

Ryall and Holly Green Category 3

Ryall and Holly Green			
SHELAA Site Reference and Address:		CFS0200 Land South of Ryall Road	CFS0201 Land South of Strensham Road
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)?	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1	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?	This is a large development compared to the existing network. There are known sewer flooding incidents in the downstream network and two sewage pumping stations which may have insufficient storage. Hydraulic modelling is recommended. There are also no visible local watercourses or surface water sewers. A new surface water sewer may need laying by the developer approx. 250m to the River Severn. The surface water should be managed sustainably via the drainage hierarchy and avoid connection to the combined sewer. If a connection to the combined sewer was required this would increase flood risk.	There are known sewer flooding incidents in the downstream network and two sewage pumping stations which may have insufficient storage. Hydraulic modelling is recommended. There are also no visible local watercourses or surface water sewers. A new surface water sewer may need laying by the developer approx. 250m to the River Severn. The surface water should be managed sustainably via the drainage hierarchy and avoid connection to the combined sewer. If a connection to the combined sewer was required this would increase flood risk.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No
	Is the site in Green Belt?	No	No
	Is the site in the AONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Ryall and Holly Green	No Neighbourhood Plan for Ryall and Holly Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to north-east (Ryall) and north-west (The Grove) although detached from both, with open countryside to east and south-west.	Residential to north, but otherwise surrounded by open countryside.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance / Protect and Restore	GI - 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?	No detrimental impact on any Conservation Area.	No detrimental impact on any Conservation Area.
	Would development of the site have a detrimental impact on Listed Building (s).	Possible impact on Grade II Listed The Cottage	No
	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, however very exposed and visually prominent location.
	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?	Possible impact; boundary hedges on historic map.	Possible impact; boundary hedges on historic map.
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No details to confirm there has been a surface water flooding event.	No details to confirm there has been a surface water flooding event.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 3 with small area of Grade 2 to south	No, Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Requires further investigation	Requires further investigation
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 332 and 363 Bus Stops 5m	Yes - 332 and 363 Bus Stops 40m
	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.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.
	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.	No	No
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes, due to scale and location.	Yes, due to scale in this location.
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Not considered as part of the Preferred Options consultation	Not considered as part of the Preferred Options consultation
	Should the site be carried forward for potential allocation in the SWDPR?	N/A	N/A
	Summary	N/A	N/A
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Ruled In	Ruled In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Good site with no major constraints, however there are a number of concerns in relation to impacts on the historic environment (ancient hedgerow and Listed Building), sewerage and the character of the village; as such the site is not carried forward as a proposed allocation. (True duplicate with CFS0203).	Good site with no major constraints, however there are a number of concerns in relation to impacts on landscape, ancient hedgerow, sewerage and the character of the village; as such the site is not carried forward as a proposed allocation. (True duplicate with CFS0204 and CFS1108)

