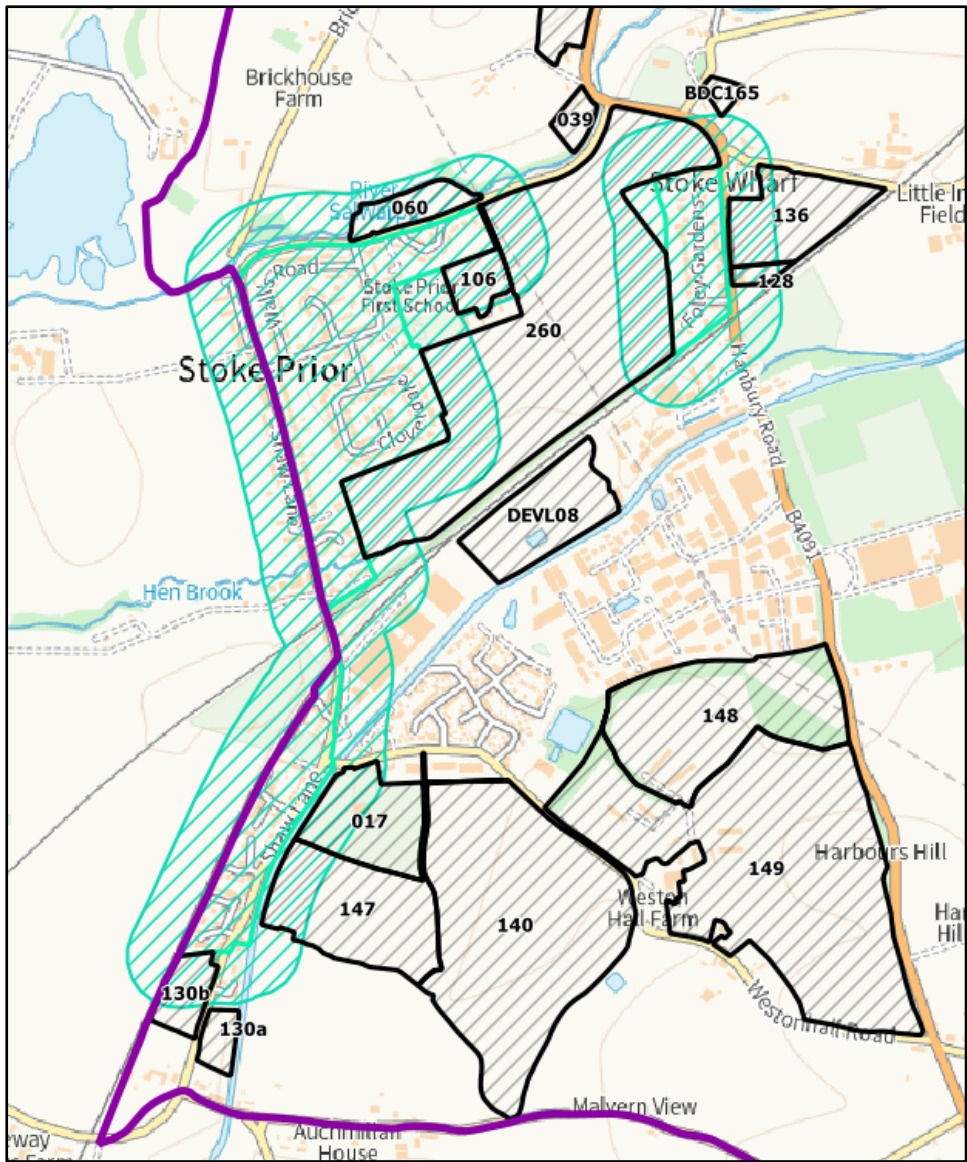


Appendix 17: Stoke Prior



Stoke Prior: Summary of Initial Sift and Significant Constraints

Initial Sift / Site No.	017	039	060	106	128	130	136	147	260	BDC165
Site size										
Proximity to existing settlement										
Flood Risk										
SSSI										
Ancient Woodland										
Country Park										
SM / Registered Park & Garden										
Significant Constraints										
Priority Habitat										
Noise										
Green Belt Harm										
Landscape Sensitivity										

Stoke Prior: Sites discounted at Initial Sift/ Significant Constraints stage:

Site No.	Address	Reason dismissed
039	Land off Shaw Lane and Hanbury Road	Site remote from existing settlement. High levels of flood risk. Green Belt rating of Very High Harm. Landscape rating of High.
060	Land north of Shaw Lane	Green Belt rating of Very High Harm.
BDC165	Fish House Lane	Site remote from existing settlement.

Stoke Prior: Detailed Considerations Desktop Summary

Significant Constraints/ Site No.	017	106	128	130	136	147	260
Priority Habitats							
Noise							
Green Belt Harm							
Landscape Sensitivity							
LSA Opportunities for development	N/A	N/A	N/A		N/A	N/A	
Detailed Considerations criteria:							
Minerals							
Ancient/Veteran Trees							
SSSI Impact Risk Zone							
TPOs							
Public Open Space							
Risk to the Historic Environment							
Proximity of AQMA/ AQCZ	Not relevant to any site in this settlement						
Major Accident Hazard Site/ Major Accident Hazard Pipeline	Not relevant to any site in this settlement						
High Voltage Electricity Infrastructure							

Stoke Prior: Site Analysis and Planning Judgement Discussion

Site 017 - Stoke Prior Sports and Country Club, Weston Hall Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This site is located to the south of Stoke Prior. To the north of the site on the other side of Westonhall Road is a recently developed brownfield housing site. Other nearby land uses are Saxon Business Park, Corbett Business Park and offices on Westonhall Road. To the west of the site is the Worcester and Birmingham Canal. The site is partly greenfield and partly previously developed and is the site of Stoke Prior Sports and Country Club.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>If this site were to be developed it would be a continuation of the new housing site to the north, however it would be the only housing site breaching Weston Hall Road to the north.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site, although some additional assessment work would be pertinent.</p> <ul style="list-style-type: none"> Consideration will need to be given to the natural environment in the vicinity of the site, with further assessment and consultation required regarding the site's position within a SSSI Impact Risk Zone (Rural Residential: any residential development of 50 or more dwellings outside existing settlements/urban areas) and its location adjacent to the Worcester and Birmingham Canal local wildlife site.
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 14.42% of the site overlaps with priority habitat (hedgerows). The site is also adjacent to the Worcester and Birmingham Canal Local Wildlife Site.	
	Noise: Less than 49.9dB - locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones	
	TPOs: No TPOs within the site.	
	Public Open Space: The site is in current use as the Stoke Prior Sports and Country Club and therefore the majority of the site overlaps with an area of Public Open Space (outdoor sports facility). Further assessment will be required and possible reduction in net developable area	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment. Large brick kiln situated in northern half of field, possibly related to building of Stoke Works and settlement. In the south a cricket ground and pavilion from at least 1904. Adjacent to Worcester and Birmingham canal conservation area. Site likely to be suitable for development, but some mitigation may be required. In terms of the Conservation Area, this site will need a setting assessment.	
	Public Safety Constraints: The northern part of the site did overlap with the HSE consultation zone for the former MAHS at Polymer Latex. However this site has now been developed for residential development and the MAHS no longer applies.	

Site 017 - Stoke Prior Sports and Country Club, Weston Hall Road		
RAG	Constraint commentary	Conclusion
		<ul style="list-style-type: none"> • There is a significant potential for contaminated land on site with a low to very low risk to human health and the environment. A risk assessment and site investigation is likely to be required. Remediation of site may be required. • The site falls within the Major Accident Hazard Site consultation zone for the former Polymer Latex works. Whilst the site has been developed, the consultation zone has yet to be revoked. Therefore consultation with the HSE would be pertinent. • A setting assessment would be required due to the proximity to the Conservation Area and there is some historic significance to the site. • Whilst the site does not fall within an AQMA or AQCZ, Stoke Prior is close to the Redditch Road AQMA and any traffic generated at Stoke Prior could have an impact further afield on the highway network. Therefore, it would be pertinent to liaise with Worcestershire Regulatory Services if any sites are allocated at Stoke Prior. <p>However, there are issues with the site's availability in policy terms, due to its location on an area of public open space, used as an outdoor sports facility. Any development proposal would need to demonstrate that the loss of the open space provision would be acceptable in accordance with local development plan policy and national policy.</p>
Conclusion Outcome:		In summary, although the site is not heavily constrained, the potential loss of public open space needs to be addressed before this site could be considered further for allocation.

