

Callow End					
SHELAA Site Reference and Address:		CFS0090 Land at Upton Rd	CFS0413 Land to the north of Beauchamp Lane,	CFS0546 Land at Horse Hill	CFS0570 Land east of Mathon House, Jennett Tree Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1	Category 1	Category 1	Category 1
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Available in 5 years.	Available in 5 years.	Available in 5 years.	Available in 5 years.
	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
	Can the site be provided with safe access onto the public highway?	Highways comment not provided	Unable to achieve suitable access to the highway.	Highways comment not provided	Highways comment not provided
	Are the Sewerage and Water supplies adequate in the area?	Low. Previous history of pollution on downstream network relating to blockages. If multiple sites are developed the impact will be likely to increase and cumulative hydraulic modelling is recommended.	Low. Previous history of pollution on downstream network relating to blockages. If multiple sites are developed the impact will be likely to increase and cumulative hydraulic modelling is recommended.	Low. Previous history of pollution on downstream network relating to blockages. If multiple sites are developed the impact will be likely to increase and cumulative hydraulic modelling is recommended.	Comment has not been provided
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	Yes	No	Comment has not been provided
	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.	Site is effectively in the open countryside surrounded by scattered residential development.	Site is effectively in the open countryside.	Site is effectively in the open countryside surrounded by scattered residential development.	The site is located within an orchard. It is surrounded by open countryside with scattered residential to the east and west	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided
	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?	No	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	Yes. In immediate vicinity of 'The Mercers' (grade II listed) located on the other side of narrow country road. Possible also in setting of stanbrook abbey (Grade II)	Yes. Setting of Priors Court Grade II listed	Comment has not been provided
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	No. Evaluation and possible mitigation.	No. Evaluation and possible mitigation.	No. Evaluation and possible mitigation.	Comment has not been provided
	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?	Comment has not been provided	Comment has not been provided	Comment has not been provided	Comment has not been provided
	Would development of the site have a detrimental impact on TPOs.	No	No	No	Comment has not been provided
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	Comment has not been provided
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	Comment has not been provided
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No	No	Comment has not been provided
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Some flooding recorded on frontage along Upton Road.	No	No	Comment has not been provided
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 3	Grade 3	Grade 3	Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No	No	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes. Bus stop adjacent to site.	Yes. Bus stop 200m	Yes. Bus stop 50m	Train- no; Bus stop 644m
	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.	Village hall 200m; school 50m; public house 100m; shop 400m; play area 550m	Village hall 500m; school 700m; public house m; shop 350m; play area 450m	Village hall 200m; school 50m; public house 100m; shop 400m; play area 600m	Village hall 966m; primary school 1.1km; public house 644m; shop 805m; play area 967m
	Would development of the site result in an adverse impact on local health provision?	Yes	Yes	Yes	Comment has not been provided
	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?	To allocate the whole site would significantly alter the character of the village. Consideration could be given to a smaller allocation with access/frontage onto main road.	An allocation here would effectively extend the built form of the village into the open countryside. The site is not well contained or surrounded by existing development	An allocation here would effectively extend the built form of the village into the open countryside. The site is not well contained or surrounded by existing development. Development here would affect the impression of entry and arrival on the decent into the village.		
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Yes. Extend beyond into the countryside, not well contained and would alter the entrance to this side of the village.	Yes. Highways access, environmental impact, proximity to a listed building.	Yes. Extend beyond into the countryside, not well contained and would alter the entrance to this side of the village.	Yes
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	
	Summary	Large site without any significant environmental or policy constraints. Well located to village services and facilities. However the site is undulating and inclines to the north west of the site.	No significant physical or environmental constraints, although development in this location would potentially have an impact on the setting of a listed building. However highways response rules the site out on access grounds.	No significant policy or environmental constraints. Removed from village services and facilities and would extend the settlements built form into the open countryside without opportunities to integrate the new development into the village envelop. Securing access could be an issue as this would be onto foot of steep hill into the southern end of the village.	Out. Too far removed from the development boundary