

Inkberrow							
SHELAA Site Reference and Address:		CFS0108 Land to the rear of Withyfields, Withybed Lane	CFS0163 Knowle Fields Barn Farm, Alcester Road, Inkberrow	CFS0345 Littleworth Farm, Worcester Road	CFS0346 Land adjoining southern side of Appletree Lane	CFS0634 Land South of Stockwood Lane, Stonehouse Farm	CFS0635 Land South of Stockwood Lane, Stonehouse Farm
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes	No	Yes	Yes	Yes	Yes
	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.	100% Flood Zone 1		100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1
	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?	Yes				Stockwood Lane is a narrow designated quiet lane with raised banks in parts	
	Are the Sewerage and Water supplies adequate in the area?	Medium impact on sewerage network. No comments on water supply		Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	Yes	High impact on sewerage network. No comments on water supply
	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 - 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	No - unless infrastructure, air pollution, waste, combustion or water discharge
	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 adopted Neighbourhood Plan		No adopted Neighbourhood Plan	No adopted Neighbourhood Plan	No adopted Neighbourhood Plan	No adopted Neighbourhood Plan
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - surrounded by residential uses		Yes - residential and agricultural	Yes - residential and agricultural	Yes - residential and agricultural	Yes - residential and agricultural	
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		No	No	Yes - Setting of Stonehouse Farm and Manor Farm are defined by their location outside the edge of the settlement (Policy Officer note - although there is only a slight overlap between the farmhouse group, which is on the other side of the road, and this site)	Yes - Setting of Stonehouse Farm and Manor Farm are defined by their location outside the edge of the settlement	
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	Prehistoric and Medieval potential - Mitigation		Prehistoric and Medieval potential - DBA, survey, targeted evaluation and possible further mitigation.	Prehistoric and Medieval potential - DBA, survey, targeted evaluation and possible further mitigation.	Prehistoric and Medieval potential - DBA, survey, targeted evaluation and possible further mitigation.	Prehistoric and Medieval potential - DBA, survey, targeted evaluation and possible further mitigation.	
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		Landscape: Yes - the County LCA identifies this area as having a small scale landscape with settlement being predominantly dispersed farmsteads and wayside dwellings. Large scale development would not be considered appropriate in terms of landscape character. Also, prominent site at entrance to village and partly on elevated land - visually unacceptable.	No	Landscape: Yes - the County LCA identifies this area as having a small scale landscape with settlement being predominantly dispersed farmsteads and wayside dwellings. Large scale development would not be considered appropriate in terms of landscape character. Also on rising ground on rural edge of village and interspersed with public footpaths. Visually unacceptable and reduce enjoyment of public footpaths	Landscape: Yes - the County LCA identifies this area as having a small scale landscape with settlement being predominantly dispersed farmsteads and wayside dwellings. Large scale development would not be considered appropriate in terms of landscape character. Also on rising ground on rural edge of village and interspersed with public footpaths. Visually unacceptable and reduce enjoyment of public footpaths	
Would development of the site have a detrimental impact on TPOs.	TPO nearby (on other side of Withybed Lane approx. 50m south of suggested access)		No	Yes	No	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?	No		No	No	No	No	
Would development of the site have a detrimental impact on ancient hedgerow?	No		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?	Potential surface water flow at northern end of the site but no details to confirm there has been a surface water flooding event		No details to confirm there has been a surface water flooding event	Potential flood flow route along access road adjacent to northern boundary and ponding caused by flooding from adjacent watercourse to the east of the site	Yes. Overland flood flow route from east to west across the site	Yes. Overland flood flow route from east to west across the site	
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes		Yes	No	Yes	Yes	
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 on site. Within 250m landfill buffer. Risk assessment required		No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	No history, but caution contamination from any previous agricultural practices?	No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	
Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 80m		Yes - 90m	Yes - 290m	Yes - 110m	Yes - 110m	
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.	860m from primary school, 660m from shop/post office, 730m from doctors surgery and 1km from village hall		900m from primary school, 590m from shop/post office, 670m from doctors surgery and 1.1km from village hall	1km from primary school, 730m from shop/post office, 810m from doctors surgery and 1.2km from village hall	240m from primary school, 540m from shop/post office, 440m from doctors surgery and 430m from village hall	240m from primary school, 540m from shop/post office, 440m from doctors surgery and 430mm from village hall	
Would development of the site result in an adverse impact on local health provision?	Yes		Yes	Yes	Yes	Yes	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A		N/A	N/A	N/A	N/A	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No - unless access requires significant changes to Withybed Lane		Yes - very large site which would increase the size of the village by around 25%	Large site but would be seen as an extension to the existing village on the same side of the road so unlikely to materially affect the character of the village.	Yes - access would be onto a designated quiet lane which is narrow with hedgerows and very rural in character. Site slopes up to Stockwood Lane and its development would be prominent in the landscape and on the existing village.	Yes - site is large and would materially affect the character of the village extending it by approx. 20%.	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	In	Ruled out - location	Ruled out - scale	Ruled out - scale and location away from village facilities	In	Ruled out - scale
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	No	No	No	No
