

| Leigh Sinton                                                                                                               |                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                             |                                                                                                 |                                                                                                                                                                                                                                                                                                          |                                                 |
|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| SHELAA Site Reference and Address:                                                                                         |                                                                                                                                                                                                                | CFS0009 Land off A4103                                                                                                                                                                                                                                                                                                                                      | CFS0052 Land to the south west of Elmhurst Farm                                                                                                                                                                                               | CFS0105 Land to the north edge of Leigh Sinton next to Upper House Farm, Sherridge Road                                                                                                                                                                                                            | CFS0433 Land at Hope Pole Green                                                                                                                                             | CFS0499 Land lying to the east of the A4103                                                     | CFS0500 Land lying to the east of Lower Howsell Road                                                                                                                                                                                                                                                     | CFS0548 Land to the south west of Elmhurst Farm |
| MAJOR CRITERIA                                                                                                             | Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?                                                                                                                                          | Category 3                                                                                                                                                                                                                                                                                                                                                  | Category 3                                                                                                                                                                                                                                    | Category 3                                                                                                                                                                                                                                                                                         | Category 3                                                                                                                                                                  | Category 3                                                                                      | 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)?                                                                         | YES                                                                                                                                                                                                                                                                                                                                                         | YES                                                                                                                                                                                                                                           | YES                                                                                                                                                                                                                                                                                                | YES                                                                                                                                                                         | YES                                                                                             | YES                                                                                                                                                                                                                                                                                                      |                                                 |
|                                                                                                                            | Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.                                                                                                                                                | Flood Zone 1 - 100%                                                                                                                                                                                                                                                                                                                                         | Flood Zone 1 - 100%                                                                                                                                                                                                                           | Flood Zone 1 - 100%                                                                                                                                                                                                                                                                                | Flood Zone 1 - 100%                                                                                                                                                         |                                                                                                 | Flood Zone 3b - 3%; Flood Zone 3a - 3%; Flood Zone 2 - 5%; Flood Zone 1 - 95%                                                                                                                                                                                                                            |                                                 |
|                                                                                                                            | Is the site more than 450 metres of hazardous pipeline or gas compression station?                                                                                                                             | NO                                                                                                                                                                                                                                                                                                                                                          | YES                                                                                                                                                                                                                                           | NO                                                                                                                                                                                                                                                                                                 | POSSIBLY - site is directly on edge of buffer                                                                                                                               |                                                                                                 | NO                                                                                                                                                                                                                                                                                                       |                                                 |
|                                                                                                                            | Can the site be provided with safe access onto the public highway?                                                                                                                                             | Access achievable onto A4103. Impact at the junction of A4103/B4503 will need to be carefully considered. We would like this junction to be signalled but local residents and Members not supportive                                                                                                                                                        | Unknown                                                                                                                                                                                                                                       | Access achievable onto A4103. Impact at the junction of A4103/B4503 will need to be carefully considered. We would like this junction to be signalled but local residents and Members not supportive                                                                                               | Yes. Achieving appropriate vis splay may be challenging.                                                                                                                    |                                                                                                 | Unknown                                                                                                                                                                                                                                                                                                  |                                                 |
|                                                                                                                            | Are the Sewerage and Water supplies adequate in the area?                                                                                                                                                      | MEDIUM level impact - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network.                                                          | LOW level impact - There are some known pollution issues downstream, however due to the size of the development is not expected that there will be any significant impact to the foul network providing surface water is managed sustainably. | MEDIUM level impact - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network. | LOW level impact - 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. |                                                                                                 | MEDIUM level impact - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network.       |                                                 |
|                                                                                                                            | 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                                                                                                                                                                                         | Impact zone of SSSI. Consult NE for applications of >100 units residential                                                                                                                                                                                                                         | Impact zone of SSSI- Consult NE >50 units residential. Less than 100m from SSSI                                                                                             |                                                                                                 | Impact zone of SSSI Natural England must be consulted if >100 units.                                                                                                                                                                                                                                     |                                                 |
|                                                                                                                            | Is the site in Green Belt?                                                                                                                                                                                     | NO                                                                                                                                                                                                                                                                                                                                                          | NO                                                                                                                                                                                                                                            | NO                                                                                                                                                                                                                                                                                                 | NO                                                                                                                                                                          |                                                                                                 | NO                                                                                                                                                                                                                                                                                                       |                                                 |