Ryall and Holly Green Category 3

Ryall and Holly Green			
SHELAA Site Reference and Address:		CFS0257 Land at Ryall	CFS0258 Land at Ryall
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)?	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1	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?	No, Willow Close is not suitable for vehicular access.	Yes
	Are the Sewerage and Water supplies adequate in the area?	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. However, there are known hydraulic sewer flooding issues in the downstream network and no visible watercourses or surface water sewers.	There are known hydraulic sewer flooding issues in the downstream catchment, surface water will need to be managed sustainably following the drainage hierarchy and no discharged into the combined sewer.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No
	Is the site in Green Belt?	No	No
	Is the site in the AONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Ryall and Holly Green	No Neighbourhood Plan for Ryall and Holly Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to south, but otherwise surrounded by open countryside.	Residential to east, but otherwise surrounded by 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
	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?	No detrimental impact on any Conservation Area.	No detrimental impact on any Conservation Area.
	Would development of the site have a detrimental impact on Listed Building (s).	No	No
	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?	Approx. 150m from Ancient Woodland, linked by PRoW which means increased recreational pressure.	Adjacent Ancient Woodland, linked by PRoW which means increased recreational pressure.
	Would development of the site have a detrimental impact on ancient hedgerow?	Possible impact; boundary hedges on historic map.	Possible impact; boundary hedges on historic map.
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No details to confirm there has been a surface water flooding event.	No details to confirm there has been a surface water flooding event.
	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
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Requires further investigation	Requires further investigation
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 332 and 363 Bus Stop 340m	No - 332 and 363 Bus Stop 420m
	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.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.
	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.	No	No
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes, due to location.	Yes, due to location.
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Not considered as part of the Preferred Options consultation	Not considered as part of the Preferred Options consultation
	Should the site be carried forward for potential allocation in the SWDPR?	N/A	N/A
	Summary	N/A	N/A
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Ruled Out - Access	Ruled In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Site Ruled Out of the SHELAA due to Access.	Good site with no major constraints, however there are a number of concerns in relation to impacts on ancient woodland, ancient hedgerow, sewerage and the character of the village; as such the site is not carried forward as a proposed allocation.

Ryall and Holly Green Category 3

Ryall and Holly Green			
SHELAA Site Reference and Address:		CFS0259 Land adjacent Ryall House Farm	CFS0260 Land behind Ryall House Farm
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)?	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1	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	TBC, would need to confirm the existing vehicular access can be brought up to adoptable standards.
	Are the Sewerage and Water supplies adequate in the area?	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.	Nearest sewer is 100m away. 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.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No
	Is the site in Green Belt?	No	No
	Is the site in the AONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Ryall and Holly Green	No Neighbourhood Plan for Ryall and Holly Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to north, east and west, with open countryside to the south.	Residential to north, but otherwise surrounded by 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 / Protect and Restore
	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?	No detrimental impact on any Conservation Area.	No detrimental impact on any Conservation Area.
	Would development of the site have a detrimental impact on Listed Building (s).	Possible impact on Grade II Listed Ryall Hill House	Possible impact on Grade II Listed Ryall Hill House
	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?	Possible impact; boundary hedges on historic map.	Possible impact; boundary hedges on historic map.
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No details to confirm there has been a surface water flooding event.	No details to confirm there has been a surface water flooding event.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No, Grade 3	Grade 3 with small area of Grade 2 to south
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Requires further investigation	Requires further investigation
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 332 and 363 Bus Stop 180m	Yes - 332 and 363 Bus Stop 270m
	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.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.
	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.	No	No
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	Yes, due to location.
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Not considered as part of the Preferred Options consultation	Not considered as part of the Preferred Options consultation
	Should the site be carried forward for potential allocation in the SWDPR?	N/A	N/A
	Summary	N/A	N/A
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Ruled In	Ruled In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Good site with no major constraints, however there are a number of concerns in relation to impacts on Listed Building and ancient hedgerow; as such the site is not carried forward as a proposed allocation.	Good site with no major constraints, however there are a number of concerns in relation to access, impacts on Listed Building, ancient hedgerow and the character of the village; as such the site is not carried forward as a proposed allocation.

