

Lower Moor							
SHELAA Site Reference and Address:		CFS0263 Sandy Nursery, Blacksmiths Lane	CFS0299 Land south of Chestnut Close	CFS0549 Land off Church Lane	CFS0550 Land off Maytree Road	CFS0551 Land to south of Yew Tree House, A44 Evesham Road	CFS0649 Salters Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Category 2	Category 2	Category 2
	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	Within 5 years	Available now	Available now	Available now	Available now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	No	No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Highways comment not provided	Highways comment not provided	Highways comment not provided	Highways comment not provided	Highways comment not provided	Highways comment not provided
	Are the Sewerage and Water supplies adequate in the area?	Comment from Severn Trent has not been provided	Sewerage Low	Sewerage Low	Sewerage Medium	Comment from Severn Trent has not been provided	Sewerage Low
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Comment has not been provided	No	No	No	Comment has not been provided	No
	Is the site in Green Belt?	No	No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No	No	No	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to the north, fields to the east and west, railway line to the south	Greenfield site in open countryside bounded by the railway line to the south. Sparse residential in the nearby vicinity.	Edge of village site with any development extending the village envelop into the open countryside.	Edge of village site with any development extending the village envelop into the open countryside.	Residential/ fields to the north, field to the east, railway line to the south, allotments to the west	Site surrounded by residential development and rear gardens to properties facing Salters Lane.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	No	No	No	No	No	No
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area?	No	No	No	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	No	No	No	No	Yes
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	No	No	Medieval potential. Mitigation	Prehistoric, Romano/British, medieval potential	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	No	No	No	No
	Would development of the site have a detrimental impact on TPOs.	No	No	No	No	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Comment has not been provided	No	No	No	Comment has not been provided	No if boundary hedges are retain as part of any allocation.
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Comment has not been provided	No	No	No	Yes 1 in 200 year rainfall event	Comment has not been provided
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 2	Grade 2	Grade 2	Grade 2	Grade 2	Grade 2
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No	No	No	No	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	Train- no; Bus stop 644m	Train - no; Bus stop - yes 480m route 51/564.	Train - no; Bus stop - yes 500m route 51/564.	Train - no; Bus stop - yes 550m route 51/564.	Train- no; Bus stop 644m	Train - no; Bus stop - yes 750m route 51/564.
	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.	Post office 483m; village hall 1.4km; public house 323m; church 483m	Post office 340m; village hall 330m; public house 200m; church 350m	Post office 280m; village hall 300m; public house 230m; church 50m	Post office 340m; village hall 370m; public house 290m; church 50m	Post office 483m; village hall 1.4km; public house 322m; church 161m	Post office 650m; village hall 500m; public house 360m; church 550m
	Would development of the site result in an adverse impact on local health provision?	Comment has not been provided	Yes	Yes	Yes	Comment has not been provided	Yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?							
OUTCOME	Ruled in or out of SHELAA? If out, reason?		No	No	Yes. Flooding		No
	Should the site be carried forward for potential allocation in the SWDPR?		No	No	No		No
	Summary		The site is removed from the development boundary and any development on this site would extend the village envelop into the open countryside.	The site is removed from the development boundary and any development on this site would extend the village envelop into the open countryside.	The site is removed from the development boundary and any development on this site would extend the village envelop into the open countryside.		There are no environmental or physical constraints why this site can not come forward as an allocation. However there is no obvious means of access and this would need to be addressed before consideration can be given to an allocation.

Lower Moor					
SHELAA Site Reference and Address:		CFS0769 Blacksmiths Lane	CFS0883 Land adj to A44 Throckmorton Road	CFS0885 Land off Cherry Orchard Road	CFS1072 Orchard House, Manor Road
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Category 2
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Within 5 years	Available now	Not stated	Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	No
	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?	Yes	Highways comment not provided	Highways comment not provided	Highways comment not provided
	Are the Sewerage and Water supplies adequate in the area?	Sewerage Low	Sewerage Low	Sewerage Low	Sewerage Medium
	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?	No	No	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	The site is to the rear of new housing delivered via SWDP61/11 and bounded by the railway line to the south.	Edge of village site with any development extending the village envelop into the open countryside.	The site is surrounded by housing.	Open countryside to the north, residential to the east, A44 to the south, Travellers site to the west	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	No	No	No	No
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area?	No	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	Yes	Yes	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	No	Prehistoric, Romano/British, medieval potential	No	Prehistoric-Roman occupation. Significant site possibly of national significance. Land is contaminated from 2001 cattle slaughter with foot and mouth disease.
	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	No
	Would development of the site have a detrimental impact on TPOs.	No	No	Yes	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No if boundary hedges are retain as part of any allocation.	No	Unknown	Hedge across site may qualify?
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No	Yes 1 in 200 year rainfall event	Yes. 1 in 200 year rainfall event	7%=30 years; 9%=10 years; 23%= 1000 years
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 2	Grade 2	Grade 2	Part within Grade 2
	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 780m route 51/564.	Train - no; Bus stop - yes 150m route 51/564.	Train - no; Bus stop - yes 420m route 51/564.	Train- no; Bus stop 4.7m
	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.	Post office 470m; village hall 480; public house 420m; church 620m	Post office 200m; village hall 230m; public house 180m; church 150m	Post office 260m; village hall 250m; public house 140m; church 350m	Post office 322m; village hall 1.9km; public house 483m; church 644m
	Would development of the site result in an adverse impact on local health provision?	Yes	Yes	No	Conditional on design and services
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No. The site is contained by new frontage development, Salters Lane and the railway to the south.				
OUTCOME	Ruled in or out of SHELAA? If out, reason?	No	Yes. Flooding	Yes. Flooding	
	Should the site be carried forward for potential allocation in the SWDPR?	Yes. Allocate for 30	No	No	
	Summary	There are no environmental or physical constraints why this site can not come forward as an allocation. The site is to rear of new frontage development and is bounded by Salters Lane and the railway line. Suitable for an allocation of 30 dwellings.	The site is removed from the development boundary and any development on this site would extend the village envelop into the open countryside.	There are no significant environmental or physical constraints why the site shouldn't be allocated. There are TPO on site and listed building within the vicinity.	