

Pebworth - Category 3

| SHELAA Site Reference and Address: | | CFS0723 Land at Chapel Road, Pebworth | CFS0872 Field at the end of New Road, Pebworth | CFS0902b Little Meadows Farm and Middlesex Farm, Pebworth | CFS0710 - land Adjacent to Orchard Close, Pebworth | |
|---|--|---|---|---|---|--------------|
| MAJOR CRITERIA | Is the site within or adjacent to a Town, Category 1, 2 or 3 Village? | Category 3 | Category 3 | 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)? | Available within 5 years | Available now | Available now | Available now | |
| | Is the site within Flood Zone 1 or 2? If yes, state Flood Zone. | 100% Flood Zone 1 | 100% Flood Zone 1 | Yes | 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? | Access requires further evaluation but appears very narrow | Access could be achieved via New Road if granted by landowner | Yes - access can be achieved onto Broad Marston Road | No suitable direct access onto the highway. | |
| | Are the Sewerage and Water supplies adequate in the area? | Sewerage low | Sewerage low | Sewerage high - This development is very large in comparison to the existing network is likely that capacity issues will occur at the TPS. Hydraulic modelling is recommended. | Sewerage medium - Nearest sewer connection 130m, there are known flooding issues in the downstream 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? | Yes. The Pebworth NP was adopted in September 2019. | Yes. The Pebworth NP was adopted in September 2019. | Yes. The Pebworth NP was adopted in September 2019. | Yes. The Pebworth NP was adopted in September 2019. | |
| Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are. | The site is to the rear of existing residential properties fronting onto Chapel Road. New development on Orchard Close lies partly to the south of the site. | There is limited housing development to the south of the site otherwise development in this location would extend development into the open countryside. | The site is open farmland. | Field to the north, residential dwelling to the east, nursery to the south and more fields to the west | | |
| OTHER CRITERIA | Would development of the site have an adverse impact on Green Infrastructure Network? | GI - Protect and Restore | GI - Protect and Restore | GI - Protect and Restore | GI - Protect and Restore | |
| | Would development of the site result in a significant net loss of protected open space? | No | No | Site ruled out - no further assessment required. | N/A | |
| | Would development of the site have a detrimental impact on a conservation area? | Yes | Yes | Yes | N/A | |
| | Would development of the site have a detrimental impact on Listed Building (s). | No | Yes | No | N/A | |
| | Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology? | Romano/British, Medieval potential | Romano/British, Medieval potential | Medieval agricultural activity, could mask significant previous activity or occupation | N/A | |
| | 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 | N/A | |
| | Would development of the site have a detrimental impact on TPOs. | Yes. TPO nearby | No | No | N/A | |
| | Would development of the site have a detrimental impact on a Significant Gap? | No | No | No | N/A | |
| | Would development of the site have a detrimental impact on ancient woodland? | No | No | No | N/A | |
| | Would development of the site have a detrimental impact on ancient hedgerow? | No | No | No | N/A | |
| | Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it? | Site is subject to some surface water flooding issues | No | Yes | N/A | |
| | 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 | 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. | Train - no; Bus stop - yes 280m route 553 | Train - no; Bus stop - yes 430m route 553 | Train - no; Bus stop - yes 400m route 553 | Train- no; Bus stop 483m | |
| | 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 220m; public house 270m; church 420m; school 345m | Village hall 550m; public house 430m; church 1km; school 890m | Village hall 450m; public house 400m; church 900m; school 810m | Village hall 483m; public house 161m; church 805m; school 805m | |
| | Would development of the site result in an adverse impact on local health provision? | No | No | No | No | |
| | Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan. | The Pebworth NP was adopted in September 2019 and allocates a site for 12 dwellings on the Fibrex Nurseries site. | The Pebworth NP was adopted in September 2019 and allocates a site for 12 dwellings on the Fibrex Nurseries site. | The Pebworth NP was adopted in September 2019 and allocates a site for 12 dwellings on the Fibrex Nurseries site. | The Pebworth NP was adopted in September 2019 and allocates a site for 12 dwellings on the Fibrex Nurseries site. | |
| | Would the development of the site, including the creation of an access, materially affect the character of the settlement? | No. Any development of this site would sit within the existing built form of the settlement. | Any development of this site would extend development beyond the village envelop into the open countryside. | Any development of this site would extend development beyond the village envelop into the open countryside. | Any development of this site would extend development beyond the village envelop into the open countryside. | |
| | OUTCOME PREFERRED OPTIONS 2019 | Ruled in or out of SHELAA? If out, reason? | In | In | Out. Site too large and areas subject to fluvial surface water flooding (flood risk and scale) | Out - Access |
| | | Should the site be carried forward for potential allocation in the SWDPR? | No | No | No | No |
| Summary | | There are no significant physical or environmental constraints as to why the site is unsuitable for development. It is considered there may be some impact on the conservation area and there is a TPO within the vicinity. The sites development would respect the settlement pattern and form and not lead to development extending into the open countryside. However it is not being put forward as an allocation as an alternative site is allocated in the Pebworth NP. | There are no significant physical or environmental constraints as to why the site is unsuitable for development. It is considered there may be some impact on the conservation area and listed buildings within the vicinity. Although some limited development of the site could respect the settlement pattern and form any significant allocation would extend development into the open countryside. The adopted Pebworth NP includes a residential allocation and therefore it is not proposed to make an allocation in the settlement for the Review. | Part of the site is subject to fluvial and surface flooding and any development on the site is considered to have a negative impact on the setting of the conservation area. Any allocation would extend the settlement envelop into the open countryside. The adopted Pebworth NP includes a residential allocation and therefore it is not proposed to make an allocation in the settlement for the Review. | Site not suitable for development as no suitable access. | |
| OUTCOME PUBLICATION 2022 | Ruled in or out of SHELAA? If out, reason? | No Change | No Change | No Change | Out - Access | |
| | Should the site be carried forward for potential allocation in the SWDPR? | No Change | No Change | No Change | No Change | |
| | Summary | No Change | No Change | No Change | No Change | |

