the site have a detrimental impact on Listed Building (s).	No. Nearest Listed Building over 100m from site
	Would development of the site have a detrimental impact on a Scheduled 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?	Site adjacent to Hayley Broad Dingle & Redcliff Site of Regional or Local Wildlife Importance
	Would development of the site have a detrimental impact on TPOs.	Possibly - Site adjacent to Jubilee Coppice
	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?	Unknown
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Environment Agency data indicates that circa 75% of site subject to surface water flooding at 30 year extent
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Western half of site Grade 2 on Agricultural Land Classification
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Contaminated land (Sewage) adjacent to site
	Is there a bus stop or train station within 400m of the site? Please state distance.	Nearest bus stop 350m (War Memorial) and rail station 10.2km (Malvern Link railway Station)
	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.	6.6km to Leigh & Bransford Primary School, 6.1km to Leigh & Bransford Post Office, 450m to Alfrick Community Shop, 450m to Village Hall, 4.1km to Knightwick surgery
	Would development of the site result in an adverse impact on local health provision?	Further investigation required if the site were to be allocated
	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?	Probably. Whilst site adjacent to development boundary, site would be an unnatural extension to development boundary and adjacent to site of regional or local wildlife importance.	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Out - Nature Designation
	Should the site be carried forward for potential allocation in the SWDPR?	No - Nature Designation
OUTCOME PUBLICATION 2022	Summary	Alfrick is a Category 2 village. The site is adjacent to the development boundary. Adjacent to site of regional or local wildlife importance. Highways comments required on whether safe access can be achieved, but access appears problematic. Most of site subject to potential surface water flooding. Western half of site Grade 2 on Agricultural Land Classification. Contaminated land (Sewage) adjacent to site. Potential detrimental impact on TPO's - site adjacent to Jubilee Coppice
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