Ryall and Holly Green Category 3

Ryall and Holly Green			
SHELAA Site Reference and Address:		CFS0906 Land rear of Hillview Gardens, Ryall	CFS0949 Ryall Garage, Tewkesbury Road
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)?	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1	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?	TBC, would need to confirm access arrangements. Existing private access, via Hillview Gardens, is currently too narrow to be adoptable.	Yes
	Are the Sewerage and Water supplies adequate in the area?	Hydraulic modelling is recommended, and surface water will need to be managed sustainably following the drainage hierarchy and not connected into the combined sewer.	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.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No
	Is the site in Green Belt?	No	No
	Is the site in the AONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Ryall and Holly Green	No Neighbourhood Plan for Ryall and Holly Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to south and east, with open countryside to north and west.	Residential to east, but otherwise surrounded by 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
	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?	No detrimental impact on any Conservation Area.	No detrimental impact on any Conservation Area.
	Would development of the site have a detrimental impact on Listed Building (s).	No	No
	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, however likely to be visually obtrusive from surrounding roads and of further (in addition to recent approved development) negative impact on the area's rural character. Heading towards coalescence with commercial areas to the east.	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?	Possible impact; boundary hedges on historic map.	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 details to confirm there has been a surface water flooding event.	No details to confirm there has been a surface water flooding event.
	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
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Requires further investigation	Requires further investigation
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 332 and 363 Bus Stop 150m	Yes - 332 and 363 Bus Stops 5m
	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.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.
	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.	No	No
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes, due to location (further encroachment into the open countryside to the east).	Yes, no existing built development directly to west of A38.
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Not considered as part of the Preferred Options consultation	Not considered as part of the Preferred Options consultation
	Should the site be carried forward for potential allocation in the SWDPR?	N/A	N/A
	Summary	N/A	N/A
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Ruled In	Ruled In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Good site with no major constraints, however there are a number of concerns in relation to access, impacts on landscape, ancient hedgerow and the character of the village; as such the site is not carried forward as a proposed allocation.	Good site with no major constraints, however development is likely to materially impact the character of the village; as such the site is not carried forward as a proposed allocation (contains CFS1038).

Ryall and Holly Green Category 3

Ryall and Holly Green			
SHELAA Site Reference and Address:	CFS0984 Ivmor, Tewkesbury Road	CFS1038 Ryall Garage, Tewkesbury Road	
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)?	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1	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?	There are known sewer flooding incidents in the downstream network and two sewage pumping stations which may have insufficient storage. Hydraulic modelling is recommended. There are also no visible local watercourses or surface water sewers. A new surface water sewer may need laying by the developer approx. 450m to the River Severn, however the route may be difficult. The surface water should be managed sustainably via the drainage hierarchy and avoid connection to the combined sewer. If a connection to the combined sewer was required this would increase flood risk.	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.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No
	Is the site in Green Belt?	No	No
	Is the site in the AONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Ryall and Holly Green	No Neighbourhood Plan for Ryall and Holly Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to east and west, with open countryside to north and south.	Residential to east, but otherwise surrounded by 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
	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?	No detrimental impact on any Conservation Area. Further evaluation required to assess archaeology	No detrimental impact on any Conservation Area. Further evaluation required to assess archaeology
	Would development of the site have a detrimental impact on Listed Building (s).	No	No
	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?	Possible impact; boundary hedges on historic map.	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 details to confirm there has been a surface water flooding event.	No details to confirm there has been a surface water flooding event.
	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
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Requires further investigation	Requires further investigation
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 332 and 363 Bus Stops 70m	Yes - 332 and 363 Bus Stops 5m
	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.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.
	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.	No	No
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes, due to scale and location. Would promote the coalescence of Ryall and The Grove.	Yes, no existing built development directly to west of A38.
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Not considered as part of the Preferred Options consultation	Not considered as part of the Preferred Options consultation
	Should the site be carried forward for potential allocation in the SWDPR?	N/A	N/A
	Summary	N/A	N/A
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Ruled In	Ruled In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Good site with no major constraints, however there are a number of concerns in relation to impacts on sewerage, ancient hedgerow and the character of the village; as such the site is not carried forward as a proposed allocation.	Smaller cut of CFS0949.

