

Upton Snodsbury							
SHELAA Site Reference and Address:		CFS0059 Land to the rear of The Coventry Arms, Worcester Road	CFS0193 Land off A422	CFS0195 Land at Flax Piece	CFS0266 Land to the Rear of Cuts Pool	CFS0401 Double Gates Farm, Pershore Road	CFS0541 Land at Former Coventry Arms Pub
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	CAT 1	CAT 1	CAT 1	CAT 1	CAT 1	CAT 1
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?		YES	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%	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?		NO	NO	NO	NO	
	Can the site be provided with safe access onto the public highway?		Yes	Unknown	Yes	Yes	
	Are the Sewerage and Water supplies adequate in the area?		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 - Site could pump directly to the works, however it presents significant population increase to the existing network and the STW is likely to require improvement works to support growth.	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. The existing network is small therefore hydraulic modelling is recommended.	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. The existing network is small therefore hydraulic modelling is recommended.	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		NO - unless infrastructure, air pollution, waste, combustion or water discharge	NO - Any residential development of 100 or more houses outside existing settlements/urban areas.	NO - Any residential development of 100 or more houses outside existing settlements/urban areas.	NO - unless infrastructure, air pollution, waste, combustion or water discharge	
	Is the site in Green Belt?		NO	NO	NO	NO	
	Is the site in the AONB, or affect the setting of?		NO	NO	NO	NO	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?		NO	NO	NO	NO	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		POSSIBLY - Insofar that the development would back onto and (possibly) form part of a previous allocation; this allocation has yet to be completed	YES - housing, post office / general store, school all close by	YES - existing estate type development adjacent	NO - site is the north area of the village with little development		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?		TBC	TBC	TBC	TBC	
	Would development of the site result in a significant net loss of protected open space?		NO	NO	NO	NO	
	Would development of the site have a detrimental impact on a conservation area or archaeology?		POSSIBLY - Prehistoric, Medieval potential; Evaluation, possible mitigation	POSSIBLY - Prehistoric, Medieval potential; DBA, survey, targeted evaluation and possible further mitigation.	POSSIBLY - Prehistoric, Medieval potential; Evaluation, possible mitigation	POSSIBLY - Prehistoric, Medieval potential; DBA, survey, targeted evaluation and possible further mitigation.	
	Would development of the site have a detrimental impact on Listed Building (s).		NO	NO	NO	NO	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		NO	NO	NO	NO	
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?		NO	YES - This site overlaps with a traditional orchard, which should not be allocated for development; would extend the village in an unsympathetic manner to the east - would not respect character of current settlement pattern.	NO	YES - this site overlaps with a grassland inventory site and should not be allocated	
	Would development of the site have a detrimental impact on TPOs.		NO	Trees with amenity value may partially affect development of this site.	Yes - a significant number of trees with amenity value may be affected by development of this site.	NO	
	Would development of the site have a detrimental impact on a Significant Gap?		NO	NO	NO	NO	
	Would development of the site have a detrimental impact on ancient woodland?		NO	NO	NO	NO	
	Would development of the site have a detrimental impact on ancient hedgerow?		NO	NO	NO	NO	
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?		NO	POTENTIAL - flood flows as a result of ordinary watercourse along eastern boundary but no details to confirm there has been a surface water flooding event	YES - Overland flood flow route from west to east across the southern end of the site	POTENTIAL - surface water flood flows from the northern end of the site but no details to confirm there has been a surface water flooding event	
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?		NO	NO	NO	NO	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		No History of PCL activities	No History of PCL activities	No History of PCL activities	Current farm buildings are PCL activity on site. PCL site adjacent - Farm Building. Risk assessment required	
	Is there a bus stop or train station within 400m of the site? Please state distance.		YES - 250m	YES - 400m	NO	YES - <10m	
	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 - 560m, GENERAL STORE - 310m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 500m	PRIMARY SCHOOL - 340m, GENERAL STORE - 270m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 320m	PRIMARY SCHOOL - 450m, GENERAL STORE - 480m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 350m	PRIMARY SCHOOL - 350m, GENERAL STORE - 80m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 250m	
	Would development of the site result in an adverse impact on local health provision?		NO	YES	YES	YES	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.		NO	NO	NO	NO	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?		POSSIBLE - Ribbon development opposite and adjacent; site backs onto previous allocation that has yet to complete	POSSIBLE - would unnaturally extend the built development of the village	NO - development would naturally extend the built form of the village	YES - very large site; very large site on rising ground to the north of the A422 which currently acts as a boundary to the main body of the village. Visually unacceptable. Intrusion into open countryside. Disproportionately large site for size of village. Identified nucleated settlement pattern - would not respect this as an indicator of landscape character.		
OUTCOME	Ruled in or out of SHELAA? If out, reason?	OUT - Location / Isolated	IN	IN	IN	CFS0401 - OUT / CFS0401sc - IN	OUT - Location / Isolated
	Should the site be carried forward for potential allocation in the SWDPR?	NO	YES	NO	YES - providing effect on biodiversity and conservation is mitigated	YES - Smaller cut taken forward	NO
	Summary	Site not suitable for development - isolated from main settlement	Site suitable for development - Part of existing allocation	Site not suitable for development - site would unnaturally extend village; traditional orchard on site whereby development is prohibited on that area; site has good access and connectivity to services	Site suitable for development - development would naturally extend the built form of village and would follow line of existing properties; mitigating measures would have to be taken against trees that may have amenity value	Possibly suitable for development - site as a whole too large for allocation; small cut to frontage of western site would be suitable; continuation of ribbon development would reinforce development type along road and opposite	Site not suitable for development - isolated from main settlement

