

Abberley Common Category 1

SHELAA Site Reference and Address:	CFS0601 Land East of Clows Top Rd, Abberley	CFS0610C Land East of Clows Top Rd, Abberley	CFS0603, Land to the Rear of Clows Top Road, Abberley	CFS1081, Larkrise, The Common, Abberley
Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1	Category 1	Category 1	Category 1
Have the landowners 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	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1
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?	Yes	Yes	Yes	Yes
Are the Sewerage and Water supplies adequate in the area?	Potential impact on the sewerage network: Low All current network pumped to STW through Common SPS. The proposed site represents a significant increase in flow to the SPS the need for improvement is likely. As pumping is required to drain the proposals it is recommended that the site directly to the STW.	Potential impact on the sewerage network: Low All current network pumped to STW through Common SPS. The proposed site represents a significant increase in flow to the SPS the need for improvement is likely. As pumping is required to drain the proposals it is recommended that the site directly to the STW.	Potential impact on the sewerage network: low All current network pumped to STW through Common SPS. The proposed site represents a significant increase in flow to the SPS the need for improvement is likely. As pumping is required to drain the proposals it is recommended that the site directly to the STW.	Due to size, the site would not have significant detrimental impact on sewerage network.
Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	No
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?	Key View 4 and 5. Abuts LGS4	Key View 4 Abuts LGS4	Key View 5	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The Village Hall borders part of the site however it is mostly surrounded by open countryside, with a working farm in close proximity to the east	The Village Hall borders part of the site however it is mostly surrounded by open countryside, with a working farm in close proximity to the east	Residential use to the west of the development with a school and school playing fields to the north. Open countryside surrounds the site to the south and east Outfall assumption: Nearest Watercourse 200m away no SW system. Surface water should be managed on site through SUDS or to watercourse/ponds where available.	The site is located behind existing development on The Common, with a neighbouring house having been constructed to the south. Outfall assumption: Nearest Watercourse 200m away no SW system. Surface water should be managed on site through SUDS or to watercourse/ponds where available.
Would development of the site have an adverse impact on Green Infrastructure Network?	Protect and enhance	Protect and enhance	Protect and enhance	Protect and enhance
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 archaeology?	Yes - setting of CA DBA, survey, targeted evaluation and possible further mitigation.	Yes - setting of CA DBA, survey, targeted evaluation and possible further mitigation.	Yes - setting of CA DBA, survey, targeted evaluation and possible further mitigation.	No
Would development of the site have a detrimental impact on Listed Building (s)?	Yes GII LB	Yes GII LB	Yes - GII LB	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?	Protected species records around site but not on pole cat, great crested newts	Protected species records around site but not on pole cat, great crested newts	protected species records around site but not on pole cat, great crested newts	No
Would development of the site have a detrimental impact on TPOs.	Eastern edge of site located near TPO	Eastern edge of site located near TPO	No with sympathetic design.	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 hedgerow?	No	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?	No	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 3	No - Grade 3	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?	Standard Mitigation Measures applicable to sites of 10 residential dwellings. No History of PCL History on site	Standard Mitigation Measures applicable to sites of 10 residential dwellings. No History of PCL History on site	DBA, survey, targeted evaluation and possible further mitigation.	No
Is there a bus stop or train station within 400m of the site? Please state distance.	No - 758 Worcester - Tenbury Wells bus stop 800m away	No - 758 Worcester - Tenbury Wells bus stop 800m away	No - 758 Worcester - Tenbury Wells bus stop 450m away	Yes - 758 Worcester - Tenbury Wells bus stop 350-400m
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 miles for each key service.	Primary School - Over the Road General Store and Post Office - 800m Doctors Surgery - 7 Village Hall - Adjacent to	Primary School - Over the Road General Store and Post Office - 800m Doctors Surgery - 7 Village Hall - Adjacent to	Primary School - Adjacent to General Store and Post Office - 450m Doctors Surgery - 7 Village Hall - Over the road	Primary School - Approx 400m away General Store and Post Office - 350-400m Doctors Surgery - 7 Village Hall - Over the road
