

	SHELAA Site Reference and Address:	CF50340 - Kingsmoor Farm, Hoden Lane, Cleeve Prior	0927 - Land off Mill Lane, Cleeve Prior	0341 - Land off Froglands Lane, Cleeve Prior	0380 - Land north-east of Main Street, Cleeve Prior	0993 - Site off Main Street and Mill Lane, Cleeve Prior
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Yes - Adjacent Development Boundary - Cat 2	Yes - Adjacent Development Boundary - Cat 2
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes - within 5 years	Yes - within 5 years	Yes - within 5 years	Yes - within 5 years	Yes - within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% in Flood Zone 1	100% in Flood Zone 1	FZ 1 - 95%; FZ 2 - 5%; FZ 3 a&b - 5%	100% Flood Zone 1. No historical flooding recorded.	100% Flood Zone 1. No historical flooding recorded.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	YES	YES	YES	YES	YES
	Can the site be provided with safe access onto the public highway?	Yes via Froglands Lane though improvements likely required. Further assessment required if taken forward as allocation.	Access could be provided via Mill Lane but likely improvement works would be required.	Access possible but not a suitable location for development.	Access possible but not a sustainable location	Access possible but not a sustainable location
	Are the Sewerage and Water supplies adequate in the area?	HIGH - There are 3 SPS downstream of the development site which will need to be assessed further to determine the hydraulic impact. There are known flooding and pollution issues around Merryfields and the Plock. Due to the size of the development compared to the existing network it is anticipated that major improvements are likely to be required, especially if cumulative growth in the catchment is considered.	No further assessment needed as site ruled out.	HIGH - There are 4 SPS downstream of the development site which will need to be assessed further to determine the hydraulic impact. There are known flooding and pollution issues around Merryfields and the Plock. Due to the size of the development compared to the existing network it is anticipated that major improvements are likely to be required, especially if cumulative growth in the catchment is considered.	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	MEDIUM - There are 3 SPS downstream of the development site which will need to be assessed further to determine the hydraulic impact. There are known flooding and pollution issues around Merryfields and the Plock. Due to the size of the development compared to the existing network it is anticipated that major improvements are likely to be required, especially if cumulative growth in the catchment is considered.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	assess onsite as well as impacts on wider habitats and ecological networks	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - residential uses about the southern and eastern boundaries of the site.	No - although close to residential uses, would be on the edge of the settlement	INSOFAR - land adjoins boundary but is a very large parcel that would be incongruous with existing	YES - residential, close to all services	Yes - residential	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance
	Would development of the site result in a significant net loss of protected open space?	No	NO	NO	NO	NO
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Yes - detrimental impact - On the edge of the conservation, important open space which separates the settlement from the historic core of Cleeve Mill. Archaeology: Romano/British potential - DBA, survey, targeted evaluation and possible mitigation	Site not in conservation area. With regards to Archaeology, further investigation required.	Fundamentally objectionable from a heritage perspective. Would erode two historic settlements to the detriment of both the Cleeve Prior and North Littleton Conservation Areas. Archaeology: Romano/British potential - DBA, survey, targeted evaluation and possible mitigation	Site not in Conservation Area but it lies opposite. Archaeology: Romano/British potential - Mitigation	No - adjacent to a CA but not within. Archaeology: Romano/British potential - DBA, survey, targeted evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	Yes - detrimental impact possible	No	No	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No - but there may be some archaeological interest. Romano/British potential - DBA, survey, targeted evaluation and possible mitigation	No	NO	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?	Site is immediately adjacent to 2 LWSs and Local Nature Reserve; has potential for adverse impacts has potential for adverse impacts. Adjoins a SWS to its north - Open Water - Flowering Marshland. No comment received from WWF, CA, Landscape, LNR, LWS. Yes - Cleeve Prior is identified as being within the Landscape Type Village Farmlands with Orchards, which has an identified nucleated settlement pattern. Development on this site would not respect settlement pattern as an indicator of landscape character. Also ridge top location - dwellings to western part of site would be visible on the ridge line in views from the west.	Yes - site lies wholly within Site of regional or local wildlife importance.	adj. to one LWS (brook), near 2 LWSs & next to arid wind dispersal areas for priority habitats; potential for indirect impacts, also on wider ecological network	No	No
	Would development of the site have a detrimental impact on TPOs.	Hedge row trees may compromise development of this site.	No	Hedge row trees may compromise development of this site.	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	NO	No	No
	Would development of the site have a detrimental impact on ancient woodland?	adjacent to woodland but not ancient woodland	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Hedge row trees may compromise development of this site.	Unlikely	possible - (comment from Susanne) assess onsite features; scattered ponds in area (gov)	Unlikely	unlikely if boundary hedge retained (comment from Susanne) assess onsite features
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Very low risk of surface water flooding according to JBA site screening spreadsheet	No	yes vast portion of the middle of the site affected by surface water	No surface water flooding (less than 1% 1000 yr); no details to confirm there has been a surface water flooding event	<1% 100 yr and 2% 1000 yr surface water flooding; yes overland flow from higher ground towards SE corner of the site
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No (Grade 3)	Grade 2 (30%), Grade 3 (70%)	NO	NO	NO
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Current use as Kingsmoor Farm is a PCL activity. Risk assessment required	No	No History of PCL activities on site. PCL site adjacent - sewage works Risk assessment required	Air Quality - No Mitigation Measures Required. Contamination - No history of PCL activities.	Air Quality - Standard Mitigation Measures applicable to sites of <10 residential dwellings. Contamination - No history of PCL activities.
