

Offenham Category 1

SHELAA Site Reference and Address:		CFS0355 Land immediately adjoining southern side of Boat Lane, Offenham	0565 - Land off Boat Lane, Offenham	0632 - Land south of Three Cocks Lane, Offenham
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary - Cat 1	Yes - Adjacent to Development Boundary - Cat 1	Yes - Adjacent to Development Boundary - Cat 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 - Available now	Yes - Available now	Yes - Available now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1. No historical flooding recorded	76% Flood Zone 1, 24% Flood Zone 2, 15% Flood Zone 3a and 5% Flood Zone 3b. <1% 100 yr and 2% 1000 yr surface water flooding. 24% of site historical flooding.	100% Flood Zone 1. No historical flooding recorded.
	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	No highways comments received but access appears achievable	Yes
	Are the Sewerage and Water supplies adequate in the area?	LOW - 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.	MEDIUM - Site will drain to Boat Lane SPS, it is recommended that hydraulic modelling is done to determine the impact to the SPS.	LOW - Site will drain to Boat Lane SPS, it is recommended that hydraulic modelling is done to determine the impact to the SPS. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourse/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless infrastructure, minerals or air pollution	No - unless infrastructure, minerals or air pollution	No - unless infrastructure, minerals or air pollution
	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	NO	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - residential	YES - Residential	YES - Residential	
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
	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?	Site not in Conservation Area. Archaeology: Romano/ British potential - Mitigation	Site not in Conservation Area. Archaeology: Romano/ British potential - DBA, survey, targeted evaluation and possible further mitigation.	Site not in Conservation Area. Archaeology: Romano/ British potential - Evaluation, possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	No detrimental impact on listed buildings	No detrimental impact on listed buildings	No detrimental impact on listed buildings
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	No	Possible - Local Wildlife site	No
	Would development of the site have a detrimental impact on TPOs.	No	TPO nearby	No
	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?	<1% 30 yr, 2% 100 yr and 13% 1000 yr surface water flooding, yes. Flood flow route adjacent to NW boundary.	<1% 100 yr and 2% 1000 yr surface water flooding. no details to confirm there has been a surface water flooding event	Land to the south flooded by perimeter ditch. No surface water issues flagged on county mapping.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes - all of site within grade 1 land	Yes - all of site within grade 1 land	Yes - all of site within grade 1 land
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities on site. PCL site adjacent - Journey Within 2x 250m landfill buffer. Risk assessment required	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No History of PCL activities on site. Within 3x 250m landfill buffer. Risk assessment required	Air Quality - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. Contamination - No history of PCL activities.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - the closest bus stop is 322 metres (0.2 miles) from site. The closest train station (Evesham Train Station) is 5150 metres (3.2 miles) from site.	Bus stop (321m)	yes, the closest bus stop is 322 metres (0.2 miles) from site. The closest train station (Evesham Train station) is (3.4 miles) away.
	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 (Offenham C of E First School) is 644 metres (0.4 miles). General Store is 483 metres (0.3 miles). Post office is 483 metres (0.3 miles). Doctors surgery (DE Monfort Medical Centre) is 3701 metres (2.3 miles). Village hall (Offenham Village Hall) is 644 metres (0.4 miles).	Offenham CofE First School (643m); General Store 482m; Post Office (643m); Doctors (48m); Village Hall (643m)	Primary school (Offenham C of E First School) is 605 metres (0.5 miles). General Store (Offenham Village Stores and Post Office) is 322 metres (0.2 miles); Post office (Offenham Village Stores and Post Office) is 322 metres (0.2 miles). Doctors surgery (DE Monfort Medical Centre) is 4023 metres (2.5 miles). Village Hall (Offenham Village Hall) is 483 metres (0.3 miles).
	Would development of the site result in an adverse impact on local health provision?	No	POSSIBLE	POSSIBLE
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No NP made	No NP made	No NP made
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	Landscape Comments: although the site is currently developed, glasshouses are typical of the rural land use in this area. Replacing with residential built form would be visually unacceptable in the corridor of the River Avon and would not respect the identified settlement pattern of nucleated pattern of expanded rural villages. Conservation comments: LWS	Yes - would be out on a limb away from established settlement pattern - not respect local character identified as nucleated pattern of expanded rural villages	
OUTCOME PREFERRED OPTIONS 2019	Rule in or out of SHELAA? If out, reason?	In	In	In
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	Yes
	Summary	Take forward as a potential allocation. Adjacent small business park. Suitable for small site - 10 units. Site area is 0.41 ha.	CFS 0843 is a slightly smaller cut of this site. Landscape Objection. Concerns about Landscape / Character of settlement. Also some of site within high risk flood zones. Loss of highest grade agricultural land. Other preferable sites with less constraints available	Take forward site as potential allocation for 32 units. Site area is 1.8 ha - possible 32 units with 40% GL
OUTCOME PUBLICATION 2022	Rule 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 SWDP?	No Change	No Change	No Change
	Summary	No Change	No Change	No Change