|                                                                                                                            | Is the site in the AONB, or affect the setting of?                                                                                                                                                             | NO                                                                                                                                                                                                                                                                                                                                                          | NO                                                                                                                                                                                                                                            | NO                                                                                                                                                                                                                                                                                                 | NO                                                                                                                                                                          |                                                                                                 | NO                                                                                                                                                                                                                                                                                                       |                                                 |
|                                                                                                                            | Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?                                                                                                                      | NO                                                                                                                                                                                                                                                                                                                                                          | NO                                                                                                                                                                                                                                            | NO                                                                                                                                                                                                                                                                                                 | NO                                                                                                                                                                          |                                                                                                 | NO                                                                                                                                                                                                                                                                                                       |                                                 |
| Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.                    | YES - housing immediately adjacent; school and public house nearby                                                                                                                                             | YES - housing adjacent to site                                                                                                                                                                                                                                                                                                                              | YES - housing adjacent and general store nearby                                                                                                                                                                                               | YES - housing adjacent; bus stop within walking distance                                                                                                                                                                                                                                           |                                                                                                                                                                             | NO - cut off from main development                                                              |                                                                                                                                                                                                                                                                                                          |                                                 |
| OTHER CRITERIA                                                                                                             | Would development of the site have an adverse impact on Green Infrastructure Network?                                                                                                                          | TBC                                                                                                                                                                                                                                                                                                                                                         | TBC                                                                                                                                                                                                                                           | TBC                                                                                                                                                                                                                                                                                                | TBC                                                                                                                                                                         | TBC                                                                                             | TBC                                                                                                                                                                                                                                                                                                      |                                                 |
|                                                                                                                            | Would development of the site result in a significant net loss of protected open space?                                                                                                                        | NO                                                                                                                                                                                                                                                                                                                                                          | NO                                                                                                                                                                                                                                            | NO                                                                                                                                                                                                                                                                                                 | NO                                                                                                                                                                          | NO                                                                                              | NO                                                                                                                                                                                                                                                                                                       |                                                 |
|                                                                                                                            | Would development of the site have a detrimental impact on a conservation area or archaeology?                                                                                                                 | POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation                                                                                                                                                                                                                                                                     | POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation                                                                                                                                                       | POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation                                                                                                                                                                                                            | POSSIBLY - Medieval potential; targeted evaluation and possible mitigation                                                                                                  |                                                                                                 | POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation                                                                                                                                                                                                                  |                                                 |
|                                                                                                                            | Would development of the site have a detrimental impact on Listed Building (s).                                                                                                                                | YES - Site is opposite 4 grade II LBs, part of open agricultural setting. Moat nearby - potential for archaeology.                                                                                                                                                                                                                                          | NO                                                                                                                                                                                                                                            | YES - Site is remaining open land surrounding a grade II listed farmstead.                                                                                                                                                                                                                         | NO                                                                                                                                                                          |                                                                                                 | Scale may effect number of Listed Buildings                                                                                                                                                                                                                                                              |                                                 |
|                                                                                                                            | Would development of the site have a detrimental impact on a Scheduled Ancient Monument?                                                                                                                       | NO                                                                                                                                                                                                                                                                                                                                                          | 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                                                                                                                                                                                                                                                                                                                                                          | NO                                                                                                                                                                                                                                            | Less than 100m from LWS, BAP Woodland habitat and SSSI                                                                                                                                                                                                                                             | YES - possibly as this site overlaps a traditional orchard; unimproved/semi-improved grassland?? Great-crested newt record nearby                                           |                                                                                                 | YES - possibly; LWS carey's brook along southern boundary. Impacts possible.                                                                                                                                                                                                                             |                                                 |