Ryall and Holly Green Category 3

Ryall and Holly Green			
SHELAA Site Reference and Address:		CFS1108B Land South of Strensham Road, Ryall	CFS1109A Land West of the A38, Holly Green (Plot A)
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)?	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1	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?	There are known sewer flooding incidents in the downstream network and two sewage pumping stations which may have insufficient storage. Hydraulic modelling is recommended. There are also no visible local watercourses or surface water sewers. A new surface water sewer may need laying by the developer approx. 450m to the River Severn, however the route may be difficult. The surface water should be managed sustainably via the drainage hierarchy and avoid connection to the combined sewer. If a connection to the combined sewer was required this would increase flood risk.	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.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No
	Is the site in Green Belt?	No	No
	Is the site in the AONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Ryall and Holly Green	No Neighbourhood Plan for Ryall and Holly Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to north-east (Ryall) and north-west (The Grove) although detached from both, with open countryside to east and south-west.	Residential to south and west, with open countryside to north and east.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance / Protect and Restore	GI - 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?	No detrimental impact on any Conservation Area. Further evaluation required to assess archaeology	No detrimental impact on any Conservation Area. Further evaluation required to assess archaeology
	Would development of the site have a detrimental impact on Listed Building (s).	Possible impact on Grade II Listed The Cottage	Possible impact on Grade II Listed Holly Green Farmhouse and Sunnybank Cottage
	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, however this would be a considerable extension to the village of Ryall, out of proportion with the existing settlement. Clearly visible from neighbouring A38. Clear and open views across the site. A significant departure from the existing rural outlook to one considerably more suburban. Southern edge of Ryall currently hidden by established vegetation. Development in this location would therefore be considerably more prominent.	No, however appearance of site very agricultural. Marks the end point of residential development, moving into the rural environment. Very prominent on the approach into Upton. Development would be to the detriment of the rural character and begin to blur the boundaries between the village limit and the surrounding countryside.
	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?	Possible impact; boundary hedges on historic map.	Possible impact; boundary hedges on historic map.
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No details to confirm there has been a surface water flooding event.	No details to confirm there has been a surface water flooding event.
	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
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Requires further investigation	Requires further investigation
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 332 and 363 Bus Steps 5m	No
	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.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.
	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.	No	No
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes, due to scale and location.	No
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Not considered as part of the Preferred Options consultation	Not considered as part of the Preferred Options consultation
	Should the site be carried forward for potential allocation in the SWDPR?	N/A	N/A
	Summary	N/A	N/A
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Ruled Out - Scale	Ruled In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Site Ruled Out of the SHELAA due to Scale. Smaller cut considered separately (CFS0200), but CFS1108B disproportionately large and development of this site would have a significant detrimental impact on local character.	Good site with no major constraints, however there are a number of concerns in relation to impacts on landscape and ancient hedgerow; as such the site is not carried forward as a proposed allocation.

Ryall and Holly Green Category 3

Ryall and Holly Green		
SHELAA Site Reference and Address:		CFS1109B Land West of the A38, Holly Green (Plot B)
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)?	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	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?	TBC, unclear how site is accessed via the public highway.
	Are the Sewerage and Water supplies adequate in the area?	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.
	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 ACNB, or affect the setting of?	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Ryall and Holly Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to south and west, with open countryside to north and east.	
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 or on archaeology?	No detrimental impact on any Conservation Area. Further evaluation required to assess archaeology
	Would development of the site have a detrimental impact on Listed Building (s).	Possible impact on Grade II Listed Holly Green Farmhouse and Sunnysbank Cottage
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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
	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?	Possible impact; boundary hedges on historic map.
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No details to confirm there has been a surface water flooding event.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No, Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Requires further investigation
	Is there a bus stop or train station within 400m of the site? Please state distance.	No
	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.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.
	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.	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Not considered as part of the Preferred Options consultation
	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?	Ruled In
	Should the site be carried forward for potential allocation in the SWDPR?	No
	Summary	Good site with no major constraints, however there are a number of concerns in relation to access, impacts on Listed Buildings and ancient hedgerow; as such the site is not carried forward as a proposed allocation.

