

Astley						
SHELAA Site Reference and Address:		CFS0357 Land off Areley Common, Astley Cross	CFS0387 Land at Longmore Hill Farm, Longmore Hill	CFS0497 3 acres bordering Crundles Lane between Fidler's End and Dingle End, Astley Burf	CFS0805 Land off, Windsor Drive	CFS0928 Woodhampton House, Weather Lane, Astley Burf
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 2 km from Astley on the southern boundary of Stourport upon Severn.	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 1 km from Astley on the southern boundary of Stourport upon Severn.	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Astley Burf is approx. 1 km from Astley. Site is 0.66 hectares.	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 2 km from Astley on the southern boundary of Stourport upon Severn.	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Astley Burf is approx. 1 km from Astley.
	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
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No		No	No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes
	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?	No		No	No	No
	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.	Agriculture. Residential development on Wyre Forest boundary	Agriculture. Some residential development to south-west of site.	Agriculture (grazing)	Agriculture. Residential development on Wyre Forest boundary.	Agriculture	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?					
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area?	No	No	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	Longmore Hill Farmhouse stable Listed Building 65m + Longmore Hill Farmhouse Listed Building 75m from site	No	No	No
	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	No	No	No
	Would development of the site have a detrimental impact on TPOs.	4 TPOs on site + south east corner covered in TPO woodland	No	No	South-west corner includes some TPO woodland	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No
	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?	Eastern side of site susceptible to surface water flooding	South-west and east of site susceptible to surface water flooding	Most of site susceptible to surface water flooding	Most of site susceptible to surface water flooding	Most of site susceptible to surface water flooding
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	South-west corner of site Grade 2 on Agricultural Land Classification	Yes. Western side of site Grade 2 on Agricultural Land Classification	Yes. Western boundary of site Grade 2 on Agricultural Land Classification	No	Yes. Whole site Grade 2 on Agricultural Land Classification
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No. 20m from contaminated land (metal casting / foundaries)	No. 150m from contaminated land (unknown filled ground - pond, marsh, river, stream, dock etc.).	No	No
	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.	No	No	No	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	Yes. Scale of site would materially affect character of Ridley Cross	No	No	No	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out. Isolated location	Out. Isolated location. Scale.	Out. Isolated location	Out. Isolated location	Out. Isolated location
	Should the site be carried forward for potential allocation in the SWDPR?	No. Isolated location.	No. Isolated location. Scale.	No. Isolated location.	No. Isolated location.	No. Isolated location.
	Summary	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 2 km from Astley on the southern boundary of Stourport upon Severn. Eastern side of site covered by woodland TPOs and susceptible to surface water flooding. PRoW runs through east of site	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 1 km from Astley on the southern boundary of Stourport upon Severn. Isolated location. Scale of site would materially affect character of Ridley Cross. Western side of site on Grade 2 agricultural land. PRoW runs through western corner of site	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Astley Burf is approx. 1 km from Astley. The site is considered to be in an Isolated location. Also, susceptibility to surface water flooding.	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 2 km from Astley on the southern boundary of Stourport upon Severn. South-west corner includes some TPO woodland. Most of site susceptible to surface water flooding	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 750m from Astley and is in an isolated location. Also, site is on Grade 2 agricultural land and susceptibility to surface water flooding.