

Tenbury Wells						
SHELAA Site Reference and Address:		CFS0324 Land at Westfields, Berrington Road	CFS0325 Land at College Court	CFS0362 Land east and west of Terrills Lane and south of Tenbury Wells Business Park	CFS0362sc Land east and west of Terrills Lane and south of Tenbury Wells Business Park	CFS0915 Land on the north side of Salt Box Lane, Oldwood
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Town	Town	Town	Town	Town
	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.		Partly in 2	No	No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?		Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Unknown	Unknown	Unknown	Yes	Unknown
	Are the Sewerage and Water supplies adequate in the area?		Site will connect at SO59672903. 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.	No	No	No
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		Yes - all residential development of 50 or more houses. VERY close to R Teme SSSI, water sensitivity paramount	Impact zone nine hole meadow SSSI	impact zone nine hole meadow SSSI -	impact zone nine hole meadow SSSI -
	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?	Designated neighbourhood area. In pre-submission stages	Designated neighbourhood area. In pre-submission stages	Designated neighbourhood area. In pre-submission stages	Designated neighbourhood area. In pre-submission stages	Designated neighbourhood area. In pre-submission stages
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		Yes - housing and open fields	It is bordered by both a business park and residential development. The part of the site on the west side of the road would be more suitable for development as it is bounded by residential development along with open fields	It is bordered by both a business park and residential development. The part of the site on the west side of the road would be more suitable for development as it is bounded by residential development along with open fields	This is bounded by open fields and residential development (allocated SWDP site)	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?		Unknown	Unknown	Unknown	Unknown
	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 or on archaeology?		Yes	DBA, survey, targeted evaluation and possible further mitigation.	DBA, survey, targeted evaluation and possible further mitigation.	DBA, survey, targeted evaluation and possible further mitigation.
	Would development of the site have a detrimental impact on Listed Building (s).		No	No	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		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?		Yes - traditional orchard priority habitat, river Teme White Clawed crayfish and freshwater pearl mussel VERY important species. Any pollution to the Teme at any point would be harmful. Absolutely no slug pellets to be used on this development ever. Really, ever. If molluscicides get into the Teme they can prevent Freshwater Pearl mussels from reproducing and they take hundreds of years to get to maturity.	impact zone nine hole meadow SSSI -cumulative?, eastern portion abuts long brook open water wildlife corridor. Barn owl records. Western portion abuts orchard habitat	impact zone nine hole meadow SSSI -cumulative?, eastern portion abuts long brook open water wildlife corridor. Barn owl records. Western portion abuts orchard habitat	The orchard element of this site should not be allocated. Further information will be required regarding the need for buffering of this and any other ecological interest prior to allocation.
	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?		probably	No	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?		Site will connect at SO59672903. 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	No	No	No
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?		No - Grade 2	Very small part is Grade 2	Very small part is Grade 2	Yes - Grade 2
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		Unknown	Unknown	Unknown	Unknown
	Is there a bus stop or train station within 400m of the site? Please state distance.		Yes - 2-300m Nearest train station is Ludlow	No - bus stop is walking distance is 1km+ Nearest Train Station is Ludlow	No - bus stop is walking distance is 1km+ Nearest Train Station is Ludlow	Yes - approx. 300-400m Nearest Train Station is Ludlow
	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.		Primary School - 4-500m General Store - 4-500m Post Office - none in town Doctors - approx. 2km Town Hall - 1km	Primary School - 1km General Store - 700m Post Office: none in town Doctors: approx. 2km Town Hall: approx. 1.5km	Primary School - 1km General Store - 700m Post Office: none in town Doctors: approx. 2km Town Hall: approx. 1.5km	Primary School: 1km General Store: 700m Post Office: none in town Doctors: approx. 2km Town Hall: approx. 1.5km
	Would development of the site result in an adverse impact on local health provision?		No	possibly	possibly	yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A	N/A	N/A	N/A
Would the development of the site, including the creation of an access, materially affect the character of the settlement?		No	If all of it then yes	If all of it then yes	Yes	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled out due to location/ isolation	Ruled out	Ruled out due to landscape impacts, topography and nature designation	Ruled in	Ruled in
	Should the site be carried forward for potential allocation in the SWDPR?	Ruled out due to location/ isolation	No	No	Part of the site	No
	Summary	Ruled out due to location/ isolation	Ruled out because potential harm to SSSI and habitats and wildlife within River Teme. Development of the site would also have a detrimental impact on Conservation Area.	The site in it's entirety should be ruled out. The eastern part of the site is on a very steep slope that slopes down to a recycling centre and would have significant landscape impacts should it be developed. The landscape in this location is not suitable for development, due to the steepness of the slope and furthermore the neighbouring land use is a recycling centre, which it would not be preferable to allocate housing next to. The eastern part of the site also abuts a LWS and appropriate buffering to protect this interest would be required. The western part of the site (on the west side of Terrills Lane) is flatter and would be suitable for some housing development. This part of the site would not have nearly as significant landscape impacts as the site is located less prominently.	This smaller cut would be located on the west side of Terrills Lane, partly adjoining existing residential development along with SWDP57C. Whereas further information has been requested prior to allocation to determine the developable area, it is considered that this part of the site would be have far less landscape impacts than the other part of the site.	Not carried forward as far from services and would be partly prominent on landscape. Further more, ecological comment suggest part of the site should not be allocated, which would result in the site being split and housing development being sporadically allocated around it. This would result in the edge of the urban form of Tenbury at this location becoming sporadic. Other site preferred.