

Fernhill Heath					
SHELAA Site Reference and Address:		CFS0049 Land off Station Road	CFS0274 Land at Tapenhall Farm, Lower Town	CFS0684 Land between Kennels Land and Station Road	CFS0689 Land west of Dilmore 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
	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?	No	No	No	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	Yes
	Are the Sewerage and Water supplies adequate in the area?	High. This site will drain to Kennef's Lane SPS which has storage deficiencies and pollution issues. This development and surrounding developments will increase the risk to Kennef's Lane SPS and improvements will likely be required.	High. This site will drain to Kennef's Lane SPS which has storage deficiencies and pollution issues. This development and surrounding developments will increase the risk to Kennef's Lane SPS and improvements will likely be required.	High. This site will drain to Kennef's Lane SPS which has storage deficiencies and pollution issues. This development and surrounding developments will increase the risk to Kennef's Lane SPS and improvements will likely be required.	Medium. This site will drain to Kennef's Lane SPS which has storage deficiencies and pollution issues. This development and surrounding developments will increase the risk to Kennef's Lane SPS and improvements will likely be required.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	No
	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?	Yes. North Claines Neighbourhood Plan was adopted in 2017. Any development of this site would need to meet the policy criteria set out in the housing, landscape and environment, design and community sections of the neighbourhood plan.	Yes. North Claines Neighbourhood Plan was adopted in 2017. Any development of this site would need to meet the policy criteria set out in the housing, landscape and environment, design and community sections of the neighbourhood plan.	Yes. North Claines Neighbourhood Plan was adopted in 2017. Any development of this site would need to meet the policy criteria set out in the housing, landscape and environment, design and community sections of the neighbourhood plan.	Yes. North Claines Neighbourhood Plan was adopted in 2017. Any development of this site would need to meet the policy criteria set out in the housing, landscape and environment, design and community sections of the neighbourhood plan.
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The southern edge of the site is adjacent to the built up area of the village but any allocation would extend the built form into the open countryside. However the site is contained by the railway line and minor road which may reduce the impact of any development in this locality.	Any allocation would result in a significant increase in the built up area of the settlement and extend development into the open countryside and see the main part of the village join to Lower Town.	Allocation of the site would extend the developed area of the village into the open countryside although the southern edge of the site is adjacent to the existing urban edge. Part of the site is also covered by an extent, but as yet unimplemented, planning permission for residential development at The Kennels.	Tapenhall farm to the north, Dilmore Lane is adjacent to the east boundary. Fernhill Heath Development Boundary and residential dwellings is adjacent to the southern boundary and fields to the west.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	No	No	No	No
	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?	No	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	Yes. The majority of the site could be developed without concern, but the northern-western and western edge of the site have the potential to impact on LBs. Could probably be mitigated by landscaping.	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	No. Possible prehistoric settlement, medieval agricultural activity, DBA, survey, targeted evaluation and possible further mitigation.	No. Possible prehistoric settlement, medieval agricultural activity, DBA, survey, targeted evaluation and possible further mitigation.	No. Possible prehistoric settlement, medieval agricultural activity, DBA, survey, targeted evaluation and possible further mitigation.	No. Possible prehistoric settlement, medieval agricultural activity, DBA, survey, targeted evaluation and possible further 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. The site overlaps with a Local Wildlife Site (LWS) and any development may have a detrimental impact. If allocated the LWS element should be excluded from the site boundary.	No
	Would development of the site have a detrimental impact on TPOs.	No	No	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 been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No	Yes. Some surface water flooding through the middle of the site.	Yes. Some surface water flooding associated with the Martin Brook which runs through the middle of the site.	No
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 3	Grade 2/3	Grade 3	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
	Is there a bus stop or train station within 400m of the site? Please state distance.	No. Bus stop 144; 144A; 355; 51; 523 1.4km	No. Bus stop 144; 144A; 355; 51; 523 1.4km	No. Bus stop 144; 144A; 355; 51; 523 1.2km	No. Bus stop 144; 144A; 355; S2 500m
	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 1km; school 1km; public house 1km; Post Office/shop 1km	Village hall 1.5km; school 1.6km; public house 1.3km; Post Office/shop 1.6km	Village hall 1.6km; school 1.7km; public house 1.2km; Post Office/shop 1.5km	Village hall 1.4km; school 1.5km; public house 1km; Post Office/shop 1.3km
	Would development of the site result in an adverse impact on local health provision?	Yes	Yes	Yes	Yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	The North Claines Neighbourhood Plan was adopted in 2017. The NP identifies several infrastructure initiatives that could benefit from CIL, neighbourhood proportion from any development in the village, i.e. improvements to public transport, natural environment and community facilities.	The North Claines Neighbourhood Plan was adopted in 2017. The NP identifies several infrastructure initiatives that could benefit from CIL, neighbourhood proportion from any development in the village, i.e. improvements to public transport, natural environment and community facilities.	The North Claines Neighbourhood Plan was adopted in 2017. The NP identifies several infrastructure initiatives that could benefit from CIL, neighbourhood proportion from any development in the village, i.e. improvements to public transport, natural environment and community facilities.	The North Claines Neighbourhood Plan was adopted in 2017. The NP identifies several infrastructure initiatives that could benefit from CIL, neighbourhood proportion from any development in the village, i.e. improvements to public transport, natural environment and community facilities.
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	The allocation of this site would significantly increase the built form of the settlement and extend the village envelope northwards into the open countryside.	No	No
Ruled in or out of SHELAA? If out, reason?	No	No	No	No	
OUTCOME	Should the site be carried forward for potential allocation in the SWDPR?	No. Scale and location	No. Scale and location.	No. Scale and location.	Yes. Allocate for 70 dwellings
	Summary	The site is removed from the village facilities and services and would extend into the open countryside if allocated, although it is contained to a certain extent by the railway line and minor road. There are no significant environmental constraints. ST have identified a possible need to upgrade sewerage treatment and the site is within 400m of a gas pipeline.	The site is better located to facilities and services although any allocation would extend development into the open countryside. No significant landscape or environmental impacts identified although potential impact on listed buildings to the north and west edges of the site. ST have identified a possible need to upgrade sewerage treatment and the site is within 400m of a gas pipeline.	The site is removed from the village facilities and services and would extend development into the open countryside if allocated although there are no significant environmental constraints other than the part designation of a LWS. Part of the site enjoys an extant planning permission therefore the principle of development in part, has been established. ST have identified a possible need to upgrade sewerage treatment and the site is within 400m of a gas pipeline.	A site allocation here could serve as rounding off the edge of the settlement with the new extended building line created by the SWDP allocation at Dilmore Lane. The site is not subject to any significant environmental constraints and is well located to public transport.