

Broadway									
SHELAA Site Reference and Address:		CFS0031 Land north of Glenmore, 35 Leamington Road	CFS0054 Land to the north west of Cheltenham Road	CFS0244 Land at Broadway, Station Road	CFS0321 Land between Springfield Lane and Averill Close	CFS0365a Land at Ridgeway	CFS0365b Land at Ridgeway	CFS0406 Land to the east of Church Close	CFS0442 Land at Small Brook Roundabout
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary - Cat 1			Yes - Adjacent to Development Boundary - Cat 1			Yes - Adjacent to Development Boundary - 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)?	Yes - Available within 5 years			Yes - Available within 5 years			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?	Highways comment not provided			Highways comment not provided			Highways comment not provided	
	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. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans			HIGH - There are known hydraulic flooding issues and pollutions in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken to determine impact. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans			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. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless infrastructure, air pollution or combustion			No - unless infrastructure, air pollution or combustion			No - unless infrastructure, air pollution or combustion	
	Is the site in Green Belt?	No			No			No	
	Is the site in the AONB, or affect the setting of?	Yes			Yes			Yes	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014			Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014			Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014	
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?	Comment has not been provided			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 or on archaeology?	Site not in Conservation Area. Archaeology: Romano/British Occupation, Medieval occupation - Mitigation Impacts on the setting of Bibsworth House			Site adjacent to Conservation Area - detrimental impact - Yes. Archaeology: Romano/British Occupation, Medieval occupation - DBA, survey, targeted evaluation and possible further mitigation.			Site in Conservation Area - detrimental impact - Yes. Confined site with the potential to impact on the important open space within the conservation area and the setting of several listed buildings along the High Street, Archaeology: Romano/British Occupation, Medieval occupation - Mitigation	
	Would development of the site have a detrimental impact on Listed Building (s).	Impacts on the setting of Bibsworth House			No			Detrimental impact - Yes. Confined site with the potential to impact on the important open space within the conservation area and the setting of several listed buildings along the High Street	
	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 comments.			No comment.	
	Would development of the site have a detrimental impact on TPOs.	TPO nearby.			YES TPO CA			Yes - trees with amenity value would be compromised by development on this site.	
	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 been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	<1% 100 yr and 27% 1000 yr surface water flooding, potential flood flows across the site but no details to confirm there has been a surface water flooding event.			1% 100 yr and 6% 1000 yr surface water flooding potential surface water flows along northern boundary and across the middle of the site but no details to confirm there has been a surface water flooding event			<1% 1000 yr surface water flooding, 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			YES - Grade 2			NO	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	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: Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings			Contamination: No History of PCL activities. Air Quality: No Mitigation Measures Required	
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes. Closest bus stop is 115 metres away (0.07 miles). Closest train station is Evesham which is 9817 metres away (6.1 miles).			321m to bus stop			321m to bus stop	
	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 (Broadway First School) is 322 metres away (0.2 miles). General Store (NISA Local) is 483 metres away (0.3 miles). Post Office (Chipping Camden Post Office) is 6759 metres (4.2 miles). Doctors Surgery (Concierge Medical Practice) is 805 metres away (0.5 miles). Village Hall (Lifford Hall) is 1609 metres away (1 mile).			St Mary's RC Primary School (965m); NISA Local (1.1km); Post Office (160m ); Doctors (0.4m); Childswkham Village Hall (2.2km)			Broadway First School (1.2km); NISA Local (1.2km); Post Office (482m); Doctors (482m); Lifford Memorial Hall (321m)	
	Would development of the site result in an adverse impact on local health provision?	No			POSSIBLE			No	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.			A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.			A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Conservation comments: Habitat, LB, AONB			Conservation comments: CA, LB, TPO, AONB. AONB study suggests part of site might be developable			Conservation comments: CA, AONB		
OUTCOME	Rule in or out of SHELAA? If out, reason?	Out - AONB	Out - Isolated	Out - Isolated	Out - AONB	Rule out - Duplicate (smaller cut)	Rule out - Duplicate (smaller cut)	Out - Size and AONB	Out - Isolated
	Should the site be carried forward for potential allocation in the SWDRP?	No	No	No	No	No	No	No	No
	Summary	Rule out - AONB	Rule out - Isolated - would not meet Development Strategy. Also some landscape concerns	Rule out - Isolated - would not meet Development Strategy.	Rule out - AONB and other possible landscape / archaeology concerns.	Rule out - Duplicate site - smaller cut of 0923	Rule out - Duplicate site - smaller cut of 0923	Rule out - Size (Too small) and AONB. Also concerns re TPO's and Conservation Area. Submitted for mixed use so need to consider as an employment site.	Rule out - Isolated - would not meet Development Strategy.

Broadway									
SHELAA Site Reference and Address:		CFS0443 Land to the north of Broadway	CFS0472 Land at Kennel Lane / High Street	CFS0563 Land at Hill Farm	CFS0589 Land to East of Evesham Road, Mastly Farm	CFS0683 Land off Sandcroft Avenue	CFS0861 West side of Springfield Lane	CFS0868 Land adjacent to Cheltenham Road	CFS0923 Ridgeway, Station Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?		Yes- Adjacent to Development Boundary (partially within) - Cat 1	Yes- Adjacent to Development Boundary - Cat 1		Yes- Adjacent to Development Boundary - Cat 1			Yes- 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)?		Yes - Available now	Yes - Available within 5 years		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.			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			Yes
	Can the site be provided with safe access onto the public highway?		NO	Highways comment not provided		Highways comment not provided			Highways comment not provided
	Are the Sewerage and Water supplies adequate in the area?		HIGH - There are known hydraulic flooding issues and pollutions in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken to determine impact. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans	HIGH - There are known hydraulic flooding issues and pollutions in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken to determine impact. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans		MEDIUM - There are known hydraulic flooding issues and pollutions in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken to determine impact. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans			MEDIUM - There are known hydraulic flooding issues and pollutions in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken to determine impact. 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. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		Yes - any residential development of 100 units or more	No - unless infrastructure, air pollution or combustion		No - unless infrastructure, air pollution or combustion			No - unless infrastructure, air pollution or combustion
	Is the site in Green Belt?		No	No		No			No
	Is the site in the AONB, or affect the setting of?		Yes	Yes		Yes			No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?		Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014	Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014		Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014			Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		Commercial to the north and west, recreation ground to the east and open countryside/fields to the south	YES - Residential		YES - Residential			Site seems fairly detached from main built up area of Broadway despite the proximity of the development boundary	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?		Comment has not been provided	Comment has not been provided		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			No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?		Site not in Conservation Area but Conservation officers concerned about detrimental impact. Archaeology: Romano/British Occupation, Medieval occupation -DBA, survey, targeted evaluation and possible further mitigation.	Site not in Conservation Area - no detrimental impact. Archaeology: Romano/British Occupation, Medieval occupation - DBA, survey, targeted evaluation and possible further mitigation.		Site not in Conservation Area - no detrimental impact. Archaeology: Romano/British Occupation, Medieval occupation - DBA, survey, targeted evaluation and possible further mitigation.			Site adjacent to Conservation Area. Yes - detrimental impact - Continues the extension of the settlement along Springfield Lane, reduces the separation between Springfield Lane and Station Road. Archaeology: Romano/British Occupation, Medieval occupation - DBA, survey, targeted evaluation and possible further mitigation.
	Would development of the site have a detrimental impact on Listed Building (s).		Yes - detrimental impact. High level of concern from a conservation perspective. Considerable potential to impact on the character and historic street pattern and settlement character of Broadway. Prominent in views from the Cotswold Way.	Detrimental impacts - Yes. on the setting of Bibsworth House		No detrimental impact.			No detrimental impact on Listed Buildings
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		No	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 comments.	no comments.		no comments.			No
	Would development of the site have a detrimental impact on TPOs.		TPO nearby	No		No			No
	Would development of the site have a detrimental impact on a Significant Gap?		No	NO		NO			No
	Would development of the site have a detrimental impact on ancient woodland?		No	NO		NO			No
	Would development of the site have a detrimental impact on ancient hedgerow?		No	NO		NO			No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?		4% 30 yr, 6% 100 yr and 13% 1000 yr surface water flooding. Potential flood flow route within the southern part of the site.	2% 30 yr, 5% 100 yr and 14% 1000 yr surface water flooding. yes. Surface water flooding confirmed from bypass across the site. Potential flood flow route long SW boundary		1% 30 yr, 3% 100 yr and 16% 1000 yr surface water flooding. potential flood flow route within the site adjacent to eastern boundary but no details to confirm there has been a surface water flooding event			1 % 100 yr and 6 % 1000 yr surface water flooding. potential flood flow route along eastern boundary 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 - Grade 3	NO		NO			Yes part of site on grade 2 land. Remainder of site on Grade 3 land.
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		Contamination: PCL history on site as a Fleshing/slaughter house for kennels. Risk Assessment and likely Site Investigation required. Air Quality: Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings	Contamination: No history of PCL activities. Air Quality: Consult WRS on Air Quality and 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: Current agricultural use as Ridgeway Farm is a PCL activity. Within 250m of landfill Buffer. Risk assessment required. Air Quality: Standard Mitigation Measures applicable to sites of ≥10 residential dwellings
	Is there a bus stop or train station within 400m of the site? Please state distance.		not located near a train station but the site is 160m away from a bus stop	Bus stop (1.4km)		Bus stop (321m)			Bus stop (138m)
	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.		321m away from a St Mary's Roman Catholic primary school, 644m away from Nisa Local, Post Office is 644m away.	Broadway First School (1.6km); NISA Local (1.7km); Post Office (2.8km); doctors (2.2km); Lifford Memorial Hall (2.7km)		Broadway First School (321m); NISA Local (482m); Post Office (1.2km); Lifford Hall (1.6km)			Broadway First School (1.6km); NISA Local (1.4km); Post Office (643m); Doctors (804m); Lifford Hall (321m)
Would development of the site result in an adverse impact on local health provision?		POSSIBLE	POSSIBLE		POSSIBLE			POSSIBLE	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.		A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.	A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.		A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.			A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?		reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review	reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review		Conservation comments: Connectivity, AONB			WWT comments: Yes, this site overlaps with a traditional orchard. The status of the orchard should be confirmed but any traditional orchard element should be removed from the allocation and appropriate buffering included. This may have an effect on the developable area. Conservation comments: Connectivity, reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - Isolated	In - Other (Car park and 1 ha employment)	Out - AONB	Out - Isolated	Out - AONB	Out - Isolated	Out - Flood Risk and Isolated	In
	Should the site be carried forward for potential allocation in the SWDRP?	No	Yes	No	No	No	No	No	No
	Summary	Rule out - Isolated - would not meet Development Strategy.	Site could be suitable to provide a 200 space car park and 1 ha of employment. If access could be secured could be part of a redevelopment of the Kennels on the Brownfield element of the site. Need to address Heritage / Conservation concerns.	Rule out - AONB	Rule out - Isolated - would not meet Development Strategy.	Rule out - AONB and possible access concerns	Rule out - Isolated - would not meet Development Strategy.	Level 1 - ruled out - Flood Risk and located away from Dev Boundary.	Includes 365a and 365b (smaller cuts). See comments re Orchards and Conservation Area. Site feels detached from main settlement and is not seen to be in keeping with the character of the area. Other preferable sites for development.

Broadway							
SHELAA Site Reference and Address:		CFS0937 Barnfield Mill, Childswickham Road	CFS0979 Land to the south of Averill Close	CFS0980 Land north of Gordon Close, Back Lane	CFS1021 The Caravan Club Site, Station Road	CFS1048 Land at Station Road	CFS1064 Land off Leamington Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?		Yes- Adjacent to Development Boundary - Cat 1	Yes- Cat 1		Yes- Adjacent / Within Development Boundary - Cat 1	Yes- Adjacent to recently built previous allocation - 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)?		Yes - available within 5 years	Yes - available within 5 years		Yes - available within 5 years	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.	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	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	Yes
	Are the Sewerage and Water supplies adequate in the area?		MEDIUM - There are known hydraulic flooding issues and pollutants in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken to determine impact. 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. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans	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. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans		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. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans	MEDIUM - There are known hydraulic flooding issues and pollutants in the downstream network. A number of SPS and CSOs with storage deficits are likely to be impacted. It is recommended that hydraulic modelling is undertaken to determine impact. Estimated spare hydraulic capacity of 52 dwellings. Limited headroom available in terms of quality performance. Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		No - unless infrastructure, air pollution or combustion	No - unless infrastructure, air pollution or combustion		No - unless infrastructure, air pollution or combustion	No - unless infrastructure, air pollution or combustion
	Is the site in Green Belt?		No	No		No	No
	Is the site in the AONB, or affect the setting of?		Yes	Yes		No	Yes
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?		Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014	Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014		Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014	Neighbourhood Plan has not been adopted. However, Broadway Neighbourhood Area was designated on 04/02/2014
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		YES - Residential	YES - Residential		YES - Residential	Fields to the north, woodland to the east and west and residential to the south	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?		Comment has not been provided	Comment has not been provided		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	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?		Site not in Conservation Area but Conservation Officers concerned about detrimental impact. Archaeology: Romano/British Occupation, Medieval occupation -Evaluation and possible mitigation	Site not in Conservation Area but Conservation Officers concerned about detrimental impact. Archaeology: Romano/British Occupation, Medieval occupation -mitigation		Site not in Conservation Area. Archaeology: Romano/British Occupation, Medieval occupation -Evaluation and possible mitigation	Site not in Conservation Area. Archaeology: Romano/British Occupation, Medieval occupation -DBA, survey, targeted evaluation and possible further mitigation.
	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 detrimental impact on Listed Buildings	Yes - detrimental impacts on the setting of Bibsworth House
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		NO	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
	Would development of the site have a detrimental impact on TPOs.		Yes - TPO's on western side of site	TPO's adjacent the site but not within			No
	Would development of the site have a detrimental impact on a Significant Gap?		NO	NO		TPO's adjacent the site but not within	Trees with amenity value on the periphery may be affected by development depending on the layout.
	Would development of the site have a detrimental impact on ancient woodland?		NO	NO		NO	No
	Would development of the site have a detrimental impact on ancient hedgerow?		NO	NO		NO	No
	Has the site 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		no details to confirm there has been a surface water flooding event	no details to confirm there has been a surface water flooding event. <1% 30 yr, 2% 100 yr and 15% 1000 yr surface water flooding.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?		YES - Grade 2	NO		NO	Yes part of site on grade 2 land. Remainder of site on Grade 3 land.
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		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. Air Quality: Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contamination: No History of PCL activities. Air Quality: Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings
	Is there a bus stop or train station within 400m of the site? Please state distance.		321m to bus stop	321m to bus stop		Bus stop (138m)	Yes. Closest bus stop is 322 metres away (0.2 miles). Closest train station is Honeybourne which is 8530 metres away (5.3 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.		St Mary's RC Primary School (965m); NISA Local (1.1km); Post Office (160m); Doctors (0.4m); Childswickham Village Hall (2.2km)	Broadway first School (1.1km); NISA Local (1.1km); Post Office (104m); Doctors (321m); Lifford Hall (321m)		Broadway First School (1.6km); NISA Local (1.4km); Post Office (643m); Doctors (804m); Lifford Hall (321m)	Primary School (Broadway First School) is 483 metres (0.3miles) away, general store (Nisa local) is 644 metres (0.4 miles) away, Post office (Warner Budgens) is 1609 metres (1 mile) away, Doctors Surgery (Barn Close Surgery) is 1127 metres (0.7 miles) away, Village Hall (Lifford Hall) is 1609 metres (1 mile) away.
	Would development of the site result in an adverse impact on local health provision?		POSSIBLE	No		POSSIBLE	POSSIBLE
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.		A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.	A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.		A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.	A Neighbourhood Plan has not been adopted, but a Neighbourhood Area Application was approved 04/02/2014.
Would the development of the site, including the creation of an access, materially affect the character of the settlement?		reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review	reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review		reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review	reference should be made to the recently undertaken Cotswolds (Wychavon) AONB and Environs Landscape and Visual Sensitivity Study to determine those sites suitable for inclusion in review	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - Flood Risk and Isolated	Out - Access	Out - AONB	Out - Flood Risk	In	In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	Yes
	Summary	Rule out - Flood Risk and Isolated. Site is level 1 - over half the site lies in FZ 2.	AONB study suggests that 0.5 ha of this site could be developed without compromising the AONB - will need to make a decision as to whether it is 'major development'. Could reconsider if means of access is clarified	Rule out - AONB	Level 1 - ruled out - Flood Risk. Over half of the site falls within FZ 2. Also adjacent SWS	Site looks too small to provide 5 dwellings in character with area. Not suitable as an allocation.	Site could provide approx. 60 units - sustainable location and adjacent previous allocation. AONB Study suggests this field could be developed without compromising the AONB. 60 units at 35 dph with 40 % GI. Need to make a decision as to whether this is considered to be 'major development' in the AONB. Would need consideration of LB opposite site.