

Eckington - Category 2

SHELAA Site Reference and Address:		CFS0022 Roman Meadow, Eckington	CFS0021 Pershore Road, Eckington	CFS1090 Land off Tewkesbury Road, Eckington	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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	Available within 5 years	Available within 5 years	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	
	Can the site be provided with safe access onto the public highway?	No suitable access	Yes	Yes	
	Are the Sewerage and Water supplies adequate in the area?	Sewerage Low	Sewerage Low	Sewerage Low	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	
	Is the site in Green Belt?	No	No	No	
	Is the site in the AONB, or affect the setting of?	No	No	No	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Yes. The site is allocated for residential in the submitted Eckington NP.	Eckington Neighbourhood Plan	Eckington Neighbourhood Plan	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes. New development to the frontage of the site with Pershore Road and Russell Drive to the south. The site is bounded by the railway line to the west. The site is allocated in the adopted SWDP under SWDP60/15	Woodland to the north, open countryside to the east and south, Pershore Road to the west	Residential/ contaminated land to the north, B4084 to the east, field to the south and railway line to the west		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - 80% Protect and Enhance, 20% Protect and Restore	GI - 15% Protect and Enhance, 85% Protect and Restore	GI - Protect and Restore	
	Would development of the site result in a significant net loss of protected open space?	No	No	No	
	Would development of the site have a detrimental impact on a conservation area?	No	No	No	
	Would development of the site have a detrimental impact on Listed Building (s).	No	No	No	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	Known medieval agricultural activity, some Romano/British occupation.	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	
	Would development of the site have a detrimental impact on TPOs?	No	No	No	
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No	No	
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Yes	No	No	
	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 1	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No	No	
	Is there a bus stop or train station within 400m of the site? Please state distance.	Train - no; Bus stop - yes 200m route 53/54/564	Train- no; Bus stop- yes 322m routes 53/54/564	Train- no; Bus stop- yes 322m routes 53/54/567	
	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 830m; public house 520m; shop 830m; church 350m; school 800m	Village hall 804m; public house 483m; shop 643m; church 483m; school 643m	Village hall 644m; public house 322m; shop 322m; church 483m; school 644m	
	Would development of the site result in an adverse impact on local health provision?	Yes	No	No	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Yes. The site is allocated for residential in the submitted Eckington NP.	Eckington Neighbourhood Plan	Eckington Neighbourhood Plan	
	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 extend development beyond the village envelope into the open countryside.	Any development of this site would extend development beyond the village envelope into the open countryside.	
	OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Out. Allocated in the SWDP and Eckington Neighbourhood Plan	Out. Allocated in the Eckington Neighbourhood Plan for residential development.	In
		Should the site be carried forward for potential allocation in the SWDPR?	No	No	No
Summary		There are no environmental, physical or policy constraints why this site is unsuitable for housing development. The site is allocated in the adopted SWDP under SWDP60/15. It forms part of a proposed residential allocation in the adopted Eckington NP.	The site is not to be allocated as it is divorced from the built up form of the settlement. It forms part of a proposed residential allocation in the adopted Eckington NP.	Site is adjacent to the settlement boundary. The adopted Eckington NP includes a residential allocation and therefore it is not proposed to make an allocation in the settlement for the Review.	
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	No Change	No Change	No Change	
	Should the site be carried forward for potential allocation in the SWDPR?	No Change	No Change	No Change	
	Summary	No Change	No Change	No Change	