

Martley						
SHELAA Site Reference and Address:	CFS0069 Land situated directly to the west of The Chantry High School	CFS0120 Land south of Playing Field at Martley	CFS0240 B4204 Martley	CFS0273 Land at Sandyfields, Kingswood	CFS0332 Land adjoining Martley Court, Worcester Road	CFS0547 Land north of B4204
Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1 - partially adjacent to development boundary	Category 1 - adjacent to development boundary	Category 1 - adjacent but not abutting development boundary	Category 1 - adjacent to development boundary	Category 1 - adjacent to development boundary	Category 1 - partially adjacent to the development boundary in the Neighbourhood Plan
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	Yes	Yes
Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	No	No	No. Eastern boundary of site adjacent to Flood Zone 1 and 2
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?		Yes		Potential access issues - to be confirmed		
Are the Sewerage and Water supplies adequate in the area?	Severn Trent - There are no reported flooding or pollution incidents downstream. Due to the size of the development in comparison to the existing system it is recommended that hydraulic modelling is undertaken	Severn Trent - There are no reported flooding or pollution incidents downstream. Due to the size of the development in comparison to the existing system it is recommended that hydraulic modelling is undertaken	Severn Trent - 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	Severn Trent - There are no reported flooding or pollution incidents downstream. Due to the size of the development in comparison to the existing system it is recommended that hydraulic modelling is undertaken	Severn Trent - There are no reported flooding or pollution incidents downstream. Due to the size of the development in comparison to the existing system it is recommended that hydraulic modelling is undertaken	Severn Trent - Surrounding sewer network is not mapped, this may mean it is not public sewer network. The site could be pumped directly to the STW but the developer would have a long connection to make.
Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	Impact zone SSSI	Impact zone SSSI	No
Is the site in Green Belt?	No	No	No	No	No	No
Is the site in the AONB, or affect the setting of?	No	No	No	No	No	No
Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Neighbourhood Plan - made January 2018. Site would conflict with Policy MKD1 (Landscape Design Principles) - site conflicts with Key Views 14 & 15. Site also adjacent to designated Local Green Space (Chantry Academy). - Policy MKD8. Potential conflict with Policy MKD4 (Maintaining the Settlement Pattern)	Neighbourhood Plan - made January 2018. Site would conflict with Policy MKD1 (Landscape Design Principles) - site conflicts with Key View 2. Site also adjacent to designated Local Green Space (Martley Playing Field). - Policy MKD8. Potential conflict with Policy MKD4 (Maintaining the Settlement Pattern)	Neighbourhood Plan - made January 2018. Site would conflict with Policy MKD1 (Landscape Design Principles) - site conflicts with Key View 5.	Neighbourhood Plan - made January 2018. Site would conflict with Policy MKD1 (Landscape Design Principles) - site conflicts with Key View 4.	Neighbourhood Plan - made January 2018. Site would conflict with Policy MKD1 (Landscape Design Principles) - site conflicts with Key Views 1, 11 & 16. Site also adjacent to designated two Local Green Spaces (Millennium Green and Crown Orchard). Policy MKD8. Potential conflict with Policy MKD4 (Maintaining the Settlement Pattern).	Neighbourhood Plan - made January 2018. No policies appear to relate to the site
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Agricultural land. Adjacent to Local Green Space	Arable field. Adjacent to trading estate, residential properties and designated Local Green Space.	Agriculture. Within Conservation Area	Agriculture. Adjacent to residential development.	Open land and woodland. Residential and Local Green Space	Agricultural land
Would development of the site have an adverse impact on Green Infrastructure Network?						
