

Bredon				
SHELAA Site Reference and Address:		CFS0693 Cheltenham Road, Bredon	CFS0711 Westmancote Nurseries, Kemerton Road, Bredon	CFS0013 Land west of Eckington Road, Bredon
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1	Category 1	Category 1
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No
	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?	Highways comment not provided	Highways comment not provided	Highways comment not provided
	Are the Sewerage and Water supplies adequate in the area?	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.	Comment has not been provided	Comment has not been provided
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Yes, this site overlaps traditional orchard.	Comment has not been provided	Comment has not been provided
	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?	Yes. The Bredon Neighbourhood Plan was adopted in July 2017. The site is covered by a Local Green Space designation (LGS5) under NP13 and included in key views (VB9) under policy NP15. Any development on the site would also be subject to NP14 Landscape and Biodiversity and NP3 Siting and Design of New Buildings.	Yes. The Bredon Neighbourhood Plan was adopted in July 2017. The site is covered by a Local Gap designation (GAP2) in NP2 Local Gaps. The site is also adjacent to a Local Green Space (LGS3). Any development on the site would also be subject to NP14 Landscape and Biodiversity and NP3 Siting and Design of New Buildings.	Yes. The Bredon Neighbourhood Plan was adopted in July 2017. Any development on the site would also be subject to NP14 Landscape and Biodiversity and NP3 Siting and Design of New Buildings.
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes. Residential	No. Open countryside	No. Open countryside	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	No	Comment has not been provided	Comment has not been provided
	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?	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	No. Romano/British Occupation, Medieval occupation. Evaluation and possible mitigation.	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	Comment has not been provided	Comment has not been provided
	Would development of the site have a detrimental impact on TPOs.	Development on this site would have an adverse impact on TPOs	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	Yes. GAP2 in the adopted Bredon Neighbourhood Plan (Policy NP2 Local Gaps).	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?	No	Yes. 1 in 200 year event (<0.3m; 0.3-1m flood depth)	No
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	60% likelihood of being Best and Most Versatile Land	60% likelihood of being Best and Most Versatile Land	Grade 2
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No- However, parcels of contaminated land are located adjacent to the north and east boundary	No- However, contaminated land located along the railway line adjacent to the western boundary
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes. 575 bus stop 400m	Yes. 540 bus stop 400m	No. 575 bus stop 800m
	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.	GP 400m; village hall 450m; Spar 1km; primary school 1.2k; public house 900m	GP 800m; village hall 850m; Spar 1km; primary school 1.2k; public house 1km	GP 965m; village hall 805m; Spar 1.2km; primary school 1.2km; public house 1.2km
	Would development of the site result in an adverse impact on local health provision?	Yes	Comment has not been provided	Comment has not been provided
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	The Bredon Neighbourhood Plan was adopted in July 2017. The NP identifies several infrastructure initiatives that could benefit from CIL neighbourhood proportion from any development in the village, i.e. footpaths, paths and cycle routes; nature and landscape improvements, and sports and recreation facilities.	The Bredon Neighbourhood Plan was adopted in July 2017. The NP identifies several infrastructure initiatives that could benefit from CIL neighbourhood proportion from any development in the village, i.e. footpaths, paths and cycle routes; nature and landscape improvements, and sports and recreation facilities.	The Bredon Neighbourhood Plan was adopted in July 2017. The NP identifies several infrastructure initiatives that could benefit from CIL neighbourhood proportion from any development in the village, i.e. footpaths, paths and cycle routes; nature and landscape improvements, and sports and recreation facilities.
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	The site could be allocated without effecting the character of the settlement.	The site is in the open countryside removed from the development boundary although the site is occupied by built form in the manner of nursey and ancillary structures. However any allocation would be out of keeping with the settlement pattern of the village and introduce development in a otherwise open setting.		
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Yes, principally the site is identified as a Local Green Space in the adopted 2017 Bredon Neighbourhood Plan.	Yes, principally the site is identified as a local gap in the adopted Bredon Neighbourhood Plan and is also adjacent to a designated Local Green Space in the neighbourhood plan. Furthermore a third party landowner who controls and access necessary to develop the site will not consent to its release if allocated for residential development.	Yes. The site is in the open countryside and to far removed from the village facilities, services and access to public transport.
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No
	Summary	The allocation of the site is ruled out on the basis of the policy constraints in the Bredon Neighbourhood Plan.	The allocation of the site is ruled out on the basis of the policy constraints in the Bredon Neighbourhood Plan.	The site is in an unsustainable location and the allocation of the site would lead to a substantial amount of residential development introduced into the open countryside.