

Leigh Sinton Category 3

SHELAA Site Reference and Address:		CFS0009 - Land off A4103 Leigh Sinton Leigh Sinton	CF50052 - Land to the south west of Elmhurst Farm, Leigh Sinton, WR13 5EA Leigh Sinton	CFS0105 - Land to the north edge of Leigh Sinton next to Upper House Farm, Sherridge Road, Leigh Sinton, Malvern Worcestershire WR13 5DA Leigh Sinton	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 3	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)?	YES	YES	YES	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 100%	Flood Zone 1 - 100%	Flood Zone 1 - 100%	
	Is the site more than 450 metres away from a hazardous pipeline or gas compression station?	YES	NO	NO	
	Can the site be provided with safe access onto the public highway?	Access achievable onto A4103. Impact at the junction of A4103/B4503 will need to be carefully considered. We would like this junction to be signalled but local residents and Members not supportive	Potentially	Access achievable onto A4103. Impact at the junction of A4103/B4503 will need to be carefully considered. We would like this junction to be signalled but local residents and Members not supportive	
	Are the Sewerage and Water supