

Flyford Flavell Category 3

SHELAA Site Reference and Address:		0584 - MEADOWCROFT, BISHAMPTON ROAD, FLYFORD FLAVELL	0620 - Land to the South of The Flyford Arms, west of Flyford Flavell	0770 - Land near the Boot Inn, Flyford Flavell
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	yes - Adjacent (and partially within) Development Boundary - Cat 3	yes - Adjacent Development Boundary - Cat 3	No
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes - Available now	Yes - Available now	Yes - Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100 % Flood Zone 1. No historical flooding recorded.	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
	Can the site be provided with safe access onto the public highway?	Access possible	Several access options available	Yes
	Are the Sewerage and Water supplies adequate in the area?	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. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.	LOW - Site will drain to Flyford Arms SPS, hydraulic modelling is recommended to determine combined impact of this and CFS0850 developments.	LOW - Site is likely to require pumping a combined strategy with CFS0584 would be desirable. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Any residential development of 100 units or more, or 50 outside existing settlements	Any residential development of 100 units or more, or 50 outside existing settlements	Any residential development of 100 units or more, or 50 outside existing settlements
	Is the site in Green Belt?	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	NO	NO
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - residential	YES - residential	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
	Would development of the site result in a significant net loss of protected open space?	No	NO	NO
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not within Conservation Area. Archaeology: Medieval potential - DBA, survey, targeted evaluation and possible mitigation; Possible prehistoric settlement, medieval agricultural activity	Site not within Conservation Area. Archaeology: Medieval potential - DBA, survey, targeted evaluation and possible mitigation; Possible prehistoric settlement, medieval agricultural activity	Site not within Conservation Area. Evaluation, possible mitigation; Medieval potential
	Would development of the site have a detrimental impact on Listed Building (s).	No detrimental impact on listed buildings	No detrimental impact on listed buildings	NO
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	NO	NO	NO
	Would development of the site have a detrimental impact on TPOs.	No	Significant and TPO trees may partially compromise development of this site.	NO
	Would development of the site have a detrimental impact on a Significant Gap?	NO	NO	NO
	Would development of the site have a detrimental impact on ancient woodland?	NO	NO	NO
	Would development of the site have a detrimental impact on ancient hedgerow?	NO	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?	1% 100 yr and 22% 1000 yr surface water flooding. potential surface water flows in middle part of the site but no details to confirm there has been a surface water flooding event	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 7% 1000 yr surface water flooding. potential surface water flows around the perimeter 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	NO
	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. Contamination - No History of PCL activities	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. 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, the closest bus stop is 121 metres (0.08 miles) away from site. No - The closest train station (Pershore) is 9495 metres (5.9 miles).	yes, closest bus stop is 66 metres (0.04 miles) away from site. No - The closest train station (Pershore) is 10,299 metres (6.4 miles).	yes, closest bus stop is (0.1 mile) away from site. No - the closest train station (Pershore) is (6.1 miles).
	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 (Flyford Flavell first school) is 322 metres (0.2 miles). General store (Londis) is 1770 metres (1.1 miles). Post office (Inkberrow Post Office) is 5472 metres (3.4 miles). Doctors surgery (Grey Gable Surgery) is 5633 metres (3.5 miles). Village hall (Rous Lench Village Hall) is 4828 metres (3.0 miles)	Primary school (Flyford Flavell first school) is 483 metres (0.3 miles). General store (Londis) is 322 metres (0.2 miles). Post office (Inkberrow Post Office) is 5472 metres (3.4 miles). Doctors surgery (Grey Gable Surgery) is 5472 metres (3.4 miles). Village Hall (Rous Lench Village Hall) is 5150 metres (3.2 miles).	Primary school (Flyford Flavell first school) is 322 metres (0.2 miles). General store (Londis) is 966 metres (0.6 miles). Post office (Inkberrow Post Office) is 5311 metres (3.3 miles). Doctor surgery (Grey Gable Surgery) is 5311 metres (3.3 miles). Village Hall (Rous Lench Village Hall) is 4506 metres (2.8 miles).
	Would development of the site result in an adverse impact on local health provision?	No	POSSIBLE	POSSIBLE
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Conservation comments: SSSI	Landscape Comments: whilst development on these sites would maintain a nucleation of settlement, typical of the identified Landscape Type, CFS0620 would be especially visible on sloping land from the A422 and the Radford Road when entering the village from the west. This would be considered visually unacceptable. Conservation comments: SSSI, TPO	Landscape Comments: Flyford Flavell is within the Village Claylands Landscape Type where settlement pattern is identified as having a 'Nucleated settlement pattern of usually small, rural villages.' Landscape Guidelines for the LT include 'seek to retain the integrity of the distinctive settlement pattern of small villages.' Development on this site would extend the village away from the nucleated heart and so would not respect the identified settlement pattern or Guidelines for the LT. Furthermore, development would be highly visible on the approach into the village from the east.	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	In	Out - Historic Environment	Out - Historic Environment
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	No
	Summary	Take forward as final allocation. Site area 0.51 ha - Possible 12 units	TPO's. Previous application refused on south of site due to TPO's and historic environment / character. Rule out - Historic Environment	Concerns that the site is not suitable for development due to settlement pattern and impact on character of the village detrimental to heritage.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	No Change	No Change	No Change
	Should the site be carried forward for potential allocation in the SWDPR?	No Change	No Change	No Change
	Summary	No Change	No Change	No Change