SHELAA Site Reference and Address:		0690 - Land off Laurels Road Offenham	0827 - Land building 'all listed' at 'The Malt House' and Milburgh House' Main Street, Offenham	1202 - Land to the rear of Charnis Main Street Offenham
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary - Cat 1	Yes - Adjacent / Within Development Boundary - Cat 1	Yes - within development boundary
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes - Available now	Yes - Available within 5 years	Yes - available now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100 % Flood Zone 1. No historical flooding recorded.	100 % Flood Zone 1. No historical flooding recorded.	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	No highways comments received but access appears achievable	Unclear if a vehicular access, to WCC SDG standards, can be provided
	Are the Sewerage and Water supplies adequate in the area?	LOW - Site will drain to Boat Lane SPS, it is recommended that hydraulic modelling is done to determine the impact on the SPS.	LOW - Development scale is unlikely to result in any significant impact to the four network, provided that surface water does not drain into the four network	Development scale is unlikely to result in any significant impact to the four network, provided that surface water does not drain into the four network.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless infrastructure, minerals or air pollution	No - unless infrastructure, minerals or air pollution	No - unless infrastructure, minerals or air pollution
	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	NO	NO
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	YES - Residential	YES - Residential	YES - Residential	
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
	Would development of the site result in a significant net loss of protected open space?	No	NO	Yes - site is wholly covered by POS
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not in Conservation Area. Archaeology: Romano/ British potential - Evaluation, possible mitigation.	Site not in Conservation Area but detrimental impact - yes - setting. Archaeology: Romano/ British potential - mitigation.	Site not in Conservation Area. Archaeology would require further investigation.
	Would development of the site have a detrimental impact on Listed Building (s).	No detrimental impact on listed buildings	Unclear as to how this allocation could be developed. Site on edge of conservation area and contains two listed buildings. Also opposite church.	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	No	no	No
	Would development of the site have a detrimental impact on TPOs.	No	NO	NO
	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?	2 % 1000 yr surface water flooding. no details to confirm there has been a surface water flooding event.	7 % 1000 yr surface water flooding. no details to confirm there has been a surface water flooding event.	Small pocket of in in 1000 extent to southern boundary
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes - all of site within grade 1 land	YES - Grade 1	YES - Grade 1
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - No history of PCL activities.	Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - No history of PCL activities.	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes, the closest bus stop is 102 metres (0.2 miles) from site. The closest train station (Evesham train station) is 4667 metres (2.9 miles) from site.	Bus stop (79m)	Yes - bus stop on Main Street
	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 (Offenham C of E First School) is 1127 metres (0.7 miles) from site. General Store (Offenham Village Stores and Post Office) is 483 metres (0.3 miles). Post office (Offenham Village Store and Post Office) is 483 metres (0.3 miles). Doctors Surgery (DE Morfont Medical Centre) is 3541 metres (2.2 miles). Village hall (Offenham Village Hall) is 805 metres (0.5 miles).	Offenham CoE First School (482m); General Store (118m); Post Office (118m); Doctors Surgery (2 miles); Village Hall (160m)	Offenham CoE First School (260m); General Store (304m); Post Office (304m); Doctors Surgery (2 miles); Village Hall (20m)
	Would development of the site result in an adverse impact on local health provision?	POSSIBLE	NO	POSSIBLE
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No NP made	No NP made	No NP made
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	Conservation comments: CA, LB	Yes - back land development and impact of loss of POS	
OUTCOME PREFERRED OPTIONS 2019	Rule in or out of SHELAA? If out, reason?	In	Out - Historic Environment	submitted post Preferred Options
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	n/a
	Summary	Take forward site as allocation for 37 units. Adjacent to existing new res development. Site area 2.03 ha - potential for 37 dwellings with 40% GI.	Rule out - Heritage concerns	n/a
OUTCOME PUBLICATION 2022	Rule in or out of SHELAA? If out, reason?	No Change	No Change	Out - loss of valued open space
	Should the site be carried forward for potential allocation in the SWDP9?	No Change	No Change	No
	Summary	No Change	No Change	Within POS - not considered suitable for development. Also access concerns