

**Inkberrow Category 1**

SHELAA Site Reference and Address:	CFS0108 - land to the rear of Withyfields, Withybed Lane, Inkberrow	CFS0345 - Littleworth Farm, Worcester Road, Inkberrow	CFS0346 - Land adjoining southern side of Appletree Lane, Inkberrow	
<b>MAJOR CRITERIA</b>	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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)?	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
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Yes	Yes	Yes
	Are the Sewerage and Water supplies adequate in the area?	Medium impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless infrastructure, air pollution, waste, combustion or water discharge	No - unless infrastructure, air pollution, waste, combustion or water discharge	Yes - Any residential development of 100 or more houses outside existing settlements/urban areas.
	Is the site in Green Belt?	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No adopted Neighbourhood Plan	No adopted Neighbourhood Plan	No adopted Neighbourhood Plan
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - surrounded by residential uses	Yes - residential and agricultural	Yes- residential and agricultural	
<b>OTHER CRITERIA</b>	Would development of the site have an adverse impact on Green Infrastructure Network?	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
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	Prehistoric and Medieval potential - Mitigation	Prehistoric and Medieval potential - DBA, survey, targeted evaluation and possible further mitigation.	Prehistoric and Medieval potential - DBA, survey, targeted evaluation and possible further 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	Landscape: Yes - the County LCA identifies this area as having a small scale landscape with settlement being predominantly dispersed farmsteads and wayside dwellings. Large scale development would not be considered appropriate in terms of landscape character. Also, prominent site at entrance to village and partly on elevated land - visually unacceptable.	No
	Would development of the site have a detrimental impact on TPOs.	TPO nearby (on other side of Withybed Lane approx. 50m south of suggested access)	No	Yes
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	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?	potential surface water flow at northern end of the site but no details to confirm there has been a surface water flooding event	no details to confirm there has been a surface water flooding event	potential flood flow route along access road adjacent to northern boundary and ponding caused by flooding from adjacent watercourse to the east of the site.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes	Yes	No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	No history, but caution contamination from any previous agricultural practices?
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 80m	Yes - 90m	Yes - 290m
	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.	860m from primary school, 660m from shop/post office, 730m from doctors surgery and 1km from village hall	900m from primary school, 590m from shop/post office, 670m from doctors surgery and 1.1km from village hall	1km from primary school, 730m from shop/post office, 810m from doctors surgery and 1.2km from village hall
	Would development of the site result in an adverse impact on local health provision?	Yes	Yes	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
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No - unless access requires significant changes to Withybed Lane	Yes - very large site which would increase the size of the village by around 25%	Large site but would be seen as an extension to the existing village on the same side of the road so unlikely to materially affect the character of the village.	
<b>OUTCOME PREFERRED OPTIONS 2019</b>	Ruled in or out of SHELAA? If out, reason?	In	Ruled out - scale	Ruled out - scale and concerns about location away from village facilities
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	No
	Summary	Site surrounded by residential development but access arrangements key. Planning application would have to demonstrate that any surface water flooding issues can be mitigated against and noted that medium impact on sewerage network. Notes - Standard air quality Mitigation Measures applicable to sites of >10 residential dwellings; Within 250m landfill buffer - risk assessment required	Large, prominent site at entrance to village and partly on elevated land - visually unacceptable, out of character with village and inappropriate in terms of landscape character. Note - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of =10 residential dwellings.	Large site but would be seen as an extension to the existing village on the same side of the road so unlikely to materially affect the character of the village, but would extend village south further from local facilities discouraging people to walk/cycle to them. Notes - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings
<b>OUTCOME PUBLICATION 2022</b>	Ruled in or out of SHELAA? If out, reason?	No change	No change	No change
	Should the site be carried forward for potential allocation in the SWDPR?	No change	No change	No change
