

Offenham								
SHELAA Site Reference and Address:		CFS0032 Land off Laurels Road	CFS0355 Land immediately adjoining southern side of Boat Lane	CFS0565 Land off Boat Lane	CFS0632 Land south of Three Cocks Lane	CFS0690 Land off Laurels Road	CFS0698 Pilades Nursery, Laurels Road	CFS0797 Land at Offenham
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?		Yes - Adjacent to Development Boundary - Cat 1	Yes - Adjacent to Development Boundary - Cat 1	Yes - Adjacent to Development Boundary - Cat 1	Yes - Adjacent to Development Boundary - Cat 1		
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?		Yes - Available now	Yes - Available now	Yes - Available now	Yes - Available now		
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.		100 % Flood Zone 1. No historical flooding recorded.	76 % Flood Zone 1, 24 % Flood Zone 2, 15% Flood Zone 3a and 5 % Flood Zone 3b. <1% 100 yr and 2% 1000 yr surface water flooding. 24% of site historical flooding.	100 % Flood Zone 1. No historical flooding recorded.	100 % Flood Zone 1. No historical flooding recorded.		
	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?		Yes	Highways comment not provided	Yes	Yes		
	Are the Sewerage and Water supplies adequate in the area?		LOW - 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.	MEDIUM - Site will drain to Boat Lane SPS, it is recommended that hydraulic modelling is done to determine the impact o the SPS.	LOW - Site will drain to Boat Lane SPS, it is recommended that hydraulic modelling is done to determine the impact t o the SPS. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.	LOW - Site will drain to Boat Lane SPS, it is recommended that hydraulic modelling is done to determine the impact o the SPS.		
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		No - unless infrastructure, minerals or air pollution	No - unless infrastructure, minerals or air pollution	No - unless infrastructure, minerals or air pollution	No - unless infrastructure, minerals or air pollution		
	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.		YES - Residential	YES - Residential	YES - Residential	YES - Residential			
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?		TBC	TBC	TBC	TBC		
	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 or on archaeology?		Site not in Conservation Area. Archaeology: Romano/ British potential - Mitigation	Site not in Conservation Area. Archaeology: Romano/ British potential - DBA, survey, targeted evaluation and possible further mitigation.	Site not in Conservation Area. Archaeology: Romano/ British potential - Evaluation, possible mitigation	Site not in Conservation Area. Archaeology: Romano/ British potential - Evaluation, possible mitigation		
	Would development of the site have a detrimental impact on Listed Building (s).		No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings		
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		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 comments	No	No		
	Would development of the site have a detrimental impact on TPOs.		No	TPO nearby	No	No		
	Would development of the site have a detrimental impact on a Significant Gap?		No	NO	No	No		
	Would development of the site have a detrimental impact on ancient woodland?		No	NO	No	No		
	Would development of the site have a detrimental impact on ancient hedgerow?		No	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?		<1% 30 yr, 2% 100 yr and 13% 1000 yr surface water flooding. yes. Flood flow route adjacent to NW boundary.	<1% 100 yr and 2% 1000 yr surface water flooding. no details to confirm there has been a surface water flooding event	yes. Land to the south flooded by perimeter ditch.	2 % 1000 yr surface water flooding. no details to confirm there has been a surface water flooding event.		
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?		Yes - all of site within grade 1 land	Yes - all of site within grade 1 land	Yes - all of site within grade 1 land	Yes - all of site within grade 1 land		
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities on site. PCL site adjacent - Joinery Within 2x 250m landfill buffer. Risk assessment required	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities on site. Within 3x 250m landfill buffer. Risk assessment required	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No history of PCL activities.	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No history of PCL activities.		
	Is there a bus stop or train station within 400m of the site? Please state distance.		Yes, the closest bus stop is 322 metres (0.2 miles) from site. The closest train station (Evesham Train Station) is 5150 metres (3.2 miles) from site.	Bus stop (321m)	yes, the closest bus stop is 322 metres (0.2 miles) from site. The closest train station (Evesham Train station) is (3.4 miles) away.	Yes, the closest bus stop is 102 metres (0.2 miles) from site. The closest train station (Evesham train station) is 4667 metres (2.9 miles) from site.		
