<table>
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<tbody>
<tr>
<td>CFS0380 Land north-east of Main Street</td>
<td>Out - Nature Designation</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
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<tr>
<td>CFS0643 Gypsy and Traveller Site, Evesham Road</td>
<td>Out - Size and Location</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>CFS0766 Land near Cleeve House, Mill Lane</td>
<td>Out - Nature Designation and Isolated</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
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</tbody>
</table>

**MAJOR CRITERIA**

- Would development of the site result in a loss of best or most supporting identified community infrastructure needs e.g. in terms of services, access or safety?

- Is there a bus stop or train station within 400m of the site? Please state what they are.

- How far is the site from the following key services - primary school, secondary school, doctors surgery, parish/village hall? Please list the distance in travelling metres (0.5 miles).

- Is there a Special Wildlife Site / Local Nature Reserve/ Regionally Recognised Geomorphological Site on the site?

- Does the site lie in a Settlement Boundary or Site of Special Scientific Interest? If yes - is it likely to be intrinsically important?

- Is there a Scheduled Ancient Monument?

- Is the site adjacent to an ancient woodland?

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In the site is located adjacent to a Town, Category 1, 2 or 3 Street?

Yes - Adjacent Development Boundary - Cat 2

Are the boundary walls and fences adequate to ensure the site is isolated from high traffic, noise and air pollution?

Yes - within 5 years

Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.

100% Flood Zone 1. No historical flooding records.

Are the Sewerage and Water supplies adequate in the area?

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 Pleck. 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.

Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.

Yes - residential

Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?

NO

Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?

<1% 100 yr and 2% 1000 yr surface water flooding. yes overland flow from higher ground towards SE corner of the site

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.

Is there a bus stop or train station within 400m of the site? Please state distance.

Yes, the closest bus stop is 143 metres (0.08 miles) from the site. The closest train station (Honeybourne) is 8,208 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) is 644 metres (0.4 miles), General store (SPAR South Littleton) is 3,541 (2.2 miles), post office ((No Suggestions) village stores and post office) is 5,311 metres (3.3 miles). Doctors Surgery (Bidford Health Centre) is 6,116 metres (3.8 miles). Village hall (Harvington Village Hall) is 9,978 metres (6.2 miles).

Would development of the site result in an adverse impact on local health provision?

NO

Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.

Cleeve Prior Neighbourhood Plan was adopted in 2018.

Would the development of the site, including the creation of an access, materially affect the character of the settlement?

May be scope for some development subject to satisfactory landscape scheme

Ruled in or out of SHELAA? If out, reason?

In

Should the site be carried forward for potential allocation in the SWDPR?

No

Summary

Not considered a suitable site at this time. Some concerns re boundary hedge. Possible issue with access coming off Evesham Road. Site area is 2.88 ha - potential 52 units with 40% GI.