

Rushwick Expanded Settlement							
SHELAA Site Reference and Address:		CFS0190 Land off Claphill Lane (Plot 1)	CFS0398 Land immediately adjoining western side of Hams Way	CFS0533 Land at Home Farm (Prime Cut Farm), Crown East	CFS0747 Land off Bransford Road / Hams Way	CFFS0773 Land and Buildings at Bromyard Road, Crown East	CFS0774 Land and Buildings at Bromyard Road, Crown East (Plot 2)
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Open Countryside	Open Countryside	Open Countryside	Open Countryside	Open Countryside	Open Countryside
	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 or on archaeology?						
	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?	In	In	In	In	In	In
	Should the site be carried forward for potential allocation in the SWDPR?	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed
	Summary	This site is located beyond the development boundary of Rushwick. Therefore for the purposes of considering the suitability of the site meeting its housing needs it is considered to be too far removed and would usually rule the site out with respect to a SWDPR housing allocation. However for some sites near Rushwick it would be premature to rule them out until the provisional allocation boundaries for the strategic growth locations have been determined. For sites that do ultimately fall within the strategic allocation boundaries the proposed land use(s) will not be confirmed until the associated master planning work has been concluded.	This site is located beyond the development boundary of Rushwick. Therefore for the purposes of considering the suitability of the site meeting its housing needs it is considered to be too far removed and would usually rule the site out with respect to a SWDPR housing allocation. However for some sites near Rushwick it would be premature to rule them out until the provisional allocation boundaries for the strategic growth locations have been determined. For sites that do ultimately fall within the strategic allocation boundaries the proposed land use(s) will not be confirmed until the associated master planning work has been concluded.	This site is located beyond the development boundary of Rushwick. Therefore for the purposes of considering the suitability of the site meeting its housing needs it is considered to be too far removed and would usually rule the site out with respect to a SWDPR housing allocation. However for some sites near Rushwick it would be premature to rule them out until the provisional allocation boundaries for the strategic growth locations have been determined. For sites that do ultimately fall within the strategic allocation boundaries the proposed land use(s) will not be confirmed until the associated master planning work has been concluded.	This site is located beyond the development boundary of Rushwick. Therefore for the purposes of considering the suitability of the site meeting its housing needs it is considered to be too far removed and would usually rule the site out with respect to a SWDPR housing allocation. However for some sites near Rushwick it would be premature to rule them out until the provisional allocation boundaries for the strategic growth locations have been determined. For sites that do ultimately fall within the strategic allocation boundaries the proposed land use(s) will not be confirmed until the associated master planning work has been concluded.	This site is located beyond the development boundary of Rushwick. Therefore for the purposes of considering the suitability of the site meeting its housing needs it is considered to be too far removed and would usually rule the site out with respect to a SWDPR housing allocation. However for some sites near Rushwick it would be premature to rule them out until the provisional allocation boundaries for the strategic growth locations have been determined. For sites that do ultimately fall within the strategic allocation boundaries the proposed land use(s) will not be confirmed until the associated master planning work has been concluded.	This site is located beyond the development boundary of Rushwick. Therefore for the purposes of considering the suitability of the site meeting its housing needs it is considered to be too far removed and would usually rule the site out with respect to a SWDPR housing allocation. However for some sites near Rushwick it would be premature to rule them out until the provisional allocation boundaries for the strategic growth locations have been determined. For sites that do ultimately fall within the strategic allocation boundaries the proposed land use(s) will not be confirmed until the associated master planning work has been concluded.