

Abberley Common					
SHELAA Site Reference and Address:					
	CFS0601 Land East of Clows Top Rd	CFS0601sc Land East of Clows Top Rd	CFS0603 Land to the Rear of Clows Top Road	CFS1081 Larkrise, The Common	
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
	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
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	No
	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?	Unknown	Yes	Unknown	Unknown
	Are the Sewerage and Water supplies adequate in the area?	Potential impact on the sewerage network: Low All current network pumped to STW through Common SPS. The proposed site represents a significant increase in flow to the SPS the need for improvement is likely. As pumping is required to drain the proposals it is recommended that the site directly to the STW.	Potential impact on the sewerage network: Low All current network pumped to STW through Common SPS. The proposed site represents a significant increase in flow to the SPS the need for improvement is likely. As pumping is required to drain the proposals it is recommended that the site directly to the STW.	Potential impact on the sewerage network: low All current network pumped to STW through Common SPS. The proposed site represents a significant increase in flow to the SPS the need for improvement is likely. As pumping is required to drain the proposals it is recommended that the site directly to the STW.	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Unknown	Unknown	Unknown	Unknown
	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 - in pre submission stages	No - in pre submission stages	No - in pre-submission stages	No - in pre-submission stages
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The Village Hall borders part of the site however it is mostly surrounded by open countryside, with a working farm in close proximity to the east	The Village Hall borders part of the site however it is mostly surrounded by open countryside, with a working farm in close proximity to the east	Potential impact of surface water on sewerage infrastructure: Low Potential impact on sewerage infrastructure: Low Residential use to the west of the development with a school and school playing fields to the north. Open countryside surrounds the site to the south and east Outfall assumption: Nearest Watercourse 200m away no SW system. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Potential impact of surface water on sewerage infrastructure: Low Potential impact on sewerage infrastructure: Low The site is located behind existing development on The Common, with a neighbouring house having been constructed to the south. Outfall assumption: Nearest Watercourse 200m away no SW system. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Unknown	Unknown	Unknown	
	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?	Yes - setting of CA DBA, survey, targeted evaluation and possible further mitigation.	Yes - setting of CA DBA, survey, targeted evaluation and possible further mitigation.	Yes - setting of CA DBA, survey, targeted evaluation and possible further mitigation.	No
	Would development of the site have a detrimental impact on Listed Building (s).	Yes GII LB	Yes GII LB	Yes - GII LB	No
	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?	Protected species records around site but not on- pole cat, great crested newts	Protected species records around site but not on- pole cat, great crested newts	protected species records around site but not on- pole cat, great crested newts	No
	Would development of the site have a detrimental impact on TPOs.	Eastern edge of site located near TPO	Eastern edge of site located near TPO	Unknown	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	Unknown
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No	No	Unknown
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No	No	No	Unknown
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No - Grade 3	No - Grade 3	No - Grade 3	No - Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL History on site	Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL History on site	DBA, survey, targeted evaluation and possible further mitigation.	Unknown
	Is there a bus stop or train station within 400m of the site? Please state distance.	No - 758 Worcester - Tenbury Wells bus stop 800m away	No - 758 Worcester - Tenbury Wells bus stop 800m away	No - 758 Worcester - Tenbury Wells bus stop 450m away	Yes - 758 Worcester - Tenbury Wells bus stop 350-400m
	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 - Over the Road General Store and Post Office - 800m Doctors Surgery - ? Village Hall - Adjacent to	Primary School - Over the Road General Store and Post Office - 800m Doctors Surgery - ? Village Hall - Adjacent to	Primary School - Adjacent to General Store and Post Office - 450m Doctors Surgery - ? Village Hall - Over the road	Primary School - Approx. 400m away General Store and Post Office - 350-400m Doctors Surgery - ? Village Hall - Over the road
	Would development of the site result in an adverse impact on local health provision?	Yes	Yes	Yes	No
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No - in pre submission stages	No - in pre submission stages	No - in pre-submission stages	No - in pre-submission stages
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes - the site is a large site located in-between the two urban areas of Abberley. The site would almost join these two urban areas together and would represent large scale development in comparison to the existing village, should all of the site be allocated. The village current urban form predominantly consists of ribbon development along The Common and Clows Top Road, and then sporadic development centred around the existing Conservation Area. The new sites would, however, be two new estate type developments that would alter the character of the village substantially.	Yes - the site is a large site located in-between the two urban areas of Abberley. The site would almost join these two urban areas together and would represent large scale development in comparison to the existing village, should all of the site be allocated. The village current urban form predominantly consists of ribbon development along The Common and Clows Top Road, and then sporadic development centred around the existing Conservation Area. The new sites would, however, be two new estate type developments that would alter the character of the village substantially.	Yes - the site is a large site located in-between the two urban areas of Abberley. The site would almost join these two urban areas together and would represent large scale development in comparison to the existing village, should all of the site be allocated. The village current urban form predominantly consists of ribbon development along The Common and Clows Top Road, and then sporadic development centred around the existing Conservation Area. The new sites would, however, be two new estate type developments that would alter the character of the village substantially.	No
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled out due to impacts on historic environment including impacts on LB, CA and TPO.	In	Ruled out due to the impacts on Historic Environment and scale.	The site should be ruled out for being too small (0.118ha)
	Should the site be carried forward for potential allocation in the SWDPR?	No	Yes	No	No
	Summary	The site is ruled out. The site would impact on the setting of Abberley Conservation Area, would have an impact on the setting of a GII Listed Building and there is records of protected species around the site, albeit not on the site. There is also a tree covered by a TPO adjacent to the northern boundary of the site. It may be appropriate to take a smaller cut of the site forward, see CFS0601sc	Western part of the larger site could be used as a smaller site. This part is located away from the TPO, Conservation Area and Listed Building sand as such the impact on them could be better mitigated.	This site is ruled out. There is not an appropriate smaller parcel of land to use due to the fact that development would both represent backland development and be located too far from the village core and towards the Conservation Area and sensitive Listed Buildings. Allocation of the site would also drastically alter the character of the village, which is predominantly characterised by ribbon development along The Common and Clows Top Road. The site would impact on the setting of Abberley Conservation Area, would have an impact on the setting of a GII Listed Building and there is records of protected species around the site, albeit not on the site.	Ruled out for being too small (0.118ha)