

Mamble Category 3

SHELAA Site Reference and Address:	CFS0600, Land opposite Yew Tree Cottage, Mamble	CFS0823, Land off Church Walk, Mamble	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 3	Category 3
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	No legal constraints, available within 5 years, landowner supportive	No legal constraints, available within 5 years, landowner supportive
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	100% 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	Yes
	Are the Sewerage and Water supplies adequate in the area?	Existing sewerage area is very small, if this development is connected it would double the catchment area. Surface water should be managed on site through SuDS or to watercourses/ponds where available. Potential impact on sewerage infrastructure: High	Surface water should be managed on site through SuDS or to watercourses/ponds where available. Existing sewerage area is very small, if this development is connected it would double the catchment area. Distance from this development to existing network is over 250m. If development goes ahead the developer would incur higher costs to connect a long distance to the existing catchment. Potential impact on sewerage infrastructure: High
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Unknown	Unknown
	Is the site in Green Belt?	No	No
	Is the site in the ADONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The site is bound by a road and also dwellings. The site would need to be designed sympathetically.	The site is predominantly surrounded by rural fields although it is also surrounded by some properties on the edge of Mamble	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Protect and Enhance	Protect and Enhance
	Would development of the site result in a significant net loss of protected open space?	No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Medieval potential, evaluation and possibly mitigation	medieval potential, DBA, survey, targeted evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	Setting of 2 GI LBs	Setting of GI Church and GI LBs
	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	No
	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?	Yes, border with the site and road?	Yes, border with the site and the road?
	Has the site 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	Yes - Grade 2
	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 $\geq 10$ residential dwellings History of mining for coal and lignite and Unknown Filled Ground covering majority of site. Source of 250m landfill buffer. Potentially significant PCL issues on site. Risk Assessment and likely Site Investigation required.	Standard Mitigation Measures applicable to sites of $\geq 10$ residential dwellings in terms of air quality No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required
	Is there a bus stop or train station within 400m of the site? Please state distance.	Bus Stop 0-100m Train - Kidderminster 17km away	Bus Stop 4-500m Train - Kidderminster 17km 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: None in village General Store: None in village Post Office: None in village Doctors: None in village Village Hall: 200-300m	Primary School: None in village General Store: None in village Post Office: None in village Doctors: None in village Village Hall: 500-600m
	Would development of the site result in an adverse impact on local health provision?	No	No
	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?	Whereas the area of the site is relatively big in comparison to the rest of the village, the site is well contained between two roads along with a number of other residential dwellings. As such, in terms in lay out the village would retain its relatively compact character.	This site would impact the character of the settlement as the village would begin to sprawl away from its urban core into the open countryside.	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Ruled out - sewerage.	Ruled out - Scale, impact on historic environment.
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Unknown filled ground covers majority of site so a risk assessment and site investigation would be required. This would potentially rule it immediately out, but it is unknown. It would also appear that this site would have an adverse impact on the landscape character as it is on top of a hill. Would also have a high impact on the sewerage network. The site would also have a detrimental impact on the setting of two Grade II Listed Buildings.	Out - impact on GI and GI Listed Buildings and Conservation Area. Would also have a high impact on the sewerage network. The Site would also be completely out of character with the main village and would result in the village almost doubling in size, extending into the open countryside away from the village core.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Out - Historic Environment and Topography	Ruled out - Scale / Impact on historic environment.
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Unknown filled ground covers majority of site so a risk assessment and site investigation is required. This would potentially rule it immediately out, but it is unknown. It would also appear that this site may have an adverse impact on the landscape character as it is on top of a hill and as such there would be topographic challenges in developing this site, particularly as the existing access appears to be located at the bottom of the hill. Development of the site would also have a detrimental impact on the setting of two Grade II Listed Buildings and the setting of a GI Listed church, of which the site is located, at its closest, less than 100m from. As such, the site is considered not suitable for allocation based on topography and the impact on the nearby Historic Environment.	Out - impact on GI and GI Listed Buildings and Conservation Area. Would also have a high impact on the sewerage network. The Site would also be completely out of character with the main village and would result in the village almost doubling in size, extending into the open countryside away from the village core.