

Bransford						
SHELAA Site Reference and Address:		CFS0071 Jacksons Bank, The Fold	CFS0239 Land at Bransford, Brockamin Lane	CFS0409 Land lying to the east of the A4103	CFS0836 Bear & Ragged Staff and Bransford Station and Goods Yard	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Category 3	Yes - Category 3	No - Open Countryside	No - Open Countryside	
	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	Yes Single Ownership Availability: Within 5 Years	N/A	N/A	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone 1	N/A	N/A	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	N/A	N/A	
	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.	Access possible.	N/A	N/A	
	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. 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.	<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 available.	N/A	N/A	
	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.	Impact zone of SSSI - Consult NE >50 units residential	N/A	N/A	
	Is the site in Green Belt?	No	No	N/A	N/A	
	Is the site in the ADNB, or affect the setting of?	No	No	N/A	N/A	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No	N/A	N/A	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - Residential properties to the west	Yes - Residential properties to the south and east	N/A	N/A		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI Environmental Character Area: 'Protect and Enhance'.	GI Environmental Character Area: 'Protect and Restore'.	N/A	N/A	
	Would development of the site result in a significant net loss of protected open space?	No	No	N/A	N/A	
	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.	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.	N/A	N/A	
	Would development of the site have a detrimental impact on Listed Building(s).	In proximity to grade II listed Fir Tree House.	No	N/A	N/A	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	N/A	N/A	
	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/lines on northern and eastern boundaries.	No	N/A	N/A	
	Would development of the site have a detrimental impact on TPOs?	No	No	N/A	N/A	
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	N/A	N/A	
	Would development of the site have a detrimental impact on ancient woodland?	No	No	N/A	N/A	
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No	N/A	N/A	
	Has the site 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% 100yr) SW Land Drainage Partnership Engineers - Risk 'very low' Refer to LLFA for DS requirements	Is the site at risk of surface water flooding? Yes (0% 30yr, <1% 100yr, 1% 100yr) SW Land Drainage Partnership Engineers - Risk 'very low' Refer to LLFA for DS requirements	N/A	N/A	
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No - Grade 3	Yes - Grade 2	N/A	N/A	
	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.	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings Contaminated Land - No History of PCL activities	N/A	N/A	
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes approx. 30m Powick Turn Service: 417, 423 No access to rail network within 400m.	Yes approx. 100m (indirect) Orchard Way Service: 423 No access to rail network within 400m.	N/A	N/A	
	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. 2.8km away Village Hall approx. 3.1km away St Johns House GP Surgery approx. 2km away	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. 2.8km away	N/A	N/A	
	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).	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).	N/A	N/A	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A	N/A	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	No	N/A	N/A	
	OUTCOME	Ruled in or out of SHELAA? If out, reason?	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)
		Should the site be carried forward for potential allocation in the SWDP?	NO	NO	NO	NO
Summary		OUT Access Access and visibility likely to be difficult to achieve. Need to consider scale in relation to percentage uplift.	OUT Scale Location The site is too large in scale in the context of the area and the percentage uplift requirements.	OUT Location, Scale	OUT Location	