Site 106 - Land to rear 1-7 Orchard Crescent		
RAG	Constraint commentary	Conclusion
Yellow	Green Belt Harm: Low/ No	<p>Context: The site is located in the north of Stoke Prior. It is accessed off Stoke Lane. To the north and south is existing residential development, there are school playing fields to the west and agricultural land to the east. The current land use of the site is agricultural.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>The site is in an area of Medium/Low Landscape Sensitivity.</p> <p>If this site were to be allocated for development, it would form a logical extension to the existing settlement, with the least amount of harm to the surrounding landscape.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site.</p> <p>Whilst the site does not fall within an AQMA or AQCZ, Stoke Prior is close to the Redditch Road AQMA and any traffic generated at Stoke Prior could have an impact further afield on the highway network. Therefore, it would be pertinent to liaise with Worcestershire Regulatory Services if any sites are allocated at Stoke Prior.</p> <p>Access to the site may be a challenge.</p>
Blue	Landscape Sensitivity: The site falls within a Medium/Low Landscape Sensitivity area for housing.	
Green	LWS and Priority Habitats: 0.01% of the site is covered by Priority Habitat (hedgerows). Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat.	
Green	Noise: Less than 49.9dB - locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
Green	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
Green	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones	
Green	TPOs: No TPOs within the site.	
Green	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
Orange	Risk to the Historic Environment: Field directly adjacent to Stoke Prior Reformatory Farm, a Juvenile Prison set up in the mid 19th century. Site also includes tree lined avenue present on 1st edition OS. This site is likely to be suitable for development, but some mitigation may be required. The site falls within the 2km buffer zone around the Worcester and Birmingham Canal Conservation Area. Need to look at the topography and assess whether a setting assessment is required.	
Green	Public Safety Constraints: Site either does not overlap with a MAHS or MAHP consultation zone. Site is clear of high voltage electricity infrastructure, however there is a high voltage powerline running north/south to the east of the site. Consultation with National Grid may be pertinent if this site progresses towards site allocation. If this site were to be progressed with the adjacent site 260, then consultation would be required as the power line runs through site 260.	

Site 106 - Land to rear 1-7 Orchard Crescent		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, this site would form a logical extension to the existing settlement, with the least amount of harm to the surrounding landscape.

Site 128 - Land at 49 Hanbury Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This site is located to the east of Stoke Wharf, adjacent to the railway line to the south east. There is an existing house to the south, and grazing land to the north. The site is partially previously developed (a dwelling) and partly greenfield (garden land).</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>If this site were to be allocated for development, it would be extending a very small and isolated portion of a fragmented settlement albeit within the confines of the railway line.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site.</p> <p>Site is within 250m of a waste site. However, given the presence of the railway line between the proposed site and the waste site, as well as existing dwellings and other development, WCC considers it unnecessary to require any further assessment in relation to waste safeguarding.</p> <p>Whilst the site does not fall within an AQMA or AQCZ, Stoke Prior is close to the Redditch Road AQMA and any traffic generated at Stoke Prior could have an impact further afield on the highway network. Therefore, it would be pertinent to liaise with Worcestershire Regulatory Services if any sites are allocated at Stoke Prior.</p> <p>A setting assessment for the conservation area would be required alongside additional work on the historical issues associated with the site.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 1.44% of the site is covered by Priority Habitat (hedgerows). Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward.	
	Noise: Less than 49.9dB - locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Conjectured route of a roman road runs along western boundary. Field was part of larger traditional orchard on 1st edition OS Map but separated out as residential garden since at least 1999. This site is likely to be suitable for development, but some mitigation may be required. The site is within 2km buffer zone of the Worcester and Birmingham Canal conservation area. In terms of the CA, this site will need a setting assessment	

Site 128 - Land at 49 Hanbury Road		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, allocation of this site alone would provide a disconnected extension to a fragmented settlement pattern. There may be opportunities for more comprehensive development patterns if considered with adjacent site submissions.

