

Ombersley							
SHELAA Site Reference and Address:		CFS0222 Land off Cross Keys	CFS0223 Land off Sandys Road	CFS0224 Land to the rear of Church Villas	CFS0225 Land to south of Apple Tree Walk	CFS0226 Land West of A449	CFS0227 Land north of Racks 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	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 within 5 years	Available within 5 years	Available within 5 years	Available within 5 years	Available within 5 years	Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	No	No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Highways comment not provided	Yes	Highways comment not provided	Highways comment not provided	Highways comment not provided	Highways comment not provided
	Are the Sewerage and Water supplies adequate in the area?	Sewerage Medium	Sewerage Medium	Sewerage Low	Sewerage Low	Sewerage Medium	Sewerage Low
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	No	No	No
	Is the site in Green Belt?	No	No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Open countryside but site abuts the development boundary. It relates well to existing settlement pattern, with residential development to either side of the site and is sustainably located to existing village facilities and services.	Yes surrounded by residential property.	Yes. Surrounded by existing residential development and bounded by embankment to A449.	Yes. Surrounded by existing residential development.	Yes. Surrounded by existing residential development and bounded by embankment to A449.	Yes. Surrounded by existing residential development and bounded by embankment to A449.	Yes. Surrounded by existing residential development and bounded by embankment to A449.
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	No	No	No	No	No	No
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area?	Yes	No	Yes	Yes	Yes	No
	Would development of the site have a detrimental impact on Listed Building (s).	Yes	No	Yes	Yes	Yes	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	Romano/British, Medieval potential. Consider mitigation	Romano/British, Medieval potential. DBA, survey, targeted evaluation and possible further mitigation.	Romano/British, Medieval potential.	Romano/British, Medieval potential	Romano/British, Medieval potential. Mitigation	Romano/British, Medieval potential. 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	No	Yes. Site part covered by SSSI.	No	No	No
	Would development of the site have a detrimental impact on TPOs.	No	No	No	No	No	Yes
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No	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?	No	No	No	No	No	No
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 2	Grade 2	Grade 2	Grade 2	Grade 2	Grade 1
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No	No	No	No	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	Train - no; Bus stop - yes 300m route 303.	Train - no; Bus stop - yes 300m route 303.	Train - no; Bus stop - yes 100m route 303.	Train - no; Bus stop - yes 300m route 303.	Train - no; Bus stop - yes 250m route 303.	Train - no; Bus stop - yes 150m route 303.
	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 800m; shop 350m; primary school 650m; public house 500m; church 450m.	Village hall 50m; shop 650m; primary school 1km; public house 400m; church 800m.	Village hall 750m; shop 100m; primary school 400m; public house 200m; church 230m.	Village hall 610m; shop 150m; primary school 620m; public house 350m; church 350m.	Village hall 460m; shop 350m; primary school 630m; public house 150m; church 440m.	Village hall 450m; shop 850m; primary school 1km; public house 540m; church 1km.
	Would development of the site result in an adverse impact on local health provision?	Yes	Yes	No	Yes	Yes	Yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	The development of the site would not be significantly detrimental to the character of the settlement.	The development of the site would not have a detrimental effect on the character of the village. It would not extend the village into the open countryside significantly and a suitably sized development in this location would fit within the village envelop and surrounding late 20th century development.	The corridor alongside the A449 is devoid of leaf cover for 6 months of the year. At present, the village is set well back from the road such that the green corridor of the A449 retains a rural character. Any development should be set back such that an open green corridor is maintained, with supplementary planting to the A449 frontage.	The development of the site would not be significantly detrimental to the character of the settlement.	The corridor alongside the A449 is devoid of leaf cover for 6 months of the year. At present, the village is set well back from the road such that the green corridor of the A449 retains a rural character. Any development should be set back such that an open green corridor is maintained, with supplementary planting to the A449 frontage.	The corridor alongside the A449 is devoid of leaf cover for 6 months of the year. At present, the village is set well back from the road such that the green corridor of the A449 retains a rural character. Any development should be set back such that an open green corridor is maintained, with supplementary planting to the A449 frontage.	
Ruled in or out of SHELAA? If out, reason?	No	No	No	No	No	No	
Should the site be carried forward for potential allocation in the SWDPR?	No	Yes. Allocate for 25-30 dwellings.	No	No	No	No	
OUTCOME	Summary	The site is well related to the existing village development envelop and conveniently located to existing facilities and services. Highway capacity and access improvements to Appletree Walk and the A4133 (Holt Fleet Road) will need to be considered and may be significant issue as to whether the site can be allocated.	The site is not subject to any significant environmental constraints and is well located to existing residential development, services and facilities. An allocation would serve as rounding off the settlement and can be contained within the village envelop.	There are no significant environmental or physical constraints preventing this site coming forward as an allocation. The site is well located to the facilities and services in the village. A public footpath runs to the rear of the site. Any development of the site should consider incorporating planting adjacent to the A449 to preserve the rural setting of the village from the carriageway.	The site is surrounded by residential development and lies within the conservation area. There are no significant environmental or physical constraints on the site although access to Holt Fleet Road may be an issue in bringing this site forward as an allocation.	There are no significant environmental or physical constraints preventing this site coming forward as an allocation. The site is well located to the facilities and services in the village. Any development of the site should consider incorporating planting adjacent to the A449 to preserve the rural setting of the village from the carriageway.	There are no significant environmental or physical constraints preventing this site coming forward as an allocation other than the site is covered by several TPOs. The site is well located to the facilities and services in the village. The parish council are proposing to allocate the site in the emerging neighbourhood plan for 30 dwellings. Any development of the site should consider incorporating planting adjacent to the A449 to preserve the rural setting of the village from the carriageway.

