

Hanbury							
SHELAA Site Reference and Address:		CFS0289 Land adjacent to Dedham Cottage at Carter's Hill, (extending to the south west to abut the B4090), Hanbury	CFS0290 Land to the north east of Hanbury Service Station, Hanbury	CFS0322 Land west of Hanbury (in between Pumphouse Lane, Salt Way and the B4091) Hanbury	CFS0383 Land at Salt Way, Hanbury	CFS0900 The Salt Way, Hanbury	CFS1055 Land adjacent to the Vernon Arms, Salt Way, Hanbury
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 3	Category 3	Category 3	Category 3	Category 3	Category 3
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?				Yes		
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.				Flood Zone 1		
	Is the site more than 450 metres of hazardous pipeline or gas compression station?				Yes		
	Can the site be provided with safe access onto the public highway?				Unknown		
	Are the Sewerage and Water supplies adequate in the area?				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. Surface water should be managed on site through SuDS or to watercourses/ponds where available.		
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?				No, unless infrastructure, air pollution, waste, combustion or water discharge		
	Is the site in Green Belt?				No		
	Is the site in the AONB, or affect the setting of?				No		
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?				No Neighbourhood Plan for Hanbury		
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.				Residential to north but mostly surrounded by open countryside.			
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?				TBC		
	Would development of the site result in a significant net loss of protected open space?				No		
	Would development of the site have a detrimental impact on a conservation area or on archaeology?				No detrimental impact on any Conservation Area. Archaeology - Romano/British-Medieval potential.		
	Would development of the site have a detrimental impact on Listed Building (s).				No		
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?				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?				Yes, development on this site would not tie in with the identified landscape character in terms of settlement pattern for the Landscape Type - settlement pattern is one of farmsteads and clusters of wayside cottages. The settlement pattern along Salt Way is typical of the LT and development on this site would not respect settlement pattern as an indicator of landscape character.		
	Would development of the site have a detrimental impact on TPOs.				Development of this site may be partially compromised by significant trees on the boundary and at the proposed entrance.		
	Would development of the site have a detrimental impact on a Significant Gap?				No		
	Would development of the site have a detrimental impact on ancient woodland?				No		
	Would development of the site have a detrimental impact on ancient hedgerow?				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, major flood flow route from SW to NE through the site.		
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?				No, Grade 3		
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?				No history of Potential Contaminated Land activities.		
	Is there a bus stop or train station within 400m of the site? Please state distance.				Yes - 354 Bus Stop 130m		
	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.				No Primary School, General Store, Post Office, Parish/Village Hall or Doctors Surgery in the village.		
	Would development of the site result in an adverse impact on local health provision?				No		
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.				N/A		
Would the development of the site, including the creation of an access, materially affect the character of the settlement?				Yes, due to backland nature of site.			
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled Out - Green Belt	Ruled Out - Green Belt	Ruled Out - Green Belt	Ruled Out - Flood Risk	Ruled Out - Isolated	Ruled Out - Built Out
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	No
	Summary	Site Ruled Out of the SHELAA as it is within the Green Belt (Level 1)	Site Ruled Out of the SHELAA as it is within the Green Belt (Level 1)	Site Ruled Out of the SHELAA as it is within the Green Belt (Level 1)	Site not considered suitable due to surface water flooding issues, potential impact on significant trees and impact on settlement pattern due to backland nature of the site.	Site Ruled Out of the SHELAA as it is isolated.	Site Ruled Out of the SHELAA as it is Built Out.