Site 130 - Land at Shaw Lane		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/ No	<p>Context: This site is split into two parcels, one to the west of Shaw Lane and one to the east. To the north there are residential properties east and west of Shaw Lane. The site is bounded by the Worcester and Birmingham Canal to the east, the railway line to the west and residential properties and a converted barn to the south. The site comprises former grazing land.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>The site is in an area of Medium Landscape Sensitivity. The portion of the site to the west has been identified as being in a Primary area for housing opportunity.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site.</p> <p>Consideration of any potential impact on the canal, which forms the eastern boundary will be important, in the context of its status both as a conservation area and local wildlife site.</p> <p>The treatment of the two existing PROW in the vicinity of the site will need to be considered in terms of master planning.</p> <p>Whilst the site does not fall within an AQMA or AQCZ, Stoke Prior is close to the Redditch Road AQMA and any traffic generated at Stoke Prior could have an impact further afield on the highway network. Therefore, it would be pertinent to liaise with Worcestershire Regulatory Services if any sites are allocated at Stoke Prior.</p>
	Landscape Sensitivity: The site falls within a Medium Landscape Sensitivity area for housing. The site partially falls within a Primary area for housing opportunity.	
	LWS and Priority Habitats: 1.59% of the site is covered by Priority Habitat. Less than 5% of the site overlaps with a Locally Important Site or a Priority Habitat. The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward. The site contains the following Priority Habitat: Hedgerows	
	Noise: Less than 49.9dB - locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment. Borders the Worcester to Birmingham canal conservation area on eastern boundary and railway on western boundary, otherwise potential unknown. These sites are likely to be suitable for development, but some mitigation may be required. Site within the 2km buffer of the Worcester and Birmingham Canal conservation area. In terms of the CA, this site will need a setting assessment	
Conclusion Outcome:		In summary, this site could form a logical extension to the existing settlement, with the least amount of harm to the surrounding landscape.

Site 136 - Land at Intall Fields Farm, Hanbury Road		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This site is located to the east of Stoke Wharf. The site is adjacent to the railway line to the south east, there are dwellings to the north and one to the south, and grazing land to the east. The site is currently in agricultural use.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>If this site were to be allocated for development, it would be extending a small and isolated portion of a fragmented settlement pattern albeit within the confines of the railway line.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site.</p> <p>Site is within 250m of a waste site. However, given the presence of the railway line between the proposed site and the waste site, as well as existing dwellings and other development, WCC considers it unnecessary to require any further assessment in relation to waste safeguarding.</p> <p>Whilst the site does not fall within an AQMA or AQCZ, Stoke Prior is close to the Redditch Road AQMA and any traffic generated at Stoke Prior could have an impact further afield on the highway network. Therefore, it would be pertinent to liaise with Worcestershire Regulatory Services if any sites are allocated at Stoke Prior.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 1.09% of the site is covered by Priority Habitat (hedgerows). The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward.	
	Noise: Less than 49.9dB - locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Moderate or unknown risk to the historic environment. Bounded by conjectured route of Roman road to west and railways to east. Partially orchard on 1st edition OS Map. Eastern part of field has name of brickyard piece on title map. The site lies close to the Worcester and Birmingham Canal Conservation Area, with the historic wharf and associated buildings at Stoke Pound lying approximately 180m south of the site at its closest point. A WCC Historic Environment Record search has been provided. It finds limited historic assets within the search area, other than the nearby Worcester and Birmingham Canal conservation area. In terms of the CA, this site will need a setting assessment. Close to Little Intall Fields Farmhouse and associated historic barns Grade II (1100183).	

Site 136 - Land at Intall Fields Farm, Hanbury Road		
RAG	Constraint commentary	Conclusion
		A setting assessment for the conservation area would be required alongside additional work on the historical issues associated with the site.
Conclusion Outcome:		In summary, allocation of this site could provide a disconnected extension to a fragmented settlement pattern. There may be opportunities for more comprehensive development patterns if considered with adjacent site submissions.

