

Tunnel Hill						
SHELAA Site Reference and Address:		CFS0167 Land at Milestone, Tunnel Hill, Upton upon Severn	CFS0168 Land at Tunnel Hill, Upton upon Severn	CFS0209 Land adj to B4211, Newbridge Green, Upton upon Severn	CFS0435 Land east of Monsell Lane, Tunnel Hill, Upton upon Severn	CFS0851 Land at Portmans Farm, Newbridge Green, Upton upon Severn
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
	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.	Flood Zone 1	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 but improvements to widen Monsell Lane will be necessary.	Unknown			
	Are the Sewerage and Water supplies adequate in the area?	The size of the development in comparison to the existing network will require hydraulic modelling to understand the impact. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	The size of the development in comparison to the existing network will require hydraulic modelling to understand the impact. 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	No			
	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 Tunnel Hill	No Neighbourhood Plan for Tunnel Hill			
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to north with some dispersed residential to south.	Residential to west but mostly surrounded by open countryside.			
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, although site does surround Tunnel Hill allotments.			
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No	No			
	Would development of the site have a detrimental impact on Listed Building (s).	Yes, in the setting of The Bell House, The Eades and Mews Lodge, Laundry Cottage and Palance Farm all Grade II listed.	Yes, in the setting of both The Mount and The Square House which are both Grade II listed.			
	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	Within 500m of LWS Stocks Yatt Meadow marshland. Various protected species surrounds- newts, stag beetle, barn owl bats			
	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	No			
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes, Grade 2	Mostly Grade 2, north eastern corner of site is Grade 4			
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No history of Previously Contaminated Land activities	No history of Previously Contaminated Land activities			
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 363 and 365 Bus Stops 140m	Yes - 363 and 365 Bus Stops 350m			
	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.	No Primary School, General Store, Post Office, Parish/Village Hall or Doctors Surgery in the village.	No Primary School, 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?	Possibly, due to additional encroachment into the open countryside to the south.	Yes, due to scale and location.				
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled In	Ruled In	Ruled Out - Isolated	Ruled Out - Isolated	Ruled Out - Isolated
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No - CFS0167 Preferred	No	No	No
	Summary	Site has some issues, including the potential requirement for highway improvements and the site falling within the setting of The Bell House, The Eades and Mews Lodge, Laundry Cottage and Palance Farm (all Grade II Listed Buildings), however such impacts can be mitigated; this includes focusing any development to the west of the site away from the cluster of Listed Buildings to the south-east of the site.	Site has some issues, including potential impact on the setting of The Mount and The Square House (both Grade II Listed Buildings), however it is likely that these can be mitigated. However, CFS0167 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.