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SHELAA Site Reference and Address:		CFS0228 Land to the rear of Long Headlands	CFS0229 Site to the east of Sandpits	CFS0230 Site to South of Hayes Lane	CFS0231 Site to the west of Apple Tree Walk	CFS0740 Land on the east side of Hilltop Lane	CFS1069 Allotment Gardens, Longheadland
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	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 within 5 years	Available within 5 years	Available within 5 years	Available within 5 years	Available now	Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	No	No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Highways comment not provided	Highways comment not provided	Highways comment not provided	Highways comment not provided	Highways comment not provided	Highways comment not provided
	Are the Sewerage and Water supplies adequate in the area?	Sewerage High	Comment from Severn Trent has not been provided	Comment from Severn Trent has not been provided	Sewerage Medium	Sewerage Low	Sewerage High
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	Comment has not been provided	Comment has not been provided	No	No	No
	Is the site in Green Belt?	No	No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Open countryside, site adjoins development boundary but existing dwellings at a low density in this location at the edge of the village.	Fields to the north and east, Hayes Lane to the south and residential dwellings to the west	Hayes Lane to the north, fields to the east and south, residential dwellings to the west	Open countryside but site abuts the development boundary. Any development on this site would not relate well to the existing settlement pattern resulting in a significant extension into the open countryside.	Although the site is integrated within the village envelop the locality is open in appearance and surrounding residential development is at a low density.	Open countryside, site adjoins development boundary but existing dwellings at a low density in this location at the edge of the village.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	No	Comment has not been provided	Comment has not been provided	No	No	No
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No	No	Potentially. The site is currently identified as allotments and any development would lead to the loss of this community facility.
	Would development of the site have a detrimental impact on a conservation area?	No	No	No	Yes	Yes	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	Comment has not been provided	Comment has not been provided	Yes	Yes	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	Romano/British, Medieval potential	Comment has not been provided	Comment has not been provided	Romano/British, Medieval potential.	Romano/British, Medieval potential.	Romano/British, Medieval potential
	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	Comment has not been provided	Comment has not been provided	Yes	No	No
	Would development of the site have a detrimental impact on TPOs.	No	Comment has not been provided	Comment has not been provided	Yes	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	Comment has not been provided	Comment has not been provided	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No	Comment has not been provided	Comment has not been provided	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	Comment has not been provided	Comment has not been provided	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	Comment has not been provided	Comment has not been provided	No	No	No
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 2	Grade 1	Grade 1	Grade 2	Grade 2	Grade 2
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No	No	No	No	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	Train - no; Bus stop - yes 300m route 303.	Train- no; Bus stop- 483m route 303	Train- no; Bus stop 483m route 303	Train - no; Bus stop - yes 350m route 303.	Train - no; Bus stop - yes 300m route 303.	Train - no; Bus stop - yes 300m route 303.
	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 450m; shop 650m; primary school 900m; public house 700m; church 800m.	Village hall 805m; shop 1.2km; primary school 1.4km; public house 966m; church 1.4km	Village hall 805m; shop 1.2km; primary school 1.4km; public house 966m; church 1.4km	Village hall 900m; shop 450m; primary school 750m; public house 450m; church 450m.	Village hall 900m; shop 300m; primary school 700m; public house 150m; church 300m.	Village hall 450m; shop 650m; primary school 900m; public house 700m; church 800m.
	Would development of the site result in an adverse impact on local health provision?	Yes	Comment has not been provided	Comment has not been provided	Yes	No	Yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Any allocation in this location would extend the developed area of the village into the open countryside.			The development of the site would not be significantly detrimental to the character of the settlement.	The corridor alongside the A449 is devoid of leaf cover for 6 months of the year. At present, the village is set well back from the road such that the green corridor of the A449 retains a rural character. Any development should be set back such that an open green corridor is maintained, with supplementary planting to the A449 frontage.	Access to the site could be problematic off existing residential road. Any allocation in this location would extend the developed area of the village into the open countryside.	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Yes. Would extend the village envelop into the open countryside.	Comment has not been provided	Comment has not been provided	Yes. Extends development into the open countryside and detrimental impact on historic assets.	No	Yes. Would extend the village envelop into the open countryside.
	Should the site be carried forward for potential allocation in the SWDPR?	No			No	No	No
	Summary	The site is in a location that would lead to a substantial amount of residential development introduced into the open countryside.			The site is not well related to the settlement pattern and any allocation would extend the village envelop into the open countryside. It is considered any development in this location would have a detrimental impact on the conservation area and listed buildings.	There are no significant environmental or physical constraints preventing this site coming forward as an allocation. The site is well located to the facilities and services in the village. Any development of the site should consider incorporating planting adjacent to the A449 to preserve the rural setting of the village from the carriageway.	The site is in a location that would lead to a substantial amount of residential development introduced into the open countryside.

Ombersley		
SHELAA Site Reference and Address:		CFS1071 Ivy House, Chapel Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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 now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No
	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?	Sewerage Low
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No
	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?	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Site is within the development boundary and surrounded by existing residential development.
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	No
	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?	No
	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 or archaeology?	Romano/British, Medieval potential
	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
	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 has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Garden Land
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	Train - no; Bus stop - yes 200m route 303.
	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 430m; shop 550m; primary school 900m; public house 600m; church 700m.
	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.	Potentially. Parish Council are producing a neighbourhood plan and Reg 14 draft is expected to be published in early 2020.
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	The development of the site would not be significantly detrimental to the character of the settlement.
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Yes. To small.
	Should the site be carried forward for potential allocation in the SWDPR?	No
	Summary	There are no significant environmental or site constraints preventing this site being allocated. However the site is to small to allocate and would represent backland development.