	Summary	Site surrounded by residential development but access arrangements key. Would require further assessment regarding surface water flooding issues which may require mitigation and noted that medium impact on sewerage network. Notes - Standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings; Within 250m landfill buffer - risk assessment required	Ruled out - location	Large, prominent site at entrance to village and partly on elevated land - visually unacceptable, out of character with village and inappropriate in terms of landscape character. Note - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings	Large site but would be seen as an extension to the existing village on the same side of the road so unlikely to materially affect the character of the village, but would extend village south further from local facilities discouraging people to walk/cycle to them. Notes - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings	Stockwood Lane is a narrow designated quiet lane with raised banks in parts - development would require removal of a stretch of the hedgerow - potential highway issues, comments awaited. Concerns from heritage and possible issues with sewerage network and flooding. Notes - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings; Within 250m landfill buffer - risk assessment required,	Large site on rising ground on rural edge of village and interspersed with public footpaths - impact on character of village, landscape, listed farm, footpaths and high impact on sewerage network. Notes - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings; Within 250m landfill buffer - risk assessment required

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SHELAA Site Reference and Address:		CFS0636 Land South of Stockwood Lane, Stonehouse Farm	CFS0639 Land adj to Orchard House, Green Lane, Holberrow Green	CFS0700 SP005576 x- 400541 y - 257626	CFS0727 Land at Sands Road	CFS0758 Stonepit Lane WR7 4ED - Parcel of land adjacent to road between Corner House and Chaston Lodge	CFS0817 - Land in Inkberrow SP 0057SE
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes	No	No	No	Yes	Yes
	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.	100% Flood Zone 1				100% Flood Zone 1	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	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?	High impact on sewerage network. No comments on water supply				Low impact on sewerage network. No comments on water supply	High impact on sewerage network. No comments on water supply
	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 - unless infrastructure, air pollution, waste, combustion or water discharge	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 adopted Neighbourhood Plan				No adopted Neighbourhood Plan	No adopted Neighbourhood Plan
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - residential. Agricultural and sports ground				Yes - residential on 3 sides and agricultural to south	Yes - adjacent to site allocated in SWDP	
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	
Would development of the site have a detrimental impact on a conservation area?	No				No	No	
Would development of the site have a detrimental impact on Listed Building (s).	Yes - Setting of Stonehouse Farm is defined by its location outside the edge of the settlement				No	No	
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	Prehistoric and Medieval potential - DBA, survey, targeted evaluation and possible further mitigation.				Prehistoric and Medieval potential	Prehistoric and Medieval potential - DBA, survey, targeted evaluation and possible further mitigation.	
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?	Landscape: Yes - elevated site in rural area. Visually unacceptable.				Landscape (amber code) Would not be at odds with identified settlement pattern as an indicator of landscape character. However, would block views of tower which is a significant landscape feature, contributing to the sense of place	Landscape: Yes - the County LCA identifies this area as having a small scale landscape with settlement being predominantly dispersed farmsteads and wayside dwellings. Large scale development would not be considered appropriate in terms of landscape character. Also on rising ground in open countryside. Adjacent allocated site designed with landscape buffer to north as edge of village.	
Would development of the site have a detrimental impact on TPOs.	No				No	No	
Would development of the site have a detrimental impact on a Significant Gap?	No				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?	No details to confirm there has been a surface water flooding event				Yes. Overland flood flows from SE to NW	Yes. Overland flood flow route from east to west across the site	
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes				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 on site. Within 250m landfill buffer. Risk assessment required				No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	No history, but caution contamination from any previous agricultural practices?	
Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 60m				Yes - 210m	Yes - 300m	
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.	190m from primary school, 490m from shop/post office, 390m from doctors surgery and 380m from village hall				860m from primary school, 570m from shop/post office, 640m from doctors surgery and 1km from village hall	570m from primary school, 420m from shop/post office, 540m from doctors surgery and 690m from village hall	
Would development of the site result in an adverse impact on local health provision?	Yes				No	Yes	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A				N/A	N/A	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes - site is quite large, is elevated and lies to the north of Stockwood Lane which currently forms a firm development boundary to the village at this point notwithstanding the row of houses within the development boundary to the east.				Yes - effectively an infill site between row of frontage housing but land is on a bank so access likely to be problematic, plus loss of views of tower which is a significant landscape feature, contributing to the sense of place.	No - although site is odd-shaped, rises from west to east and site lies beyond landscape buffer to allocated site, it sits well with the adjoining recently developed site and would be seen as extension of this with a green buffer/landscape corridor between the two.	
Ruled in or out of SHELAA? If out, reason?	Ruled out - scale and impact on character of village	Ruled out - location	Ruled out - location	Ruled out - location	In	In	
Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	Yes	
Summary	Site is quite large, elevated and lies to the north of Stockwood Lane which currently forms a firm development boundary to the village at this point notwithstanding the row of houses within the development boundary to the east. Development of the site would harm the setting of the adjoining listed Stonehouse Farm. High impact on sewerage network. Note - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings	Ruled out - location	Ruled out - location	Ruled out - location	Effectively an infill site between row of frontage housing but land is on a bank so access likely to be problematic, plus loss of views of tower which is a significant landscape feature, contributing to the sense of place. Note - Standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings	Although site is odd-shaped, rises from west to east and site lies beyond landscape buffer to allocated site it sits well with the adjoining recently developed site and would be seen as extension of this with a green buffer/landscape corridor between the two, but possible surface water drainage issue - overland flood flow route from east to west across the site and high impact on sewerage network. Note - Standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings	