

Ashton Under Hill				
SHELAA Site Reference and Address:		CFS0291 Land to the south of Little Owl Farm Bakers Lane	CFS1026 Land off Elmley Road	CFS1083 Land off Elmley Road (Additional Site)
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Cat 2	Cat 2	Cat 2
	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	Yes - Available within 5 years	Yes - Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 100%. No flood risk from surface water in 100years	Flood Zone 1 - 100%. No flood risk from surface water in 100years	Flood Zone 1 - 100%. No flood risk from surface water in 100years
	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?	TBC by WCC Highways	TBC by WCC Highways. Highways England - Access onto the A46 at The Groaten may require improvement	TBC by WCC Highways. Highways England - Suitable transport study required to assess impact on SRN
	Are the Sewerage and Water supplies adequate in the area?	LOW IMPACT - 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. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	MEDIUM IMPACT - The development will likely drain to an SPS at Cornfield Way, there are known hydraulic flooding and pollution incidents downstream. Further detailed modelling is recommended. LOW IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	The nearest connection point is approx. 150m from the site to a 150mm dia sewer. There are known pollution issues at the SPS.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	Indirect impacts on SAC due to nearby ancient tree records?	TBC
	Is the site in Green Belt?	No	No	No
	Is the site in the AONB, or affect the setting of?	Yes landscape objection - on rising slopes within AONB. Visible from public rights of way on Bredon Hill. Impact on settlement pattern as an indicator of landscape character - not respect linear layout. In different Landscape Type to rest of settlement - where settlement is Sparse, clustered settlement	Yes landscape objection - on rising slopes within AONB. Visible from public rights of way on Bredon Hill and at entrance to village. Site too large and intrusive within AONB	Yes. Rising land on foothills of Bredon Hill in AONB. Would not respect County LCA in terms of identified settlement pattern or guidelines - the LCA advises for this Landscape Type the nucleated settlement pattern lends itself to modern housing development where dwellings are constructed in clusters within the existing village envelope.
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Neighbourhood Area designated on 18 December 2015.	Neighbourhood Area designated on 18 December 2015.	Neighbourhood Area designated on 18 December 2015.
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - housing	Yes - housing	Yes - housing	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC WCC	TBC WCC	TBC WCC
	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 or Archaeology?	Yes impact on CA, although not in the CA, adjoins it. Prehistoric, medieval potential. Evaluation, possible mitigation	No impact on CA. Prehistoric, medieval potential. Targeted Evaluation, possible mitigation, dba survey	No impact on CA
	Would development of the site have a detrimental impact on Listed Building (s).	No	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	Biodiversity - No	Biodiversity - No	Adjacent to areas mapped on WHI as old grassland and BL woodland
	Would development of the site have a detrimental impact on TPOs.	Yes - Trees on the periphery may compromise the development of this site.	No	TBC
	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?	Biodiversity - No	Indirect impacts on SAC due to nearby ancient tree records? Indirect due to introduction of lighting? Create buffer to woodland	No Comment received
	Would development of the site have a detrimental impact on ancient hedgerow?	Unlikely if boundary vegetation retained; narrow lane may need to be altered for access with impacts on hedges? Assess onsite habitat and trees; maintain connectivity, incl. dark corridors	Ecological assessments need to consider wider impacts and ecological connectivity;	No Comment received
	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	No details to confirm there has been a surface water flooding event	TBC
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No	No
	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 activities	Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL activities	Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 330m	Yes - 240m	Yes - 240m
	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.	1 out of 5. - 900m - School - , Doctors - not in village, VH - 420 m, Employment Opp - over 800m to pub, nursery, petrol station and one school, middle school adjacent.	1 out of 5. - School - adj. Doctors - not in village, VH - 900m, Employment Opp - over 800m to pub, nursery, petrol station and one school, middle school adjacent.	1 out of 5. - School - adj. Doctors - not in village, VH - 900m, Employment Opp - over 800m to pub, nursery, petrol station and one school, middle school adjacent.
	Would development of the site result in an adverse impact on local health provision?	Possibly yes	Possibly yes	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Neighbourhood Plan only at area designation stage	Neighbourhood Plan only at area designation stage	Neighbourhood Plan only at area designation stage
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes	Yes	Yes	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out - AONB	Out - AONB / Scale	Out - AONB
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No
	Summary	Landscape objection. Rule out of SHELAA due to the impact on the AONB / Conservation Area	Landscape objection. Rule out of SHELAA due to the impact on the AONB	Landscape objection. Rule out of SHELAA due to the impact on the AONB