

Pebworth							
SHELAA Site Reference and Address:		CFS0267 Land at Fibrex Nurseries, Honeybourne Road	CFS0710 Land adjacent Orchard Close	CFS0723 Land at Chapel Road	CFS0724 Land off Broad Marston Road	CFS0872 Field at the end of New Road	CFS0902a Little Meadows Farm and Middlesex Farm
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)?	Available within 5 years	Available now	Available within 5 years	Available within 5 years	Available now	Available now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	Half of the site is within flood zone 2 and 3	No	Less than a third of the site is within flood zone 2 and 3
	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?	Comment has not been provided	Comment has not been provided	?	Comment has not been provided	?	Comment has not been provided
	Are the Sewerage and Water supplies adequate in the area?	Comment has not been provided	Comment has not been provided	Sewerage low	Comment has not been provided	Sewerage low	Comment has not been provided
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Comment has not been provided	Comment has not been provided	No	Comment has not been provided	No	Comment has not been provided
	Is the site in Green Belt?	Comment has not been provided	Comment has not been provided	No	Comment has not been provided	No	Comment has not been provided
	Is the site in the AONB, or affect the setting of?	Comment has not been provided	Comment has not been provided	No	Comment has not been provided	No	Comment has not been provided
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Yes. The Pebworth NP was adopted in September 2019.	Yes. The Pebworth NP was adopted in September 2019.	Yes. The Pebworth NP was adopted in September 2019.	Yes. The Pebworth NP was adopted in September 2019.	Yes. The Pebworth NP was adopted in September 2019.	Yes. The Pebworth NP was adopted in September 2019.
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The site is placed between residential dwellings and Pebworth Fire Station. Open countryside to the west	Field to the north, residential dwelling to the east, nurse to the south and more fields to the west	The site is to the rear of existing residential properties fronting onto Chapel Road. New development on Orchard Close lies partly to the south of the site.	Open countryside with garden land to the south	There is limited housing development to the south of the site otherwise development in this location would extend development into the open countryside.	Located in open countryside with Pebworth development boundary to the east	
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	No	Comment has not been provided	No	Comment has not been provided
	Would development of the site result in a significant net loss of protected open space?	Comment has not been provided	Comment has not been provided	No	Comment has not been provided	No	Comment has not been provided
	Would development of the site have a detrimental impact on a conservation area?	Comment has not been provided	Comment has not been provided	Yes	Comment has not been provided	Yes	Comment has not been provided
	Would development of the site have a detrimental impact on Listed Building (s).	Comment has not been provided	Comment has not been provided	No	Comment has not been provided	Yes	Comment has not been provided
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	Comment has not been provided	Comment has not been provided	Romano/British, Medieval potential	Comment has not been provided	Romano/British, Medieval potential	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	No	Comment has not been provided	No	Comment has not been provided
	Would development of the site have a detrimental impact on TPOs.	Comment has not been provided	Comment has not been provided	Yes. TPO nearby	Comment has not been provided	No	Comment has not been provided
	Would development of the site have a detrimental impact on a Significant Gap?	Comment has not been provided	Comment has not been provided	No	Comment has not been provided	No	Comment has not been provided
	Would development of the site have a detrimental impact on ancient woodland?	Comment has not been provided	Comment has not been provided	No	Comment has not been provided	No	Comment has not been provided
	Would development of the site have a detrimental impact on ancient hedgerow?	Comment has not been provided	Comment has not been provided	No	Comment has not been provided	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?	Comment has not been provided	Comment has not been provided	No	Comment has not been provided	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	No Grade 3	Grade 3	No Grade 3	Grade 3 and 4
	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 483m	Train- no; Bus stop 483m	Train - no; Bus stop - yes 280m route 553	Train- no; Bus stop 483m	Train - no; Bus stop - yes 430m route 553	Train- no; Bus stop 483m
	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 483m; public house 161m; church 805m; school 805m	Village hall 483m; public house 161m; church 805m; school 805m	Village hall 220m; public house 270m; church 420m; school 345m	Village hall 483m; public house 161m; church 805m; school 805m	Village hall 550m; public house 430m; church 1km; school 890m	Village hall 483m; public house 161m; church 805m; school 805m
	Would development of the site result in an adverse impact on local health provision?	Comment has not been provided	Comment has not been provided	No	Comment has not been provided	No	Comment has not been provided
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	The Pebworth NP was adopted in September 2019 and allocates a site for 12 dwellings on the Fibrex Nurseries site.	The Pebworth NP was adopted in September 2019 and allocates a site for 12 dwellings on the Fibrex Nurseries site.	The Pebworth NP was adopted in September 2019 and allocates a site for 12 dwellings on the Fibrex Nurseries site.	The Pebworth NP was adopted in September 2019 and allocates a site for 12 dwellings on the Fibrex Nurseries site.	The Pebworth NP was adopted in September 2019 and allocates a site for 12 dwellings on the Fibrex Nurseries site.	The Pebworth NP was adopted in September 2019 and allocates a site for 12 dwellings on the Fibrex Nurseries site.
Would the development of the site, including the creation of an access, materially affect the character of the settlement?			No. Any development of this site would sit within the existing built form of the settlement.		Any development of this site would extend development beyond the village envelop into the open countryside.		
OUTCOME	Ruled in or out of SHELAA? If out, reason?			No		No	
	Should the site be carried forward for potential allocation in the SWDPR?			No		No	
	Summary			There are no significant physical or environmental constraints as to why the site is unsuitable for development. It is considered there may be some impact on the conservation area and there is a TPO within the vicinity. The sites development would respect the settlement pattern and form and not lead to development extending into the open countryside. However it is not being put forward as an allocation as an alternative site is allocated in the Pebworth NP.		There are no significant physical or environmental constraints as to why the site is unsuitable for development. It is considered there may be some impact on the conservation area and listed buildings within the vicinity. Although some limited development of the site could respect the settlement pattern and form any significant allocation would extend development into the open countryside. The adopted Pebworth NP includes a residential allocation and therefore it is not proposed to make an allocation in the settlement for the Review.	

Pebworth		
SHELAA Site Reference and Address:		CFS0902b Little Meadows Farm and Middlesex Farm
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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)?	Available now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Yes
	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?	?
	Are the Sewerage and Water supplies adequate in the area?	Sewerage high
	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?	Yes. The Pebworth NP was adopted in September 2019.
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The site is open farmland.	
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?	Yes
	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?	Medieval agricultural activity, could mask significant previous activity or occupation
	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?	Yes
	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
	Is there a bus stop or train station within 400m of the site? Please state distance.	Train - no; Bus stop - yes 400m route 553
	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; public house 400m; church 900m; school 810m
	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.	The Pebworth NP was adopted in September 2019 and allocates a site for 12 dwellings on the Fibrex Nurseries site.	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Any development of this site would extend development beyond the village envelop into the open countryside.	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Yes. Site to large and areas subject to fluvial surface water flooding.
	Should the site be carried forward for potential allocation in the SWDPR?	No
	Summary	Part of the site is subject to fluvial and surface flooding and any development on the site is considered to have a negative impact on the setting of the conservation area. Any allocation would extend the settlement envelop into the open countryside. The adopted Pebworth NP includes a residential allocation and therefore it is not proposed to make an allocation in the settlement for the Review.