Would development of the site result in an adverse impact on local health provision?	Yes	Yes	Yes	No
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes - the site is a large site located in between the two urban areas of Abberley. The site would almost join these two urban areas together and would represent large scale development in comparison to the existing village, should all of the site be allocated. The village current urban form predominantly consists of ribbon development along The Common and Clows Top Road, and then sporadic development centred around the existing Conservation Area. The new sites would, however, be two new estate type developments that would alter the character of the village substantially.	Yes - the site is a large site located in between the two urban areas of Abberley. The site would almost join these two urban areas together and would represent large scale development in comparison to the existing village, should all of the site be allocated. The village current urban form predominantly consists of ribbon development along The Common and Clows Top Road, and then sporadic development centred around the existing Conservation Area. The new sites would, however, be two new estate type developments that would alter the character of the village substantially.	Yes - the site is a large site located in between the two urban areas of Abberley. The site would almost join these two urban areas together and would represent large scale development in comparison to the existing village, should all of the site be allocated. The village current urban form predominantly consists of ribbon development along The Common and Clows Top Road, and then sporadic development centred around the existing Conservation Area. The new sites would, however, be two new estate type developments that would alter the character of the village substantially.	No
Ruled in or out of SHELAA? If out, reason?	Ruled out due to impacts on historic environment including impacts on LB, CA and TPO	In	Ruled out due to the impacts on Historic Environment and scale.	The site should be ruled out for being too small (0.118ha)
Should the site be carried forward for potential allocation in the SWDPP?	No	Yes	No	No
OUTCOME PREFERRED OPTIONS 2019	Summary The site is ruled out. The site would impact on the setting of Abberley Conservation Area, would have an impact on the setting of a GI Listed Building and there is records of protected species around the site, albeit not on the site. There is also a tree covered by a TPO adjacent to the northern boundary of the site. It may be appropriate to take a smaller out of the site forward, see CFS0601/c.	Western part of the larger site could be used as a smaller site. This part is located away from the TPO, Conservation Area and Listed Buildings and so such the impact on them could be better mitigated.	This site is ruled out. There is not an appropriate smaller parcel of land to use due to the fact that development would both represent backland development and be located too far from the village core and towards the Conservation Area and sensitive Listed Buildings. Allocation of the site would also drastically alter the character of the village, which is predominantly characterised by ribbon development along The Common and Clows Top Road. The site would impact on the setting of Abberley Conservation Area, would have an impact on the setting of a GI Listed Building and there is records of protected species around the site, albeit not on the site.	Ruled out for being too small (0.118ha)
OUTCOME PUBLICATION 2022	Summary The site is ruled out. The site would impact on the setting of Abberley Conservation Area, would have an impact on the setting of a GI Listed Building and there is records of protected species around the site, albeit not on the site. There is also a tree covered by a TPO adjacent to the northern boundary of the site. It may be appropriate to take a smaller out of the site forward, see CFS0601/c.	Further to comments received from the Councils Landscape Officer, it is considered that the site is not suitable for allocation due to the impact that the site would have on the surrounding landscape character. Further more, the site would impact on key views as designated in the neighbourhood plan. Whereas the site has not been ruled out of the SHELAA, it is not considered that the site is suitable for allocation in the SWDPP.	This site is ruled out. There is not an appropriate smaller parcel of land to use due to the fact that development would both represent backland development and be located too far from the village core and towards the Conservation Area and sensitive Listed Buildings. Allocation of the site would also drastically alter the character of the village, which is predominantly characterised by ribbon development along The Common and Clows Top Road. The site would impact on the setting of Abberley Conservation Area, would have an impact on the setting of a GI Listed Building and there is records of protected species around the site, albeit not on the site.	Ruled out for being too small (0.118ha)