## Flyford Flavell Category 3

SHELAA Site Reference and Address:		0850 - Land at Alcester Road, Kington, Flyford Flavell	1176 - Crathorne Bishampton Road Flyford Flavell
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	yes - Cat 3	yes - Cat 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 - Available Now	Yes - available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	YES	YES
	Can the site be provided with safe access onto the public highway?	Yes but would need further investigation	Unclear if a vehicular access, to WCC SDG standards, can be provided
	Are the Sewerage and Water supplies adequate in the area?	LOW - Site will drain to Flyford Arms SPS, hydraulic modelling is recommended to determine combined impact of this and CFS0620 developments.	Sewerage: 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?	Any residential development of 100 units or more, or 50 outside existing settlements	Any residential development of 100 units or more, or 50 outside existing settlements
	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 - residential	YES - residential to front of site	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	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
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not within Conservation Area. DBA, survey, targeted evaluation and possible mitigation; Medieval potential	Site not in Conservation Area. Archaeology will require further evaluation
	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	Object - large site expanding away from heart of village into open countryside. Impact on landscape character. The status of the grassland on site must also be confirmed
	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	Possibly, a number of the boundaries look significant
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	no details to confirm there has been a surface water flooding event	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 on site. PCL site adjacent - Fuel Filling Station. Risk assessment required	not known
	Is there a bus stop or train station within 400m of the site? Please state distance.	yes, closest bus stop is 115 metres (0.07 miles) away from site. No - the closest train station (Pershore) is 10622 metres (6.6 miles).	Yes - closest bus stop is 250m away from site. No - the closest train station (Pershore) is over 6 miles away.
	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 (Flyford Flavell first school) is 644 metres (0.4 miles). General store (Londis) is 62 metres (0.04 miles). Post office (Inkberrow Post Office) is 5311 metres (3.3 miles). Doctors Surgery (Grey Gable Surgery) is 5150 metres (3.2 miles). Village Hall (Rous Lench Village Hall) is 5311 metres (3.3 miles).	Primary school and general store within walking distance. All other facilities in other settlements
	Would development of the site result in an adverse impact on local health provision?	POSSIBLE	POSSIBLE
	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?	Landscape Comments: whilst development on these sites would maintain a nucleation of settlement, typical of the identified Landscape Type. Concerns about scale - suggest, not the whole site which would not maintain 'the distinctive settlement pattern of small villages' as required by the Guidelines for the LT. Conservation comments: SSSI	Yes - encroachment into the open countryside and back land development
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Out - Scale / Historic Environment	Site submitted post Preferred Options
	Should the site be carried forward for potential allocation in the SWDPR?	No	n/a
	Summary	Would not maintain 'the distinctive settlement pattern of small villages' as required by the Guidelines for the LT. Concerns about scale and heritage.	n/a
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	No Change	Out - Historic Environment
	Should the site be carried forward for potential allocation in the SWDPR?	No Change	No
	Summary	No Change	Concerns that site is not suitable for development due to encroachment into the countryside / impact of character of village detrimental to heritage. Encompasses smaller site CFS0862