	Summary	No change	Large, prominent site at entrance to village and partly on elevated land - visually unacceptable, out of character with village and inappropriate in terms of landscape character.	No change

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SHELAA Site Reference and Address:	CFS0634 - Land South of Stockwood Lane, Stonehouse farm, Inkberrow (part of CFS0635)	CFS0635 - Land South of Stockwood Lane, Stonehouse farm, Inkberrow	CFS0636 - Land South of Stockwood Lane, Stonehouse farm, Inkberrow	CFS0758 - Stonepit Lane WR7 4ED Parcel of land adjacent to road between Corner House and Chaston Lodge Inkberrow	CFS0817 - Land in Inkberrow SP 0057SE	CFS1138 - Hills Yard, Broadlose Lane, Inkberrow
<b>MAJOR CRITERIA</b>	Category 1	Category 1	Category 1	Category 1	Category 1	Category 1
	Yes	Yes	Yes	Yes	Yes	Yes
	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1
	Yes	Yes	Yes	Yes	Yes	Yes
	Yes - but would need to be widened and this would mean quiet lane designation would have to be removed from the newly widened part.	Yes - but if from Stockwood Lane would need to be widened and this would mean quiet lane designation would have to be removed from the newly widened part.	Yes - but would need to be widened and this would mean quiet lane designation would have to be removed from the newly widened part.	Yes if the slope does not prevent safe access	Yes but likely to require lowering, removal or relocation of hedge	No - too narrow to accommodate more than 2 or 3 dwellings
	Sewerage: There are existing flooding risks in the downstream network. There are no visible watercourses or surface water sewers. The surface water needs to be managed sustainably following the drainage hierarchy and connections to the combined sewer avoided, however there is a risk that this site will connect to the combined sewer and increase flood risk.	High impact on sewerage network. No comments on water supply	High impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	High impact on sewerage network. No comments on water supply	The scale of development is unlikely to result in any significant impact to the foul network providing that the surface water does not also drain into it
	No - unless infrastructure, air pollution, waste, combustion or water discharge	No - unless infrastructure, air pollution, waste, combustion or water discharge	No - unless infrastructure, air pollution, waste, combustion or water discharge	No - unless infrastructure, air pollution, waste, combustion or water discharge	No - unless infrastructure, air pollution, waste, combustion or water discharge	No
No	No	No	No	No	No	
No adopted Neighbourhood Plan	No adopted Neighbourhood Plan	No adopted Neighbourhood Plan	No adopted Neighbourhood Plan	No adopted Neighbourhood Plan	No adopted Neighbourhood Plan	
Yes - residential and agricultural	Yes - residential and agricultural	Yes - residential and sports ground	Yes - residential on 3 sides and agricultural to south	Yes - adjacent to site allocated in SWOP	Yes - residential and agricultural	
<b>OTHER CRITERIA</b>	Protect and enhance	Protect and enhance	Protect and enhance	Protect and enhance	Protect and enhance	Protect and enhance
	No	No	No	No	No	No
	No	No	No	No	No	No
	Yes	Yes - Setting of Stonehouse Farm and Manor Farm are defined by their location outside the edge of the settlement	Yes - Setting of Stonehouse Farm is defined by its location outside the edge of the settlement	No	No	Yes
	Prehistoric and Medieval potential - DBA, survey, targeted evaluation and possible further mitigation.	Prehistoric and Medieval potential - DBA, survey, targeted evaluation and possible further mitigation.	Prehistoric and Medieval potential - DBA, survey, targeted evaluation and possible further mitigation.	Prehistoric and Medieval potential	Prehistoric and Medieval potential - DBA, survey, targeted evaluation and possible further mitigation.	No
	No	Landscape: Yes - the County LCA identifies this area as having a small scale landscape with settlement being predominantly dispersed farmsteads and wayside dwellings. Large scale development would not be considered appropriate in terms of landscape character. Also on rising ground on rural edge of village and interspersed with public footpaths. Visually unacceptable and reduce enjoyment of public footpaths	Landscape: Yes - elevated site in rural area. Visually unacceptable.	Landscape (amber code) Would not be at odds with identified settlement pattern as an indicator of landscape character. However, would block views of tower which is a significant landscape feature, contributing to the sense of place	Landscape: Yes - the County LCA identifies this area as having a small scale landscape with settlement being predominantly dispersed farmsteads and wayside dwellings. Large scale development would not be considered appropriate in terms of landscape character. Also on rising ground in open countryside. Adjacent allocated site designed with landscape buffer to north as edge of village.	No
	No	No	No	No	No	No
	No	No	No	No	No	No
	No	No	No	No	No	No
	No	No	No	No	No	Unsure
	yes. Overland flood flow route from east to west across the site. WDC Land drainage team advise - no verified data to confirm flooding	yes. Overland flood flow route from east to west across the site	no details to confirm there has been a surface water flooding event	yes. Overland flood flows from SE to NW	yes. Overland flood flow route from east to west across the site	No verified data to confirm flooding
	Yes	Yes	Yes	No	No	Part grade 2 and part brownfield land
	No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	No history, but caution contamination from any previous agricultural practices?	Within 30m of a contaminated site
	Yes - 150m	Yes - 110m	Yes - 60m	Yes - 210m	Yes - 300m	No - 670m
	240m from primary school, 540m from shop/post office, 440m from doctors surgery and 430m from village hall	240m from primary school, 540m from shop/post office, 440m from doctors surgery and 430m from village hall	190m from primary school, 490m from shop/post office, 390m from doctors surgery and 380m from village hall	860m from primary school, 570m from shop/post office, 640m from doctors surgery and 1km from village hall	570m from primary school, 420m from shop/post office, 540m from doctors surgery and 690m from village hall	1.1km from primary school, 830m from shop/postoffice, 930m from doctors surgery and 1.3km from village hall
	Yes but all are addressable	Yes	Yes	No	Yes	Yes but all are addressable
N/A	N/A	N/A	N/A	N/A	N/A	
Yes - access would be onto a designated quiet lane which is narrow with hedgerows and very rural in character. Site slopes up to Stockwood Lane and its development would be prominent in the landscape and on the existing village.	Yes - site is large and would materially affect the character of the village extending it by approx. 20%.	Yes - site is quite large, is elevated and lies to the north of Stockwood Lane which currently forms a firm development boundary to the village at this point notwithstanding the row of houses within the development boundary to the east.	Yes - effectively an infill site between row of frontage housing but land is on a bank so access likely to be problematic, plus loss of views of tower which is a significant landscape feature, contributing to the sense of place.	No - although site is odd-shaped, rises from west to east and site lies beyond landscape buffer to allocated site, it sits well with the adjoining recently developed site and would be seen as extension of this with a green buffer/landscape corridor between the two.	No - it is not in a prominent location and there are existing trees and hedges around the boundaries.	
In	Ruled out - scale	Ruled out - scale and concerns about impact on character of village	In	In	Site not submitted for consideration at Reg 18 stage	
No	No	No	No	Yes	n/a	
Stockwood Lane is a narrow designated quiet lane with raised banks in parts - development would require removal of a stretch of the hedgerow - potential highway issues, comments awaited. Concerns from heritage and possible issues with sewerage network and flooding. Notes - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings; Within 250m landfill buffer - risk assessment required.	Large site on rising ground on rural edge of village and interspersed with public footpaths - impact on character of village, landscape, listed farm, footpaths and high impact on sewerage network. Notes - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings; Within 250m landfill buffer - risk assessment required	Site is quite large, elevated and lies to the north of Stockwood Lane which currently forms a firm development boundary to the village at this point notwithstanding the row of houses within the development boundary to the east. Development of the site would harm the setting of the adjoining listed Stonehouse Farm. High impact on sewerage network. Note - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings	Effectively an infill site between row of frontage housing but land is on a bank so access likely to be problematic - individual accesses would require removal of most of hedgerow which would alter the street scene and character of the area. Loss of views of tower which is a significant landscape feature, contributing to the sense of place. Note - Standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings	Although site is odd-shaped, rises from west to east and site lies beyond landscape buffer to allocated site it sits well with the adjoining recently developed site and would be seen as extension of this with a green buffer/landscape corridor between the two, but possible surface water drainage issue - overland flood flow route from east to west across the site and high impact on sewerage network. Note - Standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings	n/a	
<b>OUTCOME PUBLICATION 2022</b>	No change	No change	No change	No change	No change	In
	No change	No change	No change	No change	No change	No
	Stockwood Lane is a narrow designated quiet lane with raised banks in parts. Development would require removal of quiet lane designation and a stretch of the hedgerow which would materially affect the character to the area. Concerns from heritage and possible issues with sewerage network and flooding. Within 250m landfill buffer - risk assessment required.	No change	No change	No change	No change	The site is part brownfield (former scaffolding store) and part greenfield and is well contained within existing hedges and trees, and immediately adjoins a number of houses - but the access road is too narrow. Possibly unimproved grassland, within WHI traditional orchard network - primary habitat. The site now has planning consent for 2 dwellings (21/01498/FUL) and an application for an additional 2 dwellings is currently pending (22/01695/PI/P)