Would development of the site result in a significant net loss of protected open space?	No	No, but adjacent to open space.	No	No	No	No
Would development of the site have a detrimental impact on a conservation area?	Yes. Prehistoric potential. DBA, survey, targeted evaluation and possible further mitigation. - Site adjacent to Conservation Area	No. Prehistoric potential. DBA, survey, targeted evaluation and possible further mitigation.	Yes. Prehistoric potential. Mitigation. Site within Conservation Area	No. Prehistoric potential. DBA, survey, targeted evaluation and possible further mitigation.	Site is wholly within the Conservation Area. Yes. In CA & adj. GII* Farm and GII barns. Prehistoric potential. DBA, survey, targeted evaluation and possible further mitigation.	No. Prehistoric potential. DBA, survey, targeted evaluation and possible further mitigation.
Would development of the site have a detrimental impact on Listed Building (s).	Conservation response says no. 20m from The Smyth Listed Building	No	Yes. In CA & adj. GI Old Hall & GI Church. 20m from The Old Hall, 45m from Old School House, 45m from The Old Chantry.	Yes. Adj. GII LB - setting. 30m from Longstone Cottage	5 Listed Buildings within 100m of site - The Smyth, Court Farmhouse, Old School House, Church of St Peter and The Old Hall. Yes. In CA & adj. GII* Farm and GII barns	90m from Barbers Farmhouse Listed Building. Yes. Setting of GII Barbers Farm.
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	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?	No	No	No. Ecological officer comments - Habitat, HPG, Landscape, LB	160m from Scar Cottage Local Geological Site. Very close to the Nubbins wooded escarpment. Ecological officer comments - LB, SSSI	150m from Laughem Brook Special Wildlife Site. Ecological officer comments - Landscape, LWS, SSSI	Laughem Brook Special Wildlife Site on north east corner of the site. borders LWS Laughem Brook and overlaps/contains part off the LWS
Would development of the site have a detrimental impact on TPOs.	No	No	Yes. TPO 616 (2018) on north-west corner of site	No	No	No
Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No	No
Would development of the site have a detrimental impact on ancient woodland?						
Would development of the site have a detrimental impact on ancient hedgerow?						
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available. South-west corner of site susceptible to surface water flooding	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available. North-east and centre of site susceptible to surface water flooding	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	South of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Half of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	North and eastern boundaries of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes. Western half of site Grade 2 on Agricultural Land Classification	Yes - Grade 2 on Agricultural Land Classification	No	Yes. Approx. 90% of site Grade 2 on Agricultural Land Classification	Yes. Northern half of site Grade 2 on Agricultural Land Classification	No
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contaminated land (leather dressing tanning) 55m from site	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contaminated land (Quarrying Of Sand & Clay, Operation Of Sand & Gravel Pits) adjacent to site	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - No Mitigation Measures Required. Contaminated land (cemetery or graveyard) adjacent to site	Contaminated Land - off-site petrol station site. Contaminated Land Comments - No History of PCL activities on site. PCL site adjacent - garage. Risk assessment required. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings.	No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contaminated Land - off-site petrol station 80m from site.	2 areas of contaminated land on site - quarrying of sand clay, operation of sand gravel pits. Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings.
Is there a bus stop or train station within 400m of the site? Please state distance.		Bus Stop - no. Train station - no				
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.						
Would development of the site result in an adverse impact on local health provision?	Housing and employment: Are employment & education sites accessible within 3 miles? Age friendly environments: Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle). Community facilities: Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle & pedestrian routes (taking into account all surrounding developments).	Housing and employment: Are employment & education sites accessible within 3 miles? Age friendly environments: Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle). Community facilities: Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle & pedestrian routes (taking into account all surrounding developments).	No comment	Housing and employment: Are employment & education sites accessible within 3 miles? Age friendly environments: Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle). Community facilities: Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle & pedestrian routes (taking into account all surrounding developments).	Housing and employment: Are employment & education sites accessible within 3 miles? Age friendly environments: Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle). Community facilities: Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle & pedestrian routes (taking into account all surrounding developments).	Housing and employment: Are employment & education sites accessible within 3 miles? Age friendly environments: Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle). Community facilities: Will residents easily be able to access: 1) healthcare (Large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle & pedestrian routes (taking into account all surrounding developments).
