

SHELAA Site Reference and Address:		CFS0239 - Land at Bransford, Brockamin Lane, Bransford, WR6 5LG
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Category 3
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes Single Ownership Availability: Within 5 Years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression	Yes
	Can the site be provided with safe access onto the public highway?	Yes
	Are the Sewerage and Water supplies adequate in the area?	<u>Potential Impact on the Sewerage Network</u> Impact - Low The site will drain to Bransford - Brookside SPS. It is recommended that hydraulic modelling is completed to confirm impact. <u>Potential impact of surface water sewerage infrastructure</u> Impact - Low There are no SW Sewers and nearest watercourse is 200m away. Surface water should be managed on site through SuDS or to watercourses/ponds where
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Impact zone of SSSI - Consult NE >50 units residential
	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	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - Residential properties to the south and east	
OTHER CRITERIA	Would development of the site have an adverse impact on Green	GI Environmental Character Area: 'Protect and Restore'.
	Would development of the site result in a significant net loss of protected	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Conservation Area - No (Desk Based Assessment, survey, targeted evaluation and possible mitigation). Archaeology - Romano/British should be here due to the name, however only medieval
	Would development of the site have a detrimental impact on Listed Building (s).	No
	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?	No
	Would development of the site have a detrimental impact on TPOs.	No
	Would development of the site have a detrimental impact on a Significant	No
	Would development of the site have a detrimental impact on ancient	No
	Would development of the site have a detrimental impact on ancient	No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Is the site at risk of surface water flooding? Yes (0% 30yr, 0% 100yr, 1%, 1000yr) SW Land Drainage Partnership Engineers - Risk 'very low' 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?	Yes - Grade 2
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes approx. 100m (indirect) Orchard Way Service: 423 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.	Petrol Station/shop approx. 560 metres away Leigh and Bransford Primary School approx. 2.5km away Village Hall approx. 2.3km away St Johns House GP Surgery approx. 2.6km away
	Would development of the site result in an adverse impact on local health provision?	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) Shops/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
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	OUT - Scale
	Should the site be carried forward for potential allocation in the SWDPR?	NO
	Summary	Site not to be allocated as too large in scale in the context of the area and the percentage uplift requirements.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	No Change
	Should the site be carried forward for potential allocation in the SWDPR?	No Change
	Summary	No Change

SHELAA Site Reference and Address:		CFS0071 - Jacksons Bank, The Fold, Bransford
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Category 3 Yes
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Single Ownership Availability: Within 5 Years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression	Yes
	Can the site be provided with safe access onto the public highway?	Access to A road possible but may be challenging to achieve appropriate visibility. <u>Potential Impact on the Sewerage Network</u>
	Are the Sewerage and Water supplies adequate in the area?	Impact - Low The site will drain to Bransford - Brookside SPS. Due to the size of the development and provided surface water is managed sustainably, issues are not anticipated. <u>Potential impact of surface water sewerage infrastructure</u> Impact - Low There are no SW Sewers and nearest watercourse is 200m away. Surface water should be managed on site through SuDS or to watercourses/ponds where available.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Impact zone of SSSI Natural England must be consulted if >100 units.
	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	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - Residential properties to the west	
OTHER CRITERIA	Would development of the site have an adverse impact on Green	GI Environmental Character Area: 'Protect and Enhance'.
	Would development of the site result in a significant net loss of protected	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Conservation Area - No (Desk Based Assessment, survey, targeted evaluation and possible mitigation). Archaeology - Romano/British should be here due to the name, however only medieval archaeology has so far been identified.
	Would development of the site have a detrimental impact on Listed Building (s).	In proximity to grade II listed Fir Tree House.
	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?	Approx 20m from LWS but separated by road. Could Impact on connectivity? Would need to retain hedgerow/trees on northern and eastern boundaries.
	Would development of the site have a detrimental impact on TPOs.	No
	Would development of the site have a detrimental impact on a Significant	No
	Would development of the site have a detrimental impact on ancient	No
	Would development of the site have a detrimental impact on ancient	No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Is the site at risk of surface water flooding? Yes (0% 30yr, <1% 100yr, <1%, 1000yr) SW Land Drainage Partnership Engineers - Risk 'very low' 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?	No - Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Contaminated Land - No History of PCL activities on site. PCL site adjacent - Dismantled railway. Risk assessment required Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Noise assessment required. Some areas of the site may be unsuitable for residential development. Yes approx. 30m
	Is there a bus stop or train station within 400m of the site? Please state distance.	Powick Turn Service: 417, 423 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.	Petrol Station/shop approx. 385 metres away Leigh and Bransford Primary School approx. 2.6km away Village Hall approx. 3.1km away St Johns House GP Surgery approx. 2km away
	Would development of the site result in an adverse impact on local health provision?	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) Shops/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
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes - access and visibility may be difficult to achieve	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	OUT - Access
	Should the site be carried forward for potential allocation in the SWDPR?	NO
OUTCOME PUBLICATION 2022	Summary	Site not to be allocated as access and visibility likely to be difficult to achieve. Site also too large in relation to village.
	Ruled in or out of SHELAA? If out, reason?	No Change
	Should the site be carried forward for potential allocation in the SWDPR?	No Change
	Summary	No Change