



Hartlebury							
SHELAA Site Reference and Address:		CFS0173 Land off the Old Worcester Road (Plot 1)	CFS0174 Land off the Old Worcester Road (Plot 2)	CFS0237 Land at Hartlebury, Rectory Lane	CFS0264 Shorthill Caravan Site, A449 Mitre Oak to Crown Lane, Crossway Green	CFS0371 Land off Inn Lane, Roselands	CFS0420 Land off Southall Drive
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?					Yes	Yes
	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
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.					100% Flood Zone 1	100% Flood Zone 1
	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?					Yes	Yes
	Are the Sewerage and Water supplies adequate in the area?					Low impact on sewerage network. No comments on water supply	Medium impact on sewerage network. No comments on water supply
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?					Yes - Any residential development of 100 or more houses outside existing settlements/urban areas.	Yes - Any residential development of 100 or more houses outside existing settlements/urban areas.
	Is the site in Green Belt?					No	No
	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 Neighbourhood Plan	No Neighbourhood Plan
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.					Yes - residential and agricultural	Yes - residential on 2 sides, school to west and agricultural/vacant land to north.
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?						
	Would development of the site result in a significant net loss of protected open space?					No	No
	Would development of the site have a detrimental impact on a conservation area?					No	Yes as site immediately abuts the Conservation Area.
	Would development of the site have a detrimental impact on Listed Building (s).					No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?					Romano/British Occupation - Mitigation	Romano/British occupation - DBA, survey, targeted evaluation and possible further mitigation.
	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?					Landscape: No objection subject to retention of existing boundary vegetation	Landscape - no objection
	Would development of the site have a detrimental impact on TPOs.					No	No
	Would development of the site have a detrimental impact on a Significant Gap?					No	No
	Would development of the site have a detrimental impact on ancient woodland?					No	No
	Would development of the site have a detrimental impact on ancient hedgerow?					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?					potential flood flow route though access to the site but no details to confirm there has been a surface water flooding event	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?					Yes	Yes
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?					No history, but caution contamination from any previous agricultural practices?	No history of Potential Contaminated Land
	Is there a bus stop or train station within 400m of the site? Please state distance.					Yes - 200m to bus stop (Train station 700m)	No - 410m
	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.					480m from primary school, 180m from shop/post office, no doctors surgery and 890m from village hall	470m from primary school, 350m from shop/post office, no doctors surgery and 780m from village hall
	Would development of the site result in an adverse impact on local health provision?					No	Yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.					N/A	N/A
Would the development of the site, including the creation of an access, materially affect the character of the settlement?					No - small site surrounded on 3 sides by residential development, but new/improved access onto Inn Lane might adversely affect the character of Inn Lane?	No - adjacent to existing residential development and the school	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled out - Green Belt	Ruled out - Green Belt	Ruled out - Green Belt		In	In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	OTHER USE	Yes	No
	Summary	Ruled out - Green Belt	Ruled out - Green Belt	Ruled out - Green Belt		Small site surrounded on 3 sides by residential development, but new/improved access onto Inn Lane might adversely affect the character of Inn Lane? Landscape: No objection subject to retention of existing boundary vegetation. Notes: No air quality Mitigation Measures Required; Romano/British Occupation - Mitigation.	Development of the L-shaped site would not materially affect the character of the settlement, it is adjacent to existing residential development and the school. Although it abuts the Conservation Area the GI could be positioned to lessen any impact on the setting of the CA. Notes - Noise assessment required to determine the extent and impacts of noise at this location - mitigation may be required; Standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings

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SHELAA Site Reference and Address:		CFS0429 Land at Waresley Park	CFS0513 The Woodlands, Old Worcester Rd	CFS0590 Land adj to Crown Lane	CFS0726 Land adjacent The Avenue / Worcester Road, Summerfield	CFS0728 Former Royal British Legion Site, Millridge Way	CFS0729 Land at Old Worcester Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?			No		Yes	
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?					Yes	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.					100% Flood Zone 1	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?						
	Can the site be provided with safe access onto the public highway?					No - DD comments - Access is problematic because of a pinch point in access road - Millridge Way near its entrance from Waresley Court Road, also lengthy access road to site.	
	Are the Sewerage and Water supplies adequate in the area?					Low impact on sewerage network. No comments on water supply	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?					No - unless infrastructure, large non-residential, air pollution, waste, combustion or water discharge	
	Is the site in Green Belt?					No	
	Is the site in the AONB, or affect the setting of?					No	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?					No Neighbourhood Plan	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.					Yes - residential and agricultural		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?						
	Would development of the site result in a significant net loss of protected open space?					No	
	Would development of the site have a detrimental impact on a conservation area?					No	
	Would development of the site have a detrimental impact on Listed Building (s).					No	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?					Romano/British occupation - Mitigation	
	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?					Landscape: No objection subject to boundary planting to the west and south	
	Would development of the site have a detrimental impact on TPOs.					No	
	Would development of the site have a detrimental impact on a Significant Gap?					No	
	Would development of the site have a detrimental impact on ancient woodland?					No	
	Would development of the site have a detrimental impact on ancient hedgerow?					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 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 - urban	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?					No history of Potential Contaminated Land	
	Is there a bus stop or train station within 400m of the site? Please state distance.					Yes - 170m	
	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.					1.2km from primary school, 1.2km from shop/post office, no doctors surgery and 420m from village hall	
	Would development of the site result in an adverse impact on local health provision?					No	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.					N/A		
Would the development of the site, including the creation of an access, materially affect the character of the settlement?					No - The brownfield site is within the development boundary and its redevelopment could improve the character of the area as currently occupied by run down building.		
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled out - Green Belt	Ruled out - Green Belt	Ruled out - location	Ruled out - Green Belt	In	Ruled out - Green Belt
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	No
	Summary	Ruled out - Green Belt	Ruled out - Green Belt	Ruled out - location	Ruled out - Green Belt	The brownfield site is within the development boundary and its redevelopment could improve the character of the area as currently occupied by run down building. However, site is relatively small (likely to be less than 5 dwellings) and has potential access issues, and is therefore not considered appropriate to carry forward as an allocation. It could come forward as a small windfall site because it is within the settlement boundary. Note - Standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings	Ruled out - Green Belt

