

Broadwas Category 2

SHELAA Site Reference and Address:		CFS0086 - Land between Church Lane and Broadwas Primary School, Broadwas, Worcestershire, WR6 5NE Broadwas
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Broadwas is a Category 2 village. The site is adjacent, but does not abut 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?	Yes
	Can the site be provided with safe access onto the public highway?	Access appears achievable
	Are the Sewerage and Water supplies adequate in the area?	Medium impact. Severn Trent - There are no known network constraints. However limited data is available and further detailed investigation is recommended. There re a number of pumping stations and rising mains which pump into the Worcester Bromwich Rd catchment.
	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?	Yes. Broadwas & Cotheridge Neighbourhood Plan passed at referendum in August 2019 and anticipated to be made in September 2019. Site conflicts with P2 (Development in the Open Countryside), P3 (Local Green Space) and P5 (Key Views). Proposed site is on Local Green Space
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Agriculture. Vacant	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - 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?	No. Medieval Potential. Evaluation, possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	Yes. Site is in immediate setting of grade II listed farmhouse and wider setting of grade II* church. Grade I farmhouse and several other grade II listed buildings in proximity. Site forms significant gap between historic core and linear village. 25m from Ivy House Farmhouse Listed Building
	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?	No. Ecological officer comments - Large greenfield site ecological constraints require investigation.
	Would development of the site have a detrimental impact on TPOs.	No. TPO's 25m and 65m from site
	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?	Site ruled out through SHELAA - further assessment not required.
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.
	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. Contaminated Land Comments - No History of PCL activities. Air Quality Comments - 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.	No - bus stop. No- rail 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.	<200m from Broadwas C of E Primary School >5km from nearest general store >5km from nearest Post Office approx 4km from Knightwick Surgery 200m from Broadwas Village Hall
	Would development of the site result in an adverse impact on local health provision?	Yes. Housing and employment: Are employment & education sites accessible within 3 miles? Age friendly environments: 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) Shops/groceries 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle & 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.	Neighbourhood Plan made in September 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CIL including providing enhancement of recreational green spaces (Policy P4) and potential new community facilities (Policy P8B).
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Possibly. Scale and location of site could materially affect the character of the settlement.	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Out. Impact on the historic environment.
	Should the site be carried forward for potential allocation in the SWDPR?	No. Impact on the historic environment.
	Summary	Site not considered appropriate because it would have an adverse impact on the historic environment. Also, the site conflicts with the Broadwas & Cotheridge Neighbourhood Plan. The site is on Local Green Space where development will be ruled out other than in very exceptional circumstances. Site would also conflict with Neighbourhood Plan Key views policy.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Out - impact on historic Environment and Loss of Valued Open Space
	Should the site be carried forward for potential allocation in the SWDPR?	No Change
	Summary	No Change