

Lower Moor - Category 2

SHELAA Site Reference and Address:		CFS0769 Blacksmiths Lane, Lower Moor	CFS0648 Evesham Road, Lower Moor	CFS0649 Salters Lane, Lower Moor	CFS1072 Orchard House, Manor Road, Lower Moor	CFS0299 Land south of Chestnut Close, Lower Moor	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 3	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	n/a	Available now	Not stated	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	100% Flood Zone 1	100% Flood Zone 1	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	n/a	Yes	Yes	Yes	
	Can the site be provided with safe access onto the public highway?	Yes	n/a	Access concerns need to be addressed	Yes - access can be achieved via Manor Road	Unable to achieve suitable access to the highway.	
	Are the Sewerage and Water supplies adequate in the area?	Sewerage Low	n/a	Sewerage Low	Sewerage Low	Sewerage Low	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	n/a	No	No	No	
	Is the site in Green Belt?	No	n/a	No	No	No	
	Is the site in the AONB, or affect the setting of?	No	n/a	No	No	No	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	n/a	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 SWDP6/111 and bounded by the railway line to the south.	n/a	Site surrounded by residential development and rear gardens to properties facing Salters Lane.	The site is surrounded by housing.	Greenfield site in open countryside bounded by the railway line to the south. Sparse residential in the nearby vicinity.		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Restore	GI - Protect and Restore	GI - Protect and Restore	GI - Protect and Restore	GI - Protect and Restore	
	Would development of the site result in a significant net loss of protected open space?	No	n/a	No	No	No	
	Would development of the site have a detrimental impact on a conservation area?	No	n/a	No	No	No	
	Would development of the site have a detrimental impact on Listed Building (s).	No	n/a	Yes	Yes	No	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	No	n/a	No	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	n/a	No	No	No	
	Would development of the site have a detrimental impact on TPOs.	No	n/a	No	Yes	No	
	Would development of the site have a detrimental impact on a Significant Gap?	No	n/a	No	No	No	
	Would development of the site have a detrimental impact on ancient woodland?	No	n/a	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.	n/a	No if boundary hedges are retain as part of any allocation.	Unknown	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	n/a	No	Yes. 1 in 200 year rainfall event	No	
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Grade 2	n/a	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	n/a	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.	n/a	Train - no; Bus stop - yes 750m route 51/564.	Train - no; Bus stop - yes 420m route 51/564.	Train - no; Bus stop - yes 480m 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 470m; village hall 480; public house 420m; church 620m	n/a	Post office 650m; village hall 500m; public house 360m; church 550m	Post office 260m; village hall 250m; public house 140m; church 350m	Post office 340m; village hall 330m; public house 200m; church 350m	
	Would development of the site result in an adverse impact on local health provision?	Yes	n/a	Yes	No	Yes	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	n/a	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.	n/a	The site is contained by the existing development on three sides and would be considered backland development. No means of access has been identified.	An allocation here would not have significant impact given the site is within the settlement boundary.	The site would extend the existing settlement, however, the proposed access is deemed to be unsuitable.	
	OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	In	n/a	In	Out. Flooding	Out. Access
		Should the site be carried forward for potential allocation in the SWDPR?	Yes. Allocate for 30	n/a	No	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.	n/a	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.	There are TPO's on site and listed building within the vicinity, as well as surface water flooding.	The site is removed from the development boundary and any development on this site would extend the village envelope into the open countryside. The proposed access is deemed to be unsuitable.	
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	In	Out - Allocated	Out - Access	No Change	No Change	
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	No	No Change	No Change	
	Summary	Site area and density increased post Preferred Options on further assessment - take forward as an allocation	No assessment necessary as site previously allocated and built out	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.	No Change	No Change	

