

Himbleton							
SHELAA Site Reference and Address:		CFS0246 Land at Harrow Lane, Himbleton	CFS0453 Land west of Pear Tree Cottage, Harrow Lane, Himbleton	CFS0779 Neight Hill Field, Himbleton	CFS0813 Land opposite Himbleton School, Himbleton	CFS0840a Land at Blackpit Lane, Himbleton	CFS0840b Land at Blackpit Lane, Himbleton
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Category 2	Category 2	Category 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				
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.		Flood Zone 1				
	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?		Yes				
	Are the Sewerage and Water supplies adequate in the area?		There is no public Sewerage System in Himbleton. Closest catchment is at Earl's Common. Surface water should be managed on site through SuDS or to watercourses/ponds where available.				
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		No, unless infrastructure, air pollution, waste, combustion or water discharge				
	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?		No Neighbourhood Plan for Himbleton				
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		Residential opposite and east but open countryside to the south - edge of village location.				
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?		TBC				
	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 or on archaeology?		No detrimental impact on any Conservation Area. Archaeology - Medieval potential.				
	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?		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?		No				
	Would development of the site have a detrimental impact on TPOs.		Significant trees on this site may compromise any development.				
	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 details to confirm there has been a surface water flooding event.				
	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 history of Potential Contaminated Land activities.				
	Is there a bus stop or train station within 400m of the site? Please state distance.		Yes - 356 Bus Stop 40m				
	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.		Himbleton C of E First School - 550m; no General Store, Post Office, Parish/Village Hall or Doctors Surgery in the village.				
	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.		N/A				
Would the development of the site, including the creation of an access, materially affect the character of the settlement?		No					
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled Out - Isolated	Ruled In	Ruled Out - Isolated	Ruled Out - Isolated	Ruled Out - Isolated	Ruled Out - Isolated
	Should the site be carried forward for potential allocation in the SWDPR?	No	No - CFS0866 Preferred	No	No	No	No
	Summary	Site Ruled Out of the SHELAA as it is Isolated.	Overall good site with limited impacts likely, however potential for loss of significant trees and edge of settlement location; CFS0866 more centrally located with easier access to services in Himbleton so preferred.	Site Ruled Out of the SHELAA as it is Isolated.	Site Ruled Out of the SHELAA as it is Isolated.	Site Ruled Out of the SHELAA as it is Isolated.	Site Ruled Out of the SHELAA as it is Isolated.

Himbleton			
SHELAA Site Reference and Address:		CFS0866 Land adjacent to & west of the Galton Arms, Himbleton	CFS0866sc Land adjacent to & west of the Galton Arms, Himbleton
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 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	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	>99% Flood Zones 1 & 2, <1% Flood Zone 3	>99% Flood Zones 1 & 2, <1% Flood Zone 3
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Yes	Yes
	Are the Sewerage and Water supplies adequate in the area?	There is no public Sewerage System in Himbleton. Closest catchment is at Earl's Common. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	There is no public Sewerage System in Himbleton. Closest catchment is at Earl's Common. Surface water should be managed on site through SuDS or to watercourses/ponds where available.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No, unless infrastructure, air pollution, waste, combustion or water discharge	No, unless infrastructure, air pollution, waste, combustion or water discharge
	Is the site in Green Belt?	No	No
	Is the site in the AONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Himbleton	No Neighbourhood Plan for Himbleton
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes, adjacent to residential and public house.	Yes, adjacent to residential and public house.
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC	TBC
	Would development of the site result in a significant net loss of protected open space?	No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Detrimental impact on Conservation Area. Archaeology - Medieval potential.	Detrimental impact on Conservation Area. Archaeology - Medieval potential.
	Would development of the site have a detrimental impact on Listed Building (s).	Yes	Yes
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	No	No
	Would development of the site have a detrimental impact on TPOs.	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	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 details to confirm there has been a surface water flooding event.	No details to confirm there has been a surface water flooding event.
	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
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No history of Potential Contaminated Land activities.	No history of Potential Contaminated Land activities.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 356 Bus Stop 270m	Yes - 356 Bus Stop 270m
	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.	Himbleton C of E First School - 320m; no General Store, Post Office, Parish/Village Hall or Doctors Surgery in the village.	Himbleton C of E First School - 320m; no General Store, Post Office, Parish/Village Hall or Doctors Surgery in the village.
	Would development of the site result in an adverse impact on local health provision?	Yes	Yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No, providing development replicates linear style apparent in this part of the village.	No, providing development replicates linear style apparent in this part of the village.
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled Out - Scale	Ruled In
	Should the site be carried forward for potential allocation in the SWDPR?	No	Yes
	Summary	Good site, centrally located. Not deemed appropriate to allocate entire site as this would disrupt the linear nature of Himbleton, but development of frontage is supported with allocation in the SWDPR - CFS0866sc.	Good site, centrally located. Not deemed appropriate to allocate entire site as this would disrupt the linear nature of Himbleton, but development of frontage is supported with allocation in the SWDPR.