	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.		Primary school (Offenham C of E First School) is 644 metres (0.4 miles). General Store is 483 metres (0.3 miles). Post office is 483 metres (0.3 miles). Doctors surgery (Demontfort Medical Centre) is 3701 metres (2.3 miles). Village hall (Offenham Village Hall) is 644 metres (0.4 miles).	Offenham CoE First School (643m); General Store 482m; Post Office (643m); Doctors (4km); Village Hall (643m)	Primary school (Offenham C of E First School) is 805 metres (0.5 miles). General Store (Offenham Village Stores and Post Office) is 322 metres (0.2 miles). Post office (Offenham Village Stores and Post Office) is 322 metres (0.2 miles). Doctors surgery (Demontfort Medical Centre) is 4023 metres (2.5 miles). Village Hall (Offenham Village Hall) is 483 metres (0.3 miles).	Primary school (Offenham C of E First School) is 1127 metres (0.7 miles) from site. General Store (Offenham Village Stores and Post Office) is 483 metres (0.3 miles). Post office (Offenham Village Store and Post Office) is 483 metres (0.3 miles). Doctors Surgery (Demontfort Medical Centre) is 3541 metres (2.2 miles). Village hall (Offenham Village Hall) is 805 metres (0.5 miles).		
	Would development of the site result in an adverse impact on local health provision?		NO	POSSIBLE	POSSIBLE	POSSIBLE		
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.		No NP made	No NP made	No NP made	No NP made		
Would the development of the site, including the creation of an access, materially affect the character of the settlement?		No	Landscape Comments: although the site is currently developed, glasshouses are typical of the rural land use in this area. Replacing with residential built form would be visually unacceptable in the corridor of the River Avon and would not respect the identified settlement pattern of nucleated pattern of expanded rural villages. Conservation comments: LWS	Yes - would be out on a limb away from established settlement pattern - not respect local character identified as nucleated pattern of expanded rural villages	No			
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - Isolated and Duplicate (smaller cut)	In	In	In	In	Out - Isolated	Out - Availability Unknown and Isolated
	Should the site be carried forward for potential allocation in the SWDPR?	No	Yes	No	Yes	Yes	No	No
	Summary	Not suitable for development - does not meet the Development Strategy. Smaller cut of 0698	Take forward as a potential allocation. Adjacent small business park. Suitable for small site - 10 units Previous outline app refused. Site area is 0.41 ha.	0843 is a slightly smaller cut of this site. Landscape Objection. Concerns about Landscape / Character of settlement.	Take forward site as potential allocation for 32 units. Possible surface water issue on south of site - may need to reduce unit number. Site area is 1.8 ha - possible 32 units with 40% GL	Take forward site as potential allocation for 37 units. Adjacent to existing new res development. Site area 2.03 ha - potential for 37 dwellings with 40% GL	Take forward site as potential allocation for 37 units. Adjacent to existing new res development. Site area 2.03 ha - potential for 37 dwellings with 40% GL	Not considered an appropriate site for development - does not meet Development Strategy. Contains 0032 (smaller cut)

Offenham			
SHELAA Site Reference and Address:		CFS0827 Land building 'all listed' at 'The Malt House' and Milburgh House', Main Street	CFS0843 Road Off Ferry Lane Access, Boat Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent / Within Development Boundary - Cat 1	
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes - Available within 5 years	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100 % Flood Zone 1. No historical flooding recorded.	
	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?	Highways comment not provided	
	Are the Sewerage and Water supplies adequate in the area?	LOW - 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	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless infrastructure, minerals or air pollution	
	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	
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	YES - Residential	
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?	Site not in Conservation Area but detrimental impact - yes - setting. Archaeology: Romano/ British potential -mitigation	
	Would development of the site have a detrimental impact on Listed Building (s).	Unclear as to how this allocation could be developed. Site on edge of conservation area and contains two listed buildings. Also opposite church.	
	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?	No comments	
	Would development of the site have a detrimental impact on TPOs.	NO	
	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 been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	7 % 1000 yr surface water flooding. no details to confirm there has been a surface water flooding event.	
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	YES - Grade 1	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No history of PCL activities.	
	Is there a bus stop or train station within 400m of the site? Please state distance.	Bus stop (79m)	
	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.	Offenham CoE First School (482m); General Store (118m); Post Office (118m); Doctors Surgery (2 miles); Village Hall (160m)	
	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.	No NP made	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Conservation comments: CA, LB		
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - Historic Environment	Out - Duplicate (smaller cut)
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Rule out - Heritage concerns	Rule out - duplicate of 0565.