

## Précis of SAP Town Questionnaires

Town: EVESHAM	Part 2 Possible Sites		
<b>Summary of questionnaire responses:</b>			
<b>SITE</b>	<b>FOR COUNT</b>	<b>AGAINST COUNT</b>	<b>NO COMMENT</b>
<b>37-A11</b>	3	3	3
<b>37-012</b>	3	2	3
<b>37-U17</b>	3	1	3
<b>37-U20</b>	5	1	5
<b>37-U26</b>	3	1	3
<b>37-U34</b>	6	3	3
<b>TOTAL</b>	<b>23</b>	<b>11</b>	<b>20</b>
<b>Summary of general comments:</b>			
<ul style="list-style-type: none"> <li style="display: inline-block; width: 48%; vertical-align: top;"> <ul style="list-style-type: none"> <li>• Any allocation on these sites must include some form of Sustainable Drainage Systems and Green Infrastructure enhancement.</li> <li>• The key is to find developers with imagination and the councils involved need to address this energetically.</li> <li>• In order to stimulate Evesham's revival, it is essential to have more housing, whereby people will spend more money in the local community. Other amenities; sports, hospitals, restaurants etc will also be better off.</li> <li>• All of these sites are at least in part Brownfield and therefore should be appropriate for some form of development. Each allocation must be informed by further ecological survey work as the sites may affect protected species or hold small areas of habitat of interest.</li> </ul> </li> <li style="display: inline-block; width: 48%; vertical-align: top;"> <ul style="list-style-type: none"> <li>• 37-A1; 37-012; 37-U17; 37-U26 all provide either employment in the town or amenity, and destruction of these I think would be wrong.</li> <li>• Perhaps a policy needs developing to ensure, where landowners leave buildings derelict, the council has powers to enforce repair and use.</li> <li>• Planning in Wychavon is of a high standard but it all falls apart when it comes to enforcement. 106 agreements are often ignored by developers and the follow up is late and ineffective.</li> <li>• It is important that the Government supply the funding for the infrastructure to support any future development.</li> <li>• Nothing is mentioned about sites for green energy within the town or on any new developments. Small or large scale they need to be incorporated at the local level in the near future.</li> </ul> </li> </ul>			

**Summary of site 37-A11 (Bewdley Court and Car Park) comments:**

**FOR**

- Current land use is inefficient.
- Existing residential block is "tired".
- Could be another, but better, "Yates Court" for elderly or good well thought out modern design for younger people and families requiring younger lifestyle accommodation, with, car parking beneath.
- underused at present, close to amenities

**AGAINST**

- It would take away car parking in the centre of the town. There is and always has been shortage to the public car parking in the town.
- The Bewdley St Car park is vital to both local residents and visitors. It would be detrimental to the town to build on it. As the Government is encouraging new build apartments to use town centre parking.
- Access is not suitable
- The residential home is also vital for our elderly residents close to town centre increasing there quality of life. I would however support an upgrade of the existing building.

**Summary of site 37-012 (Land off Eastwick Drive) comments:**

**FOR**

- Re-development from car repair and storage to housing will eliminate noise, smells and visual eyesore for surrounding residents and those using the public footpath to Pershore Road.
- Accessibility / surrounded by housing / close to services makes the site very suitable.

**AGAINST**

- Access on to Cheltenham Road via Eastwick Park - not viable due to volume of traffic already utilising Cheltenham Road instead of Bypass to get into the Centre of Evesham or through town.

**Summary of site 37-U17 (Bewdley Street) comments:**

**FOR**

- Current land use inefficient. Need in town centre for accommodation for (1) elderly, (2) younger people and young families, but not mixed with each other as not compatible.
- Good - for position close to centre of town could be developed into attractive area of

**AGAINST**

- Bad - Access difficult and needs sensitive architecture close to town centre.

small retail units with single person / starter home flats above for young people needing independent accommodation close to town.

**Summary of site 37-U20 (Telephone Exchange, Abbey Road) comments:**

**FOR**

- This site is sufficiently "isolated" from residential properties that when re-developed could provide Evesham with a superb all year round venue for, indoor, dance, music, performing arts and visual creative arts activities for all ages.
- 37-U20 which appears to be unused is ripe for development. I'm not sure if the existing building is suitable for conversion if so either housing or small industrial units would be possible / desirable.
- This site is under used by BT and has been an eyesore for a long time. It should be used for housing or offices.
- Suitable under very strict guidelines as major site on town entrance near historic buildings - has been ugly and should be used as an opportunity to create something attractive and to be proud of. Access and parking would need great care. Green space, to maintain visual impression of width and space would be needed.

**AGAINST**

- Whether or not this site is suitable for the suggested development the strategy fails to take account of the possible need to make provision within Evesham for the re-siting of the affected businesses.
- Entrance to town will be spoilt and street scene.

**Summary of site 37-U26 (Warehouse, Badsey Road) comments:**

**FOR**

- Re-development of this site could be for small scale retail outlet as in Davies Road with housing.
- Suitable as housing - current employment could be moved to Vale Business Park and housing

**AGAINST**

- None received

would be more in keeping with surroundings. Good access to town and transport and schools.

**Summary of site 37-U34 (Garages between Cheltenham Road and Fountain Court) comments:**

**FOR**

- Good sensible access from the roundabout at Cheltenham Road/bypass intersection. It appears to be the obvious site in the Evesham area.
- Re-develop into (1) Housing along Cheltenham Road, (2) Allotments in narrow area. There is a high demand for allotments in the locality.
- Former Brights Garage for housing or mixed use.

**AGAINST**

- The access to and from the site - presumably via demolition of Bright's Garage frontage on Cheltenham Road is within 50 yards or so of the traffic lights on Waterside/Pershore Road junction. If adopted it would be a serious hazard to pedestrians and vehicles alike.
- Infill and very poor access from an already over used road, loss of green space.
- Access on to Cheltenham Road via Eastwick Park - not viable due to volume of traffic already utilising Cheltenham Road instead of Bypass to get into the Centre of Evesham or through town.

**Summary of suggested sites not identified through the SHLAA:**

- Pershore Road going into Cheltenham Road (by Isbourne Bridge area) has land sufficient for development and access onto Pershore Road would be a better option.
- Park View Hotel, Waterside (received 3 mentions).
- Merrybrook Farm, North of Pershore Road, Hampton.
- Land South of the A46 bypass.
- Former BP petrol station at North end of High Street.
- Petrol Station site on Waterside, which has been derelict for many years.
- The site of the Waterside Hotel.