Site 147 - Land south of Stoke Prior Sports & Country Club		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Moderate	<p>Context: This site is located to the south west of Stoke Prior, separated by a country club to the north (Site 017), the Worcester and Birmingham Canal to the west, and agricultural land to the south and east. The site is currently in agricultural use.</p> <p>Green Belt and Boundaries: The site falls within an area of Moderate Green Belt Harm.</p> <p>The site is in an area of High/Medium Landscape Sensitivity.</p> <p>Main Strengths and Weaknesses: There are few limiting constraints associated with this site. However, it is disjointed from the existing settlement pattern.</p> <p>The site falls within a SSSI Impact Risk Zone and further consultation with Natural England would be required.</p> <p>Site is within 250m of a waste site. However, given the presence of the railway line between the proposed site and the waste site, as well as existing dwellings and other development, WCC considers it unnecessary to require any further assessment in relation to waste safeguarding.</p> <p>Whilst the site does not fall within an AQMA or AQCZ, Stoke Prior is close to the Redditch Road AQMA and any traffic generated at Stoke Prior could have an impact further afield on the highway network. Therefore, it would be pertinent to liaise with Worcestershire Regulatory Services if any sites are allocated at Stoke Prior.</p> <p>A setting assessment for the conservation area would be required alongside additional work on the historical issues associated with the site.</p>
	Landscape Sensitivity: The site falls within a High/Medium Landscape Sensitivity area for housing.	
	LWS and Priority Habitats: 3.55% of the site is covered by Priority Habitat (Hedgerows). The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward.	
	Noise: Less than 49.9dB - locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Limited or no potential to sterilise mineral resources.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: Borders Worcester to Birmingham Canal Conservation Area and towpath. Possible clay pits visible in field corners on Lidar. This site is likely to be suitable for development, but some mitigation may be required. In terms of the CA, this site will need a setting assessment	

Site 147 - Land south of Stoke Prior Sports & Country Club		
RAG	Constraint commentary	Conclusion
	<p>Conclusion Outcome:</p>	<p>In summary, on its own, this site would provide a disjointed extension to an already fragmented settlement pattern. However, this site could present a reasonably connected extension to the existing settlement if taken into consideration with Site 017 to the north. However, the public open space issues associated with Site 017 would need to be resolved before the sites could be considered further.</p>

Site 260 - Land at Ryefields Farm		
RAG	Constraint commentary	Conclusion
	Green Belt Harm: Low/ No	<p>Context: The site is located to the east of Stoke Prior and is bounded by Shaw Lane and residential properties to the north, the urban boundary of Stoke Prior to the west, residential development and Hanbury Road to the east and the railway line to the south. It is currently in agricultural use.</p> <p>Green Belt and Boundaries: The site falls within an area of Low/No Green Belt Harm.</p> <p>The site is in an area of Medium Landscape Sensitivity. The majority of the site has been identified as being in a Primary area for housing opportunity.</p> <p>Main Strengths and Weaknesses: The site faces a number of constraints that need to be considered and resolved. Namely:</p> <ul style="list-style-type: none"> Flood risk – Part of the SW corner of the site falls within Flood Zone 2/3. This amounts to 15% of the site and development would need to avoid this corner of the site. Agricultural land– The majority of the site (60-70%) was classed as Grade 3a ‘Good’ quality agricultural land, with a further 10-20% classed as Grade 2 “Very Good”. Further survey work is therefore required to ascertain the current quality of this land and it is likely that Natural England would need to be consulted. A setting assessment for St Michael’s Church would be required alongside additional work on the historical issues associated with the site. National Grid infrastructure – the site has high voltage electricity infrastructure running through the centre of the site, requiring consultation with National Grid and a reduction in the net developable area.
	Landscape Sensitivity: The site falls within a Medium/Low Landscape Sensitivity area for housing. The majority of the site falls within a Primary area for housing opportunity.	
	LWS and Priority Habitats: 0.66% of the site is covered by Priority Habitat (Traditional orchards, Hedgerows, Rivers). The habitat should be retained and incorporated into the development, but this is unlikely to prevent the site from coming forward.	
	Noise: Less than 49.9dB - locations with a continuous noise level less than 49.9dB LAeq, 16hr should require no specific noise mitigation measures.	
	Minerals Infrastructure and Safeguarding: Limited or no potential to sterilise mineral sites or supporting infrastructure. Negligible part of site within S&G MCA, but resource already sterilised. Site would not materially increase sterilisation.	
	Ancient/Veteran Trees: Site is not near to nor does it contain any ancient or veteran trees or their associated buffer zones	
	TPOs: No TPOs within the site.	
	Public Open Space: Site does not overlap with any areas of Public Open Space and is unlikely to require further assessment.	
	Risk to the Historic Environment: High risk to the historic environment. North of site within 100m of Grade I listed church (St Michael’s C of E off Hanbury Road). Also contains priority habitat traditional orchard remains and site of 19th century post office & parkland. Also adjacent 19th century reformatory farm for juveniles. Site falls within the buffer zone around the Worcester and Birmingham Canal Conservation Area, but is physically separated from the canal by the railway line. A Heritage Assessment was undertaken by Cotswold Archaeology in September 2019. The report addresses the below-ground archaeological resources, built heritage remains, and historic landscape referred to collectively as ‘heritage assets’. The Assessment did not identify any overriding heritage constraints to development within the Site. There are no	

