

**Shrawley Category 3**

SHELAA Site Reference and Address:	CFS0490, Land off, Rectory Lane, Shrawley	CFS0599, Land off Rectory Lane, Shrawley	
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 immediately, 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.	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	Yes
	Are the Sewerage and Water supplies adequate in the area?	Public Sewered area is currently very small serving only a handful of dwellings. Any additions into this existing network is likely to result in capacity issues in the network and at the Sewage Treatment Works. Surface water should be managed on site through SuDS or to watercourse/ponds where available. Potential impact on sewerage infrastructure: High	Public Sewered area is currently very small serving only a handful of dwellings. Any additions into this existing network is likely to result in capacity issues in the network and at the Sewage Treatment Works. Surface water should be managed on site through SuDS or to watercourse/ponds where available. Potential impact on sewerage infrastructure: High
	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	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The site is sandwiched between two roads and as such will have little impact on residential amenity	The site is surrounded by open fields with a residential property in close proximity to the north east of the site. The amenity of this property would need to be safeguarded through sympathetic design.	
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, possible mitigation	medieval potential. Evaluation, possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	Setting of 2 GII LBs	Setting of GI Church and GII 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?	May impact SSSI or important habitat	May impact SSSI or important habitat
	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?	No	No
	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 over residential dwellings PCL on site - unknown filled ground (Pond, etc). Risk assessment and likely site investigation required in regards to land contamination	Standard Mitigation Measures applicable to sites of 10 residential dwellings or more in regards to air quality No History of PCL activities in regards to land contamination
	Is there a bus stop or train station within 400m of the site? Please state distance.	Bus stop 1-200m Train station Kidderminster 16km away	Bus stop 1-200m Train station Kidderminster 16km 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: Not in village General Store: Not in village Post Office: Not in village Doctors: Not in village Village Hall: 7-800m	No History of PCL activities in regards to land contamination
Would development of the site result in an adverse impact on local health provision?	Yes	Yes	
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?	The site is sandwiched between two roads and is therefore fairly well contained. The village is relatively sporadic in nature and the site would therefore offer some containment. The site is fairly close to a bus stop although is some distance from the Village Hall. There is a high potential for impact on the sewerage network and a SSSI. It would also result in the loss Grade II agricultural land	No	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Ruled out - may impact on SSSI, would impact Historic Environment, would have a high impact on sewerage network.	Ruled out - would impact Historic Environment, would have a high impact on sewerage network.
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	May impact SSSI or important habitat. Site investigation required in regards to land contamination. Would also have a high impact on sewerage infrastructure and would give sewerage capacity issues Would impact on setting of Listed Building. Whether safe access can be achieved onto the site is unknown.	Would have major impact on setting of LBs. Would also have a high impact on sewerage infrastructure and would give sewerage capacity issues
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Ruled out due to impacts on Historic Environment and Access.	Ruled out due to impacts on Historic Environment.
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Ruled out - may impact on SSSI, would impact Historic Environment, would have a high impact on sewerage network. Highways have also provided comments that raise significant concerns regarding access to the site off both Rectory Lane and the B4196. As such the site is ruled out.	Ruled out - would impact Historic Environment, would also have a high impact on sewerage network.