Is there a bus stop or train station within 400m of the site? Please state distance.	yes - bus stop is 322 metres (0.2 miles) away from site. No, the closest train station (Honeybourne) is 8690 metres (5.4 miles) from site.	no - bus stop is 483 metres (0.3 miles) away from site. No, the closest train station (Honeybourne) is 8690 metres (5.4 miles).	no - bus stop is 805 metres (0.5 miles) away from site. No, the closest train station (Honeybourne) is 7664 metres (4.7 miles) from site.	yes, the closest bus stop is 129 metres (0.3 miles) from the site. The closest train station (Honeybourne) is 8520 (5.3 miles) from the site.	yes, the closest bus stop is 143 metres (0.08 miles) from the site. The closest train station (Honeybourne) is 8208 metres (5.1 miles) from site.	
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 (Cleeve Prior C of E Primary School) is 805 metres (0.5 miles). General Store (Warner's Butchers) is 467 metres (2.9 miles). Post office (Bilford Post Office) is 467 metres (2.9 miles). Doctors Surgery (Bilford Health Centre) is 6276 metres (3.9 miles). Village Hall (Cleeve Prior War Memorial Village Hall) is 444 metres (0.4 miles).	Primary school (Cleeve Prior C of E Primary School) is 966 metres (0.6 miles). General Store (SPAR South Littleton) is 4023 metres (2.5 miles). Post office (Bilford Post Office) is 4985 metres (3.1 miles). Doctors Surgery (Bilford Health Centre) is 6437 metres (4.0 miles). Village Hall (Cleeve Prior War Memorial Village Hall) is 805 metres (0.5 miles).	Primary School (Cleeve Prior C of E Primary School) is 1448 metres (0.9 miles). General Store (SPAR South Littleton) is 4023 metres (2.5 miles). Post office (Bilford post office) is 5311 metres (3.3 miles). Doctors Surgery (Bilford Health Centre) is 6920 metres (4.3 miles). Village Hall (Cleeve Prior War Memorial Village Hall) is 1287 metres (0.8 miles).	Primary School (Cleeve Prior C of E Primary School) is 322 metres (0.2 miles). General Store (SPAR South Littleton) is 3862 metres (2.4 miles). Doctors Surgery (Bilford Health Centre) is 5794 metres (3.6 miles). Village Hall (Cleeve Prior War Memorial Village Hall) is 161 metres (0.1 miles).	Primary school (Cleeve Prior C of E Primary) is 644 metres (0.4 miles). General Store (SPAR South Littleton) is 3641 (2.2 miles). post office (Offenham village stores and post office) is 5311 metres (3.3 miles). Doctors Surgery (Bilford Health Centre) is 6116 metres (3.8 miles). Village Hall (Harvington Village Hall) is 5978 metres (3.7 miles).	
Would development of the site result in an adverse impact on local health provision?	YES	YES	YES	NO	NO	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No. Cleeve Prior Neighbourhood Plan was adopted in 2016.	Cleeve Prior Neighbourhood Plan was adopted in 2016.	Cleeve Prior Neighbourhood Plan was adopted in 2016.	Cleeve Prior Neighbourhood Plan was adopted in 2016.	Cleeve Prior Neighbourhood Plan was adopted in 2016.	
Would development of the site, including the creation of an access, materially affect the character of the settlement?	Yes - Cleeve Prior is identified as being within the Landscape Type Village Farmlands with Orchards which has an identified nucleated settlement pattern. Development on this site would not respect settlement pattern as an indicator of landscape character. Also ridge top location - dwellings to western part of site would be visible on the ridge line in views from the west.	Yes - development would extend into open countryside.	Landscape Comments: CF50341 is disproportionately large for the size of the village - would impact adversely on landscape character and be visually obtrusive in the wider landscape, virtually joining together the separate settlements of Cleeve Prior and North Littleton. WWF comments: Yes, overlaps with known grassland meadow sites and is contiguous with traditional orchards. Biodiversity assets would need further consideration and may alter the developable area of the site. Buffering of retained and nearby features will be needed.	NO	May be scope for some development subject to satisfactory landscape scheme	
OUTCOME PREFERRED OPTIONS 2019	Rule in or out of SHELAA? If out, reason?	Out - Scale and Nature Designation	Out - Nature Designation	Out - Scale and Historic Environment	In	In
	Should the site be carried forward for potential allocation in the SWDP?	No	No	No	Yes	Yes
	Summary	Rule out - scale and Landscape concerns. Not suitable for development.	Rule out - nature designation - sits wholly within a site of wildlife importance.	Rule out - site of a huge scale and various Heritage and landscape concerns. Biodiversity impact and adverse impact on Conservation Area. Not a suitable site for development.	Take forward as an allocation for housing. Small site - 5 units - has adjacent to Conservation Area.	Site considered suitable on closer assessment - some concerns re boundary hedge. Possible issue with access coming off Evenham Road. Site area is 2.88 ha - potential 52 units with 40% GI.
OUTCOME PUBLICATION 2022	Rule in or out of SHELAA? If out, reason?	No Change	No Change	No Change	No Change	No Change
	Should the site be carried forward for potential allocation in the SWDP?	No Change	No Change	No Change	No Change	No Change
	Summary	No Change	No Change	No Change	No Change	No Change