

Norton-juxta-Kempsey							
SHELAA Site Reference and Address:		CFS0048 Brockhill Lane	CFS0092a Land at Woodbury Lane	CFS0092b Land at Woodbury Lane	CFS0194a Land at Church Lane	CFS0194asc Land at Church Lane	CFS0194b Land at Church Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	No			Yes	Yes	No
	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.				100% Flood Zone 1	100% Flood Zone 1	
	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?						
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?						
	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	No	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.				Railway along rear boundary, residential along southern boundary, agricultural land on parcel of land adjacent to M5 bridge and entrance area to commercial site plus open land in front of regional/local wildlife site on opposite side of Church Lane.	Railway along rear boundary, residential along southern boundary, agricultural land on parcel of land adjacent to M5 bridge and entrance area to commercial site plus open land in front of regional/local wildlife site on opposite side of Church Lane.		
Would development of the site have an adverse impact on Green Infrastructure Network?				No	No		
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?				No	No		
Would development of the site have a detrimental impact on Listed Building (s).				? Nearest listed building is immediately adjacent to site (on land in middle of site which is excluded from the CFS site suggestion)	? Nearest listed building is immediately adjacent to site (on land in middle of site which is excluded from the CFS site suggestion)		
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?				Regional/local wildlife site on other side of Church Lane approx. 60m from site - potential impact on wildlife corridor?	Regional/local wildlife site on other side of Church Lane approx. 60m from site - potential impact on wildlife corridor?		
Would development of the site have a detrimental impact on TPOs.				Group of TPOs on other side of Church Lane approx. 60m from site.	Group of TPOs on other side of Church Lane approx. 60m from site.		
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 woodland on site	No woodland on site		
Would development of the site have a detrimental impact on ancient hedgerow?				?	?		
Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?				?	?		
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?				No	No		
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?				?	?		
Is there a bus stop or train station within 400m of the site? Please state distance.				Yes - 230m	Yes - 230m		
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.				1.3km from primary school at Littleworth, no shop/post office or doctors surgery and 1.9km from village hall	1.3km from primary school at Littleworth, no shop/post office or doctors surgery and 1.9km from village hall		
Would development of the site result in an adverse impact on local health provision?				?	?		
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?				Site is a narrow strip which backs onto the railway - could only accommodate frontage type development but this would be in keeping with other development along Church Lane. Site area calculation at 30dph suggests 45 dwellings with 40% GI but likely to be max of 20 frontage dwellings excluding GI.	Site is a narrow strip which backs onto the railway - could only accommodate frontage type development but this would be in keeping with other development along Church Lane. Site area calculation at 30dph suggests 45 dwellings with 40% GI but likely to be max of 20 frontage dwellings excluding GI.		
Ruled in or out of SHELAA? If out, reason?	Ruled out - location			In	In	Ruled out - location	
Should the site be carried forward for potential allocation in the SWDPR?	No			No	Yes - subject to other consultee comments	No	
OUTCOME	Summary	Ruled out - location	(Strategic?)	(Strategic?)	Site is a narrow strip which backs onto the railway - could only accommodate frontage type development but this would be in keeping with other development along Church Lane, however concern that this length of new housing would be out of keeping with existing historic core of the village.	Site is a narrow strip which backs onto the railway - could only accommodate frontage type development but this would be in keeping with other development along Church Lane. Site should not extend beyond pair of listed cottages to protect their setting and size of smaller cut proposed is more reflective of this part of the village. Site area calculation at 30dph suggests approx. 20 dwellings with 40% GI but likely to be max of 10 frontage dwellings excluding GI.	Ruled out - location

Norton-juxta-Kempsey							
SHELAA Site Reference and Address:		CFS0194c Land at Church Lane	CFS0270 Land at Worcester Parkway	CFS0596 Land bounded by Whittington Road, Woodbury Lane, Church Lane and the M5	CFS0784 Norton Fields Farm	CFS0917 Land South of Worcester Parkway Station Open Countryside	CFS0960 Land off Woodbury Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	No	(Strategic?)	(Strategic?)	(Strategic?)	(Strategic?)	(Strategic?)
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?						
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.						
	Is the site more than 450 metres of hazardous pipeline or gas compression station?						
	Can the site be provided with safe access onto the public highway?						
	Are the Sewerage and Water supplies adequate in the area?						
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?						
	Is the site in Green Belt?						
	Is the site in the AONB, or affect the setting of?						
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?						
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.							
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?							
Would development of the site have a detrimental impact on a conservation area?							
Would development of the site have a detrimental impact on Listed Building (s).							
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?							
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?							
Would development of the site have a detrimental impact on TPOs.							
Would development of the site have a detrimental impact on a Significant Gap?							
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 has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?							
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?							
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?							
Is there a bus stop or train station within 400m of the site? Please state distance.							
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?							
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.							
Would the development of the site, including the creation of an access, materially affect the character of the settlement?							
Ruled in or out of SHELAA? If out, reason?	Ruled out - location						
Should the site be carried forward for potential allocation in the SWDPR?	No						
Summary	Ruled out - location	(Strategic?) (Noise assessment required to determine the extent and impacts of noise at this location - mitigation may be required.)	(Strategic?) (Noise assessment required - some areas of the site may be unsuitable for residential development.)	(Strategic?)	(Strategic?) (Noise assessment required to determine the extent and impacts of noise at this location - mitigation may be required.)	(Strategic?)	

Norton-juxta-Kempsey			
SHELAA Site Reference and Address:		CFS1035a Pound House Farm, Church Lane	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?		
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?		
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.		
	Is the site more than 450 metres of hazardous pipeline or gas compression station?		
	Can the site be provided with safe access onto the public highway?		
	Are the Sewerage and Water supplies adequate in the area?		
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		
	Is the site in Green Belt?		
	Is the site in the AONB, or affect the setting of?		
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?		
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.			
MAJOR CRITERIA	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?		
	Would development of the site have a detrimental impact on a conservation area?		
	Would development of the site have a detrimental impact on Listed Building (s).		
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		
	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?		
	Would development of the site have a detrimental impact on TPOs.		
	Would development of the site have a detrimental impact on a Significant Gap?		
	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 has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?		
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?		
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		
	Is there a bus stop or train station within 400m of the site? Please state distance.		
	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?		
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.		
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?		
	OUTCOME	Ruled in or out of SHELAA? If out, reason?	
		Should the site be carried forward for potential allocation in the SWDPR?	
Summary		(Large site subdivided into 148a and 1035b for assessment - considered under Littleworth)	