Upton Snodsbury							
SHELAA Site Reference and Address:		CFS0663 Field north of the Vicarage, Pershore Road	CFS0775 Snodsbury Farmhouse, Bow Wood Lane	CFS0775 Snodsbury Farmhouse, Bow Wood Lane	CFS0889 Land adj to South of Upton Snodsbury	CFS0890 Land adj to South of Upton Snodsbury	CFS0956 Land north of A422
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	CAT 1	CAT 1	CAT 1	CAT 1	CAT 1	CAT 1
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	YES				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%
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	NO				NO	NO
	Can the site be provided with safe access onto the public highway?	Unknown				Unknown	Unknown
	Are the Sewerage and Water supplies adequate in the area?	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.				HIGH - The site presents significant population increase to the existing network and the STW is likely to require improvement works to support growth.	MEDIUM level impact - Site could pump directly to the works, however it presents significant population increase to the existing network and the STW is likely to require improvement works to support growth.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless infrastructure, air pollution, waste, combustion or water discharge				YES - Any residential development of 100 or more houses outside existing settlements/urban areas.	NO - unless infrastructure, air pollution, waste, combustion or water discharge
	Is the site in Green Belt?	NO				NO	NO
	Is the site in the AONB, or affect the setting of?	NO				NO	NO
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NO					NO
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	YES - Adjacent to residential development and shop nearby				POSSIBLY - site backs onto ribbon development but slightly removed from village services	NO - site slightly removed from main built up area of the settlement	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC				TBC	TBC
	Would development of the site result in a significant net loss of protected open space?	NO				Adjacent to POS	NO
	Would development of the site have a detrimental impact on a conservation area or archaeology?	YES - proposed for inclusion in CA during review, not yet adopted; Prehistoric, Medieval potential; Mitigation				POSSIBLY - Prehistoric, Medieval potential; DBA, survey, targeted evaluation and possible further mitigation.	POSSIBLY - Prehistoric, Medieval potential; DBA, survey, targeted evaluation and possible further mitigation.
	Would development of the site have a detrimental impact on Listed Building (s).	NO				NO	YES - Grade II listed adjacent
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	NO				NO	NO
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	Although there is existing peripheral vegetation to the northern and eastern boundaries of the site, development would be visible (especially in the winter months when the trees are not in leaf) from the public highways and would lead to a visual and physical joining of the two distinct parts of the village that exist at present.				NO	NO
	Would development of the site have a detrimental impact on TPOs.	YES - TPO trees would prevent any meaningful development of this site.				NO	NO
	Would development of the site have a detrimental impact on a Significant Gap?	YES				NO	NO
	Would development of the site have a detrimental impact on ancient woodland?	NO				NO	NO
	Would development of the site have a detrimental impact on ancient hedgerow?	NO				NO	NO
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	YES - Overland flood flow route from west to east across the southern end of the site				POTENTIAL - surface water flood flows along the eastern and southern boundaries of the site but no details to confirm there has been a surface water flooding event	NO
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	NO				NO	NO
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No History of PCL activities				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 - 30m				NO	YES - 350m
	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 - 250m, GENERAL STORE - <10m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 150m				PRIMARY SCHOOL - 470m, GENERAL STORE - 500m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 370m	PRIMARY SCHOOL - 650m, GENERAL STORE - 400m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 550m
	Would development of the site result in an adverse impact on local health provision?	NO				YES	YES
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NO				NO	NO
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	YES - insofar that the site is in the significant gap and is an rudimental orchard				YES - large site at southern end of village removed from main development	YES - little development at this end of village	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	IN	OUT - Location / Isolated	OUT - Location / Isolated	OUT - Location / Isolated	OUT - Size	IN
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO	NO	NO	NO	NO
	Summary	Site not suitable for development - site is covered by significant gap and tree's on site have preservation orders attached to them	Site not suitable for development - isolated from main settlement	EMPLOYMENT SITE - TO BE ASSESSED BY OTHERS	Site not suitable for development - isolated from main settlement	Site not suitable for development - site too large for development; poor connectivity to village and isolated from main services; would unnaturally extend village	Site not suitable for development - ribbon development stops where site starts; small scattering of further development to the west though shape of site would provide odd piecemeal incongruent with surroundings

Upton Snodsbury			
SHELAA Site Reference and Address:		CFS1016 3, Bull Cottage, Worcester Road	CFS1039 Snodsbury Farmhouse, Bow Wood Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	CAT 1	CAT 1
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?		
	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 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?	OUT - Location / Isolated	OUT - Flood risk
	Should the site be carried forward for potential allocation in the SWDPR?	NO	NO
	Summary	Site not suitable for development - isolated from main settlement	Site removed - Flood risk