Lower Moor - Category 2

SHELAA Site Reference and Address:		CFS0549 Land off Church Lane, Lower Moor	CFS0550 Land off Maytree Road, Lower Moor	CFS0885 Land off Cherry Orchard Road, Lower Moor	CFS0883 - Land Adjacent to Throckmorton Road, Lower Moor	CFS0263 - Sandy Nursery, Blacksmiths Lane, Lower Moor, Pershore	CFS1073 Holly House, Manor Road, Lower Moor, Pershore, WR10 2NZ (Mixed Use)
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 now	Available now	Available now	Available within 5 years	Available within 5 years	Availability Unknown (house for sale)
	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	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	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Yes - access via Church Lane	Access could be achieved via A44 though significant junction improvements likely be required.	Access could be achieved via A44 though significant junction improvements likely be required.	Access could be achieved via A44 though significant junction improvements likely be required.	Unable to achieve suitable access to the highway without significant highways improvements.	Yes
	Are the Sewerage and Water supplies adequate in the area?	Sewerage Low	Sewerage Medium	Sewerage Low	Sewerage Medium	Sewerage Medium	Potentially; contact to be made with Severn Trent at earliest opportunity
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	No	No	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.	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.	Edge of village site with any development extending the village envelop into the open countryside.	Open countryside to the north, residential to the east, A44 to the south, Travellers site to the west	Residential to the north, fields to the east and west, railway line to the south	Yes - residential location	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Restore	GI - Protect and Restore	GI - Protect and Restore	GI - Protect and Restore(80%) Protect and Enhance (20%)	GI - 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	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	Yes	No	No	Site contains a listed building
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology?	Medieval potential. Mitigation	Prehistoric, Romano/British, medieval potential	Prehistoric, Romano/British, medieval potential	Prehistoric-Roman occupation. Significant site possibly of national significance. Land is contaminated from 2001 cattle slaughter with foot and mouth disease.	No	Further evaluation required
	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?	No	No	No	Hedge across site may qualify?	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?	No	Yes 1 in 200 year rainfall event	Yes 1 in 200 year rainfall event	7%=30 years; 9%=10 years; 23%= 1000 years	Yes - low risk of flooding from surface water (0.1-1%)	None known
	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	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	None known
	Is there a bus stop or train station within 400m of the site? Please state distance.	Train- no; Bus stop - yes 500m route 51/564.	Train- no; Bus stop - yes 550m route 51/564.	Train- no; Bus stop - yes 150m route 51/564.	Train- no; Bus stop 4.7m	Train- no; Bus stop 644m	Approximately 400m from a bus stop
	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 280m; village hall 300m; public house 230m; church 50m	Post office 340m; village hall 370m; public house 290m; church 50m	Post office 200m; village hall 230m; public house 180m; church 150m	Post office 322m; village hall 1.9km; public house 483m; church 644m	Post office 483m; village hall 1.4km; public house 323m; church 483m	site is central to facilities and services
	Would development of the site result in an adverse impact on local health provision?	Yes	Yes	Yes	Conditional on design and services	Yes	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?	An allocation here would effectively extend the built form of the village into the open countryside. The site is not well contained or surrounded by existing development	An allocation here would effectively extend the built form of the village into the open countryside. The site is not well contained or surrounded by existing development. The scale of the site would significantly alter the open countryside.	An allocation here would effectively extend the built form of the village into the open countryside. The site is not well contained or surrounded by existing development	An allocation here would not materially affect the character of the settlement given that the site sits between existing residential uses and is adjacent to the Evesham Road to the South.	An allocation here would not have significant impact given the site is bounded by the railway to the south and residential development to the north.	Residential adjacent; village centre location
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	In	Out. Flooding	Out. Flooding	In	Out due to Access	n/a
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	Yes	No	n/a
OUTCOME PUBLICATION 2022	Summary	The site is removed from the development boundary and any development on this site would extend the village envelope into the open countryside.	The site is removed from the development boundary and any development on this site would extend the village envelope into the open countryside.	The site is removed from the development boundary and any development on this site would extend the village envelope into the open countryside.	To be allocated (employment) as part of Throckmorton Airfield Strategic Allocation	There are no environmental or physical constraints why this site can not come forward as an allocation. However suitable access to the highway cannot be achieved without significant highways improvements.	n/a
	Ruled in or out of SHELAA? If out, reason?	No Change	No Change	No Change	No Change	No Change	In
	Should the site be carried forward for potential allocation in the SWDPR?	No Change	No Change	No Change	No Change	No Change	No
Summary	No Change	No Change	No Change	No Change	No Change	No Change	Not considered a preferred site for either housing or employment