

Callow End - Category 1

SHELAA Site Reference and Address:		CFS0090 Land at Upton Rd, Callow End	CFS0091 Land at Upton Rd, Callow End	CFS0546 Land at Horse Hill, Callow End	CFS0413 Land to the north of Beauchamp Lane, Callow End
MAJOR CRITERIA	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 landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Available in 5 years.	Available in 5 years.	Available in 5 years.	Available in 5 years.
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	FZ 1	FZ 1	FZ 1	FZ 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 - access could be achieved via Upton Road to the east of the site. Though no further assessment required as site ruled out through SHELAA.	Yes - access could be achieved via Upton Road to the east of the site. Though no further assessment required as site ruled out through SHELAA.	yes - access could be achieved via B4424 to the north west of site. No further assessment required as site ruled out through SHELAA.	Unable to achieve suitable access to the highway. No further assessment required as site ruled out through SHELAA.
	Are the Sewerage and Water supplies adequate in the area?	Low. Previous history of pollution on downstream network relating to blockages. If multiple sites are developed the impact will be likely to increase and cumulative hydraulic modelling is recommended.	Low. Previous history of pollution on downstream network relating to blockages. If multiple sites are developed the impact will be likely to increase and cumulative hydraulic modelling is recommended.	Low. Previous history of pollution on downstream network relating to blockages. If multiple sites are developed the impact will be likely to increase and cumulative hydraulic modelling is recommended.	Low. Previous history of pollution on downstream network relating to blockages. If multiple sites are developed the impact will be likely to increase and cumulative hydraulic modelling is recommended.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	Yes
	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?	No	No	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Site is effectively in the open countryside surrounded by scattered residential development.	Site is effectively in the open countryside surrounded by scattered residential development.	Site is effectively in the open countryside surrounded by scattered residential development.	Site is effectively in the open countryside.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - 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?	No	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	No	Yes. Setting of Priors Court Grade II listed	Yes. In immediate vicinity of 'The Mercers' (grade II listed) located on the other side of narrow country road. Possible also in setting of Stanbrook abbey (Grade II)
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	No. Evaluation and possible mitigation.	No. Evaluation and possible mitigation.	No. Evaluation and possible mitigation.	No. Evaluation and possible mitigation.
	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	No
	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?	No	No	No	No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Some flooding recorded on frontage along Upton Road.	Some flooding recorded on frontage along Upton Road.	No	No
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 3	Grade 3	Grade 3	Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No	No	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes. Bus stop adjacent to site.	Yes. Bus stop adjacent to site.	Yes. Bus stop 50m	Yes. Bus stop 200m
	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.	Village hall 200m; school 50m; public house 100m; shop 400m; play area 550m	Village hall 200m; school 50m; public house 100m; shop 400m; play area 550m	Village hall 200m; school 50m; public house 100m; shop 400m; play area 600m	Village hall 500m; school 700m; public house m; shop 350m; play area 450m
	Would development of the site result in an adverse impact on local health provision?	Yes	Yes	Yes	Yes
	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?	This allocation would significantly alter the character of the village.	To allocate the whole site would significantly alter the character of the village. Consideration could be given to a smaller allocation with access/frontage onto main road.	An allocation here would effectively extend the built form of the village into the open countryside. The site is not well contained or surrounded by existing development. Development here would affect the impression of entry and arrival on the descent into the village.	An allocation here would effectively extend the built form of the village into the open countryside. The site is not well contained or surrounded by existing development.
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Out. Topography. Extend beyond into the countryside, not well contained and would alter the entrance to this side of the village.	Out. Extend beyond into the countryside, not well contained and would alter the entrance to this side of the village.	Out. Extend beyond into the countryside, not well contained and would alter the entrance to this side of the village.	Out. Highways access, environmental impact, proximity to a listed building.
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No
	Summary	Large site without any significant environmental or policy constraints. Well located to village services and facilities. However the site is undulating and inclines steeply to the north west of the site.	Large site without any significant environmental or policy constraints. Well located to village services and facilities. However the site is undulating and inclines steeply to the north west of the site.	No significant policy or environmental constraints. Removed from village services and facilities and would extend the settlements built form into the open countryside without opportunities to integrate the new development into the village envelope. Securing access could be an issue as this would be onto foot of steep hill into the southern end of the village.	No significant physical or environmental constraints, although development in this location would potentially have an impact on the setting of a listed building. However highways response rules the site out on access grounds.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Out - Topography	Out - Scale	Out - Scale	Out - Access and Historic Environment
	Should the site be carried forward for potential allocation in the SWDPR?	No Change	No Change	No Change	No Change
	Summary	True duplicate with CFS0824	No Change	No Change	No Change

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SHELAA Site Reference and Address:		CFS0413sc Land to the north of Beauchamp Lane, Callow End	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1	
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Available in 5 years.	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	FZ 1	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	
	Can the site be provided with safe access onto the public highway?	Unable to achieve suitable access to the highway. No further assessment required as site ruled out through SHELAA.	
	Are the Sewerage and Water supplies adequate in the area?	Low. Previous history of pollution on downstream network relating to blockages. If multiple sites are developed the impact will be likely to increase and cumulative hydraulic modelling is recommended.	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Yes	
	Is the site in Green Belt?	No	
	Is the site in the AONB, or affect the setting of?	No	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Site is effectively in the open countryside.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	
	Would development of the site result in a significant net loss of protected open space?	No	
	Would development of the site have a detrimental impact on a conservation area?	No	
	Would development of the site have a detrimental impact on Listed Building (s).	Yes. In immediate vicinity of 'The Mercers' (grade II listed) located on the other side of narrow country road. Possible also in setting of starbrook abbey (Grade II)	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	No. Evaluation and possible mitigation.	
	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	
	Would development of the site have a detrimental impact on TPOs.	No	
	Would development of the site have a detrimental impact on a Significant Gap?	No	
	Would development of the site have a detrimental impact on ancient woodland?	No	
	Would development of the site have a detrimental impact on ancient hedgerow?	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	
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 3	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes. Bus stop 200m	
	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.	Village hall 500m; school 700m; public house m; shop 350m; play area 450m	
	Would development of the site result in an adverse impact on local health provision?	Yes	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	An allocation here would effectively extend the built form of the village into the open countryside. The site is not well contained or surrounded by existing development	
	OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	n/a
		Should the site be carried forward for potential allocation in the SWDPR?	n/a
Summary		n/a	
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Out - Access	
	Should the site be carried forward for potential allocation in the SWDPR?	No	
	Summary	smaller cut of CFS0413	