### Upton Snodsbury

<table>
<thead>
<tr>
<th>Field Name</th>
<th>Site Reference</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFS0193 Land off A422</td>
<td>CAT 1</td>
<td>Land off A422</td>
</tr>
<tr>
<td>CFS0195 Land at Flax Piece</td>
<td>NO</td>
<td>Flood Zone 1 - 100%</td>
</tr>
<tr>
<td>CFS0401 Double Gates Farm, Pershore Road</td>
<td>NO</td>
<td>Flood Zone 1 - 100%</td>
</tr>
<tr>
<td>CFS0266 Land to the Rear of Cutts Pool</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>CFS0541 Land at Former Coventry Arms Pub</td>
<td>NO</td>
<td>YES - 400m</td>
</tr>
</tbody>
</table>

#### MAJOR CRITERIA

- Is the site within or adjacent to a Town, Category 1, 2 or 3 (Highway)?
- Would development of the site have a detrimental impact on the Green Infrastructure Network?
- Would development of the site have a detrimental impact on a Site of Special Scientific Interest (SSSI)?
- Would development of the site have a detrimental impact on a Special Protection Area / Special Area of Conservation? (SPAS / SACs)?
- Would development of the site have a detrimental impact on a Designated Landscape?

#### OTHER CRITERIA

- Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.
- Would development of the site have a detrimental impact on characteristics of the landscape?
- Has the site been subject to a surface water flooding event?
- Would development of the site result in a loss of protected open space?
- Are the Sewerage and Water supplies adequate in the area?
- Would development of the site have an adverse impact on a Strategic Green Belt?
- Does the site have a significant number of trees with amenity value?
- Would development of the site have an adverse impact on a Significant Gap?
- Would development of the site have a detrimental impact on local health provision?
- Is there a bus stop or train station within 400m of the site?
- Is the site in Green Belt?
- Is the site within or adjacent to a National Park?
- Is the site within or adjacent to a Town, Category 1, 2 or 3 (Highway)?
- Is the site in Green Belt?
- Is the site in the AONB, or other the setting of?
- Is the site in the AONB, or other the setting of?
- Are the Sewerage and Water supplies adequate in the area?

#### SIGNIFICANT CRITERIA

- Would development of the site result in a loss of residential amenity? Please state distance.
- Is there a bus stop or train station within 400m of the site?
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- Would development of the site have a detrimental impact on characteristics of the landscape?
- Would development of the site have a detrimental impact on a Site of Special Scientific Interest (SSSI)?
- Would development of the site have a detrimental impact on a Special Protection Area / Special Area of Conservation? (SPAS / SACs)?
- Would development of the site have an adverse impact on a Strategic Green Belt?
- Would development of the site have a detrimental impact on the Green Infrastructure Network?
- Would development of the site have a detrimental impact on a Site of Special Scientific Interest (SSSI)?
- Would development of the site have a detrimental impact on a Special Protection Area / Special Area of Conservation? (SPAS / SACs)?
- Would development of the site have an adverse impact on a Strategic Green Belt?
- Would development of the site have an adverse impact on the Green Infrastructure Network?
| **Summary** | **Is the site within or adjacent to a Town, Category 1, 2 or 3 Green Belt?** | **Would development of the site have a detrimental impact on an access, materially affect the character of the settlement?** | **Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?** | **Are the Sewerage and Water supplies adequate in the area?** | **Is the site within or adjacent to a Town, Category 1, 2 or 3 Green Belt?** | **Are the adjacent/surrounding land uses compatible with existing or proposed infrastructure?** | **Does the site have a location adjacency to Green Infrastructure Network?** | **Are the adjacent/surrounding land uses compatible with existing or proposed infrastructure?** | **Is the site a listed building?** | **Would development of the site have an adverse impact on local health provision?** | **Has the site been subject to a surface water flooding event?** | **Is the site within or adjacent to a Town, Category 1, 2 or 3 Green Belt?** | **Would the development of the site be isolated or incongruent with surroundings?** | **Are the Sewerage and Water supplies adequate in the area?** | **Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?** | **Are the adjacent/surrounding land uses compatible with existing or proposed infrastructure?** | **Does the site have a location adjacency to Green Infrastructure Network?** | **Are the adjacent/surrounding land uses compatible with existing or proposed infrastructure?** | **Is the site a listed building?** | **Would development of the site have an adverse impact on local health provision?** | **Has the site been subject to a surface water flooding event?** |
| **Upton Snodsbury** | | | | | | | | | | | | | | | | | | | | | | | | |
| **CFS0663 Field north of the Vicarage, Pershore Road** | YES | NO | TBC | YES | YES | NO | NO | NO | NO | NO | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |
| **CFS0775 Snodsbury Farmhouse, Bow Wood Lane** | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |
| **CFS0889 Land adj to South of Upton Snodsbury** | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |
| **CFS0890 Land adj to South of Upton Snodsbury** | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |
| **CFS0956 Land north of A422** | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |

**Other Criteria**

- **Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.**
- **Would development of the site have a detrimental impact on an access, materially affect the character of the settlement?**
- **Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?**
- **Are the Sewerage and Water supplies adequate in the area?**
- **Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?**
- **Are the adjacent/surrounding land uses compatible with existing or proposed infrastructure?**
- **Does the site have a location adjacency to Green Infrastructure Network?**
- **Are the adjacent/surrounding land uses compatible with existing or proposed infrastructure?**
- **Is the site a listed building?**
- **Would development of the site have an adverse impact on local health provision?**
- **Has the site been subject to a surface water flooding event?**
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<tr>
<th>Upton Snodsbury</th>
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<tbody>
<tr>
<td>SHELAA Site Reference and Address:</td>
<td>OPTIM-I, New College, Worcester Road</td>
<td>OPTIM-03, Snodsbury, New Road Lane</td>
</tr>
<tr>
<td></td>
<td>CAT 1</td>
<td>CAT 1</td>
</tr>
</tbody>
</table>

- **Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?**
  - CAT 1

- **Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?**
  - OUT - Location / Isolated

- **Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.**
  - OUT - Flood risk

- **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?**
  - Yes

- **Are the Sewerage and Water supplies adequate in the area?**
  - Yes

- **Would development of the site compromise Internationally or Nationally designated site of ecological importance?**
  - Yes

- **Is the site in Green Belt?**
  - Yes

- **Is the site in the AONB, or affect the setting of?**
  - Yes

- **Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?**
  - YES

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

- **Would development of the site have a detrimental impact on Green Infrastructure Network?**
  - Yes

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

- **Is the site on contaminated land? Is there contaminated land close enough to impact its potential development?**
  - Yes

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

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

- **Ruled in or out of SHELAA? If out, reason?**
  - OUT - Location / Isolated

| OUT | OUT |

- **Should the site be carried forward for potential allocation to the SWDPR?**
  - YES

| YES | NO |

### Summary
- Site not suitable for development - isolated from main settlement
- Site removed - Flood risk