Ryall and Holly Green Category 3

Ryall and Holly Green			
SHELAA Site Reference and Address:		CFS1109C Land West of the A38, Holly Green (Plot C)	CFS1109D Land West of the A38, Holly Green (Plot D)
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)?	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1	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?	TBC, unclear how site is accessed via the public highway.	Yes
	Are the Sewerage and Water supplies adequate in the area?	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.	Due to the size of the development, hydraulic modelling is recommended to understand the impact on the existing network. A direct connection to the Wastewater treatment works could be achieved.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No
	Is the site in Green Belt?	No	No
	Is the site in the AONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Ryall and Holly Green	No Neighbourhood Plan for Ryall and Holly Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to south and west, with open countryside to north and east.	Residential to south and west, with open countryside to north and east.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	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
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No detrimental impact on any Conservation Area. Further evaluation required to assess archaeology	No detrimental impact on any Conservation Area. Further evaluation required to assess archaeology
	Would development of the site have a detrimental impact on Listed Building (s).	Possible impact on Grade II Listed Holly Green Farmhouse and Sunnybank Cottage	Possible impact on Grade II Listed Holly Green Farmhouse and Sunnybank Cottage
	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, however obtrusive and relates poorly with neighbouring settlement. Would be overly prominent on the approach from east. An unwelcome intrusion into undeveloped countryside.	No, however visually prominent and poorly related to existing settlement. Visually obtrusive from many angles, north, east south and west. Development would have the effect of suburbanising a large swathe of countryside, far beyond the site's actual boundaries.
	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?	Possible impact; boundary hedges on historic map.	Possible impact; boundary hedges on historic map.
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No details to confirm there has been a surface water flooding event.	No details to confirm there has been a surface water flooding event.
	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
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Requires further investigation	Requires further investigation
	Is there a bus stop or train station within 400m of the site? Please state distance.	No	No
	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.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.
	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.	No	No
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Possibly, due to increased encroachment into the open countryside to the east.	Yes, due to scale and location.
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Not considered as part of the Preferred Options consultation	Not considered as part of the Preferred Options consultation
	Should the site be carried forward for potential allocation in the SWDPR?	N/A	N/A
	Summary	N/A	N/A
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Ruled In	Ruled Out - Scale
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Good site with no major constraints, however there are a number of concerns in relation to access, impacts on Listed Buildings, landscape, ancient hedgerow and the character of the village, as such the site is not carried forward as a proposed allocation.	Site Ruled Out of the SHELAA due to Scale. Site disproportionately large and development of this site would have a significant detrimental impact on local character. No smaller cut deemed appropriate for allocation.

Ryall and Holly Green Category 3

Ryall and Holly Green		
SHELAA Site Reference and Address:		CFS1109E Land West of the A38, Holly Green (Plot E)
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)?	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	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
	Are the Sewerage and Water supplies adequate in the area?	Due to the size of the development, hydraulic modelling is recommended to understand the impact on the existing network. A direct connection to the Wastewater treatment works could be achieved.
	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 ACNB, or affect the setting of?	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Ryall and Holly Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to south, with open countryside to north and east.	
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 or on archaeology?	No detrimental impact on any Conservation Area. Further evaluation required to assess archaeology
	Would development of the site have a detrimental impact on Listed Building (s).	Possible impact on Grade II Listed Holly Green Farmhouse and Sunnysbank Cottage
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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, however visually prominent and poorly related to existing settlement. Visually obtrusive from many angles, north, east south and west. Development would have the effect of suburbanising a large swathe of countryside, far beyond the site's actual boundaries.
	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?	Possible impact; boundary hedges on historic map.
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No details to confirm there has been a surface water flooding event.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No, Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Requires further investigation
	Is there a bus stop or train station within 400m of the site? Please state distance.	No
	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.	No Primary School, General Store, Post Office, Doctors Surgery or Parish/Village Hall in the village.
	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.	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes, due to scale and location.	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Not considered as part of the Preferred Options consultation
	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?	Ruled Out - Scale
	Should the site be carried forward for potential allocation in the SWDPR?	No
	Summary	Site Ruled Out of the SHELAA due to Scale. Site disproportionately large and development of this site would have a significant detrimental impact on local character. No smaller cut deemed appropriate for allocation.