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SHELAA Site Reference and Address:		CFS0791 Land off Quarry Bank	CFS0792 Land off A449 / Torton Lane	CFS0799 Little Bowbrook, Walton Road	CFS0867 Site off Inn Lane, to east of St James' Church	CFS0871 Land off Station Road and Moors Avenue	CFS0971 Workshop And Premises At, Station Park, Station Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?				Yes		
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?				Yes		
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.				100% Flood Zone 1		
	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?				DD comments - Difficult access, steep banks, mature planting to road frontage.		
	Are the Sewerage and Water supplies adequate in the area?				Medium impact on sewerage network. No comments on water supply		
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?				Yes - Any residential development of 100 or more houses outside existing settlements/urban areas.		
	Is the site in Green Belt?				No		
	Is the site in the AONB, or affect the setting of?				No		
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?				No Neighbourhood Plan		
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.				Yes - residential, school and agricultural			
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?						
	Would development of the site result in a significant net loss of protected open space?				No		
	Would development of the site have a detrimental impact on a conservation area?				Yes		
	Would development of the site have a detrimental impact on Listed Building (s).				No		
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?				Romano/British occupation - DBA, survey, targeted evaluation and possible further mitigation.		
	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.				No		
	Would development of the site have a detrimental impact on a Significant Gap?				No		
	Would development of the site have a detrimental impact on ancient woodland?				No		
	Would development of the site have a detrimental impact on ancient hedgerow?				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 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?				Yes		
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?				No history of Potential Contaminated Land		
	Is there a bus stop or train station within 400m of the site? Please state distance.				Yes - 190m		
	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.				260m from primary school, 290m from shop/post office, no doctors surgery and 640m from village hall		
	Would development of the site result in an adverse impact on local health provision?				Yes		
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.				N/A		
Would the development of the site, including the creation of an access, materially affect the character of the settlement?				Yes - development of the site would materially affect the character of the settlement due to its size, difficult access, steep banks, mature planting to road frontage.			
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled out - Green Belt	Ruled out - Green Belt	Ruled out - Green Belt	Ruled out - scale, impact on Conservation Area and ?access	Ruled out - Green Belt	Ruled out - Green Belt
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	No
	Summary	Ruled out - Green Belt	Ruled out - Green Belt	Ruled out - Green Belt	Development of the site would materially affect the character of the settlement due to its size, difficult access, steep banks, mature planting to road frontage and it abuts the Conservation Area boundary impacting upon its current open setting. Note - Standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings	Ruled out - Green Belt	Ruled out - Green Belt

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SHELAA Site Reference and Address:		CFS1045 Woodbine Cottage, Field Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	
	Can the site be provided with safe access onto the public highway?	
	Are the Sewerage and Water supplies adequate in the area?	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	
	Is the site in Green Belt?	
	Is the site in the AONB, or affect the setting of?	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	
	Would development of the site result in a significant net loss of protected open space?	
	Would development of the site have a detrimental impact on a conservation area?	
	Would development of the site have a detrimental impact on Listed Building (s).	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	
	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?	
	Would development of the site have a detrimental impact on TPOs.	
	Would development of the site have a detrimental impact on a Significant Gap?	
	Would development of the site have a detrimental impact on ancient woodland?	
	Would development of the site have a detrimental impact on ancient hedgerow?	
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	
	Is there a bus stop or train station within 400m of the site? Please state distance.	
	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.	
	Would development of the site result in an adverse impact on local health provision?	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?		
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled out - Category 4
	Should the site be carried forward for potential allocation in the SWDPR?	No
	Summary	Ruled out - Category 4