|                                                                                                                            | Would development of the site have a detrimental impact on TPOs.                                                                                                                                               | NO                                                                                                                                                                                                                                                                                                                                                          | NO                                                                                                                                                                                                                                            | NO                                                                                                                                                                                                                                                                                                 | NO                                                                                                                                                                          |                                                                                                 | NO                                                                                                                                                                                                                                                                                                       |                                                 |
|                                                                                                                            | Would development of the site have a detrimental impact on a Significant Gap?                                                                                                                                  | NO                                                                                                                                                                                                                                                                                                                                                          | YES                                                                                                                                                                                                                                           | NO                                                                                                                                                                                                                                                                                                 | NO                                                                                                                                                                          |                                                                                                 | YES                                                                                                                                                                                                                                                                                                      |                                                 |
|                                                                                                                            | Would development of the site have a detrimental impact on ancient woodland?                                                                                                                                   | NO                                                                                                                                                                                                                                                                                                                                                          | NO                                                                                                                                                                                                                                            | NO                                                                                                                                                                                                                                                                                                 | NO                                                                                                                                                                          |                                                                                                 | NO                                                                                                                                                                                                                                                                                                       |                                                 |
|                                                                                                                            | Would development of the site have a detrimental impact on ancient hedgerow?                                                                                                                                   | Hedgerow present up through centre of site. Will need to be assessed or retained.                                                                                                                                                                                                                                                                           | NO                                                                                                                                                                                                                                            | NO                                                                                                                                                                                                                                                                                                 | NO                                                                                                                                                                          |                                                                                                 | hedgerow present up through centre of site. Will need to be assessed or retained.                                                                                                                                                                                                                        |                                                 |
|                                                                                                                            | Has the site 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?                                                                                                     | YES - Grade 2                                                                                                                                                                                                                                                                                                                                               | YES - Grade 2                                                                                                                                                                                                                                 | YES - Grade 2                                                                                                                                                                                                                                                                                      | YES - Grade 2                                                                                                                                                               |                                                                                                 | Small portion of site within Grade 2                                                                                                                                                                                                                                                                     |                                                 |
|                                                                                                                            | Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?                                                                                   | PCL on site -Unknown filled ground (pond).Risk assessment and likely site investigation required                                                                                                                                                                                                                                                            | No History of PCL activities                                                                                                                                                                                                                  | PCL on site -Unknown filled ground (pond).Risk assessment and likely site investigation required                                                                                                                                                                                                   | No History of PCL activities                                                                                                                                                |                                                                                                 | No History of PCL activities                                                                                                                                                                                                                                                                             |                                                 |
|                                                                                                                            | Is there a bus stop or train station within 400m of the site? Please state distance.                                                                                                                           | YES - 260m                                                                                                                                                                                                                                                                                                                                                  | YES - 200m                                                                                                                                                                                                                                    | YES - <10m                                                                                                                                                                                                                                                                                         | YES - 80m                                                                                                                                                                   |                                                                                                 | NO                                                                                                                                                                                                                                                                                                       |                                                 |
|                                                                                                                            | 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 - 160m, GENERAL STORE - 400m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - >2km                                                                                                                                                                                                                                                          | PRIMARY SCHOOL - 1.1km, GENERAL STORE - 500m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - >2km                                                                                                                                           | PRIMARY SCHOOL - 550m, GENERAL STORE - 150m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 1.8km                                                                                                                                                                                                | PRIMARY SCHOOL - 930m, GENERAL STORE - 370m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 1.8km                                                                         |                                                                                                 | PRIMARY SCHOOL - 550m, GENERAL STORE - 840m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - >2km                                                                                                                                                                                                       |                                                 |
|                                                                                                                            | Would development of the site result in an adverse impact on local health provision?                                                                                                                           | YES                                                                                                                                                                                                                                                                                                                                                         | YES                                                                                                                                                                                                                                           | YES                                                                                                                                                                                                                                                                                                | NO                                                                                                                                                                          |                                                                                                 | YES                                                                                                                                                                                                                                                                                                      |                                                 |
|                                                                                                                            | Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.                                                                          | NO                                                                                                                                                                                                                                                                                                                                                          | NO                                                                                                                                                                                                                                            | NO                                                                                                                                                                                                                                                                                                 | NO                                                                                                                                                                          |                                                                                                 | NO                                                                                                                                                                                                                                                                                                       |                                                 |
| Would the development of the site, including the creation of an access, materially affect the character of the settlement? | POSSIBLE - development would naturally extend the built area of the settlement. Site is opposite 4 grade II LBs, part of open agricultural setting. Moat nearby - potential for archaeology.                   | YES - development would encroach on and see the removal of a portion of Significant Gap                                                                                                                                                                                                                                                                     | POSSIBLY - Insofar that development has the potential to encroach further into the Open Countryside                                                                                                                                           | NO - site would naturally extend the built form of the village                                                                                                                                                                                                                                     |                                                                                                                                                                             | YES - development of whole site would be excessive and not in keeping with development adjacent |                                                                                                                                                                                                                                                                                                          |                                                 |
| OUTCOME                                                                                                                    | Ruled in or out of SHELAA? If out, reason?                                                                                                                                                                     | IN                                                                                                                                                                                                                                                                                                                                                          | IN                                                                                                                                                                                                                                            | IN                                                                                                                                                                                                                                                                                                 | IN                                                                                                                                                                          | OUT - Location / Isolated                                                                       | IN                                                                                                                                                                                                                                                                                                       | OUT - Duplicate                                 |
|                                                                                                                            | Should the site be carried forward for potential allocation in the SWDPR?                                                                                                                                      | YES - Including sports facility                                                                                                                                                                                                                                                                                                                             | NO                                                                                                                                                                                                                                            | NO - Other sites preferred                                                                                                                                                                                                                                                                         | NO - Other sites preferred                                                                                                                                                  | NO                                                                                              | NO                                                                                                                                                                                                                                                                                                       | NO                                              |
|                                                                                                                            | Summary                                                                                                                                                                                                        | Site suitable for development - large site that will be limited for what residential development it can deliver; it will however be coming forward with a large area of a community sports facility; good connectivity and well situated near to services; possible access issues; southern portion of site would be congruent with surrounding development | Site not suitable for development - site completely covered by Significant Gap policy; would naturally extend existing development                                                                                                            | Site suitable for development - new development to follow existing built form and naturally extend; possible access issues; mitigating measures to be undertaken re. listed farm house                                                                                                             | Site suitable for development - site would naturally extend built form of village and is served from relatively new estate                                                  | Site not suitable for development - ruled out due to location                                   | Site not suitable for development - development would unnaturally extend this area of the village whereby there is no precedent for development; site excessive in it's current submission; the frontage to the north could possibly be brought forward as a smaller cut as continued ribbon development | Site ruled out - duplicate (smaller cut)        |

| Leigh Sinton                                                                                            |                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                     |                                                               |                                                                              |
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| SHELAA Site Reference and Address:                                                                      |                                                                                                                                                                                                                | CFS0640 Leigh Sinton Road                                                                                                                                                                                                                                                                           | CFS0957 Springbrook Farm                                      | CFS1084 Land adjoining Malvern Road                                          |
| MAJOR CRITERIA                                                                                          | Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?                                                                                                                                          | Category 3                                                                                                                                                                                                                                                                                          | 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)?                                                                         | YES                                                                                                                                                                                                                                                                                                 |                                                               |                                                                              |
|                                                                                                         | Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.                                                                                                                                                | Flood Zone 1 - 100%                                                                                                                                                                                                                                                                                 |                                                               |                                                                              |
|                                                                                                         | Is the site more than 450 metres of hazardous pipeline or gas compression station?                                                                                                                             | NO                                                                                                                                                                                                                                                                                                  |                                                               |                                                                              |
|                                                                                                         | Can the site be provided with safe access onto the public highway?                                                                                                                                             | Unknown                                                                                                                                                                                                                                                                                             |                                                               |                                                                              |
|                                                                                                         | Are the Sewerage and Water supplies adequate in the area?                                                                                                                                                      | MEDIUM level impact - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network, it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network. |                                                               |                                                                              |
|                                                                                                         | 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.                                                                                                                                                                                                                                |                                                               |                                                                              |
|                                                                                                         | 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                                                                                                                                                                                                                                                                                                  |                                                               |                                                                              |
| Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are. | YES - modern development directly adjacent / possibly connected to site                                                                                                                                        |                                                                                                                                                                                                                                                                                                     |                                                               |                                                                              |
| OTHER CRITERIA                                                                                          | Would development of the site have an adverse impact on Green Infrastructure Network?                                                                                                                          | TBC                                                                                                                                                                                                                                                                                                 |                                                               |                                                                              |
|                                                                                                         | 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 or archaeology?                                                                                                                 | POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation                                                                                                                                                                                                             |                                                               |                                                                              |
|                                                                                                         | Would development of the site have a detrimental impact on Listed Building (s).                                                                                                                                | POSSIBLE - Potential to impact grade II manse nearby                                                                                                                                                                                                                                                |                                                               |                                                                              |
|                                                                                                         | Would development of the site have a detrimental impact on a Scheduled Ancient Monument?                                                                                                                       | 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 woodland within site NE                                                                                                                                                                                                                                                                   |                                                               |                                                                              |
|                                                                                                         | Would development of the site have a detrimental impact on a Significant Gap?                                                                                                                                  | YES                                                                                                                                                                                                                                                                                                 |                                                               |                                                                              |
|                                                                                                         | 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?                                                                                |                                                                                                                                                                                                                                                                                                     |                                                               |                                                                              |
|                                                                                                         | Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?                                                                                                     | YES - Grade 2                                                                                                                                                                                                                                                                                       |                                                               |                                                                              |
|                                                                                                         | Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?                                                                                   | PCL on site -Unknown filled ground (pond),Risk assessment and likely site investigation required                                                                                                                                                                                                    |                                                               |                                                                              |
|                                                                                                         | Is there a bus stop or train station within 400m of the site? Please state distance.                                                                                                                           | NO                                                                                                                                                                                                                                                                                                  |                                                               |                                                                              |
|                                                                                                         | 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 - 720m, GENERAL STORE - 800m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - >2km                                                                                                                                                                                                  |                                                               |                                                                              |
|                                                                                                         | 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.                                                                          | NO                                                                                                                                                                                                                                                                                                  |                                                               |                                                                              |
|                                                                                                         | Would the development of the site, including the creation of an access, materially affect the character of the settlement?                                                                                     | POSSIBLY - insofar that site is completely covered by the Significant Gap policy                                                                                                                                                                                                                    |                                                               |                                                                              |
| OUTCOME                                                                                                 | Ruled in or out of SHELAA? If out, reason?                                                                                                                                                                     | IN                                                                                                                                                                                                                                                                                                  | OUT - Location / Isolated                                     | IN                                                                           |
|                                                                                                         | Should the site be carried forward for potential allocation in the SWDPR?                                                                                                                                      | NO                                                                                                                                                                                                                                                                                                  | NO                                                            | NO                                                                           |
|                                                                                                         | Summary                                                                                                                                                                                                        | Site not suitable for development - site would naturally extend to that built area of village; excessive in its current state; site is completely covered by Significant Gap policy                                                                                                                 | Site not suitable for development - ruled out due to location | Site not suitable for development - sit is covered by Significant Gap policy |