Pebworth - Category 3

| SHELAA Site Reference and Address: | | CFS0267 - Land at Fibrex Nurseries Honeybourne Road Pebworth |
|---|--|---|
| MAJOR CRITERIA | Is the site within or adjacent to a Town, Category 1, 2 or 3 Village? | 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)? | Available within 5 years |
| | Is the site within Flood Zone 1 or 2? If yes, state Flood Zone. | 100% Flood Zone 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? | Yes - access can be achieved onto Stratford Road |
| | Are the Sewerage and Water supplies adequate in the area? | Further evaluation required |
| | Would development of the site compromise Internationally or Nationally designated site of ecological importance? | No |
| | 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? | Yes. The Pebworth NP was adopted in September 2019. |
| Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are. | The site is placed between residential dwellings and Pebworth Fire Station. Open countryside to the west | |
| OTHER CRITERIA | Would development of the site have an adverse impact on Green Infrastructure Network? | GI - Protect and Restore |
| | Would development of the site result in a significant net loss of protected open space? | N/A |
| | Would development of the site have a detrimental impact on a conservation area? | N/A |
| | Would development of the site have a detrimental impact on Listed Building (s). | N/A |
| | Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology? | N/A |
| | 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? | N/A |
| | Would development of the site have a detrimental impact on TPOs. | N/A |
| | Would development of the site have a detrimental impact on a Significant Gap? | N/A |
| | Would development of the site have a detrimental impact on ancient woodland? | N/A |
| | Would development of the site have a detrimental impact on ancient hedgerow? | N/A |
| | Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it? | N/A |
| | 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. | Train- no; Bus stop 483m |
| | 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 483m; public house 161m; church 805m; school 805m |
| | Would development of the site result in an adverse impact on local health provision? | No |
| | Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan. | The Pebworth NP was adopted in September 2019 and allocates a site for 12 dwellings on the Fibrex Nurseries site. |
| | Would the development of the site, including the creation of an access, materially affect the character of the settlement? | Any development of this site would extend development beyond the village envelop into the open countryside. |
| OUTCOME PREFERRED OPTIONS 2019 | Ruled in or out of SHELAA? If out, reason? | Out - allocated |
| | Should the site be carried forward for potential allocation in the SWDPR? | No |
| | Summary | Site ruled out of SHELAA as allocated in Pebworth neighbourhood plan. |
| OUTCOME PUBLICATION 2022 | Ruled in or out of SHELAA? If out, reason? | Out - allocated |
| | Should the site be carried forward for potential allocation in the SWDPR? | No Change |
| | Summary | No Change |