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Neighbourhood Plan made in January 2018. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CIL including improving community and leisure facilities, investment in public transport provision, provision of cycle and walking routes, measures to slow vehicular speed and car parking. Unknown - Neighbourhood Plan made in January 2018	Neighbourhood Plan made in January 2018. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CIL including improving community and leisure facilities, investment in public transport provision, provision of cycle and walking routes, measures to slow vehicular speed and car parking. Unknown - Neighbourhood Plan made in January 2018	Neighbourhood Plan made in January 2018. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CIL including improving community and leisure facilities, investment in public transport provision, provision of cycle and walking routes, measures to slow vehicular speed and car parking.	Neighbourhood Plan made in January 2018. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CIL including improving community and leisure facilities, investment in public transport provision, provision of cycle and walking routes, measures to slow vehicular speed and car parking.	Neighbourhood Plan made in January 2018. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CIL including improving community and leisure facilities, investment in public transport provision, provision of cycle and walking routes, measures to slow vehicular speed and car parking.	Neighbourhood Plan made in January 2018. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CIL including improving community and leisure facilities, investment in public transport provision, provision of cycle and walking routes, measures to slow vehicular speed and car parking.
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Scale of site would materially affect the character of the settlement.		Location of site (within the Conservation Area) could materially affect the character of the settlement.	Scale of site likely to materially affect character of the settlement.	Scale and location of site (within the Conservation Area) would materially affect the character of the settlement.	Scale and location of site would significantly materially affect the character of the settlement
Rule in or out of SHELAA? If out, reason?	Out. Scale. Impact on historic environment	In	Out. Impact on historic environment.	In	Out. Scale. Impact on the historic environment.	Out. Scale. Isolated location. Potential inadequate sewerage / water supply.
Should the site be carried forward for potential allocation in the SWDPR?	No. Scale. Impact on historic environment.	Yes	No. Impact on historic environment	No. Potential impact on historic environment (Listed Buildings). Also, conflicts with adopted Neighbourhood Plan (Key View), potential access issue (to be confirmed), most of site Grade 2 agricultural land, potential impact on Local Geological Site, potential susceptibility to surface water flooding and PRoW runs west to east through site. Site CFS0120 preferred.	No. Scale. Impact on the historic environment.	No. Scale. Isolated location. Potential inadequate sewerage / water supply.
Summary	Site not considered appropriate because scale would materially affect the character of the settlement and impact on historic environment. Western half of site on Grade 2 agricultural land. Also, would conflict with adopted Neighbourhood Plan. PRoW runs through centre of site.	Potentially a natural extension to the development boundary. However, site has some issues including conflict with Neighbourhood Plan policy related to Key Views, site is grade 2 agricultural land and some parts of site susceptible to surface water flooding.	Site not considered appropriate because of impact on historic environment. Also, conflict with adopted Neighbourhood Plan (Key View) and impact on TPO.	Development of this site would encroach into the open countryside in this part of the village where there is not currently significant development. Potential impact on historic environment (Listed Buildings). Also, conflicts with adopted Neighbourhood Plan (Key View), potential access issue (to be confirmed), most of site Grade 2 agricultural land, potential impact on Local Geological Site, potential susceptibility to surface water flooding and PRoW runs west to east through site. Site CFS0120 preferred.	Site not considered appropriate because scale and location of site (within the Conservation Area) would have an adverse impact on the historic environment. Also, conflicts with adopted Neighbourhood Plan, north-west of site on Grade 2 agricultural land, susceptibility to surface water flooding and PRoW runs from west to east across north of site.	Site not considered appropriate because scale and location of site in the open countryside would significantly materially affect the character of the settlement. Potential inadequate sewerage / water supply. Also, potential impact on historic environment (Listed Building), potential impact on site of regional or local wildlife importance, parts of the site susceptible to surface water flooding and PRoW runs through centre of site