Site 260 - Land at Ryefields Farm		
RAG	Constraint commentary	Conclusion
	heritage assets within the Site itself, but four designated heritage assets were identified within a 500m study area. The report concludes that given the limited extent of archaeological evidence recorded within the study area, there is considered to be a low potential for significant archaeological remains within the Site. Close to St Michael's Church, Grade I, (1100179) so setting assessment required.	<ul style="list-style-type: none"> The site falls within the Major Accident Hazard Site consultation zone for the former Polymer Latex works. Whilst the site has been developed, the consultation zone has yet to be revoked. Therefore consultation with the HSE would be pertinent. WCC request that a waste assessment is completed to understand the waste safeguarding implications of allocating this site. Whilst the site does not fall within an AQMA or AQCZ, Stoke Prior is close to the Redditch Road AQMA and any traffic generated at Stoke Prior could have an impact further afield on the highway network. Therefore, it would be pertinent to liaise with Worcestershire Regulatory Services if any sites are allocated at Stoke Prior. The entire site falls within a SSSI Impact Risk Zone surrounding Upton Warren Pools. The vast majority of the site (>90%) falls within the zone requiring consultation with Natural England under the following development types: <ul style="list-style-type: none"> Rural residential – Any residential development of 50 houses or more, outside of existing settlements/urban areas Residential - Any residential development of 100 or more house <p>Whilst there are a number of areas of concern, the site does potentially represent a good location for development, close to the amenities of Stoke Prior and bounded by the railway line to the south. Many of the constraints detailed above (flood risk, electricity infrastructure, impact on the historic environment, potentially Priority habitats) have been addressed through the Masterplan of the site and through the incorporation of open space. However, the development of the site would result in the loss of Best and Most Versatile Agricultural land.</p>
	<p>Public Safety Constraints: National Grid high voltage electricity overhead power lines pass through the middle of the site in a north/south line, and this power line is supported by two pylons within the site. Consultation with National Grid required and net developable area may need to be reduced.</p> <p>Part of the SW corner of the site falls within the outer zone of a Major Accident Hazard Site relating to the Polymer Latex industrial works. This site has recently been developed for housing, and as such there is no longer any active hazard any site. However, according to the HSE's records, this hazard still remains and as such the consultation zone is still in place.</p>	

Site 260 - Land at Ryefields Farm		
RAG	Constraint commentary	Conclusion
	Conclusion Outcome:	In summary, the site could be suitable for development and is in a good location adjacent to many of Stoke Prior's existing facilities.

Stoke Prior: Summary of Site Analysis and Planning Judgement Discussion

017	106	128	130	136	147	260