

Cutnall Green			
SHELAA Site Reference and Address:		CFS0907 Land off the A442	CFS0646 Land between New Road and Kidderminster Road (A442)
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 3	Category 3
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Available now	Available now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Highways comment not provided	Highways comment not provided
	Are the Sewerage and Water supplies adequate in the area?	Comment not provided from Severn Trent	Comment not provided from Severn Trent
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Ecological comment not provided	Ecological comment not provided
	Is the site in Green Belt?	Yes	Yes
	Is the site in the AONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential dwellings located along the north and east boundary with open countryside to the south and west	Located in open countryside with dwellings sporadically located around the 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
	Would development of the site result in a significant net loss of protected open space?	Comment has not been provided	Comment has not been provided
	Would development of the site have a detrimental impact on a conservation area?	Comment has not been provided	Comment has not been provided
	Would development of the site have a detrimental impact on Listed Building (s).	Comment has not been provided	Comment has not been provided
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	Comment has not been provided	Comment has not been provided
	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?	Comment has not been provided	Comment has not been provided
	Would development of the site have a detrimental impact on TPOs.	Comment has not been provided	Comment has not been provided
	Would development of the site have a detrimental impact on a Significant Gap?	Comment has not been provided	Comment has not been provided
	Would development of the site have a detrimental impact on ancient woodland?	Comment has not been provided	Comment has not been provided
	Would development of the site have a detrimental impact on ancient hedgerow?	Comment has not been provided	Comment has not been provided
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Comment has not been provided	Comment has not been provided
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 3	Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	More than a third of the site is located on contaminated land with the contamination located within the centre of the site.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Train- no; Bus stop 161m	Train- no; Bus stop 1.7km
	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.	Post office 644m; primary school 644m; public house 1.4km	Post office 644m; primary school 644m; public house 1.4km
	Would development of the site result in an adverse impact on local health provision?	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.	NA	NA
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	NA	NA	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled out for Green Belt	Ruled out for Green Belt
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Ruled out as in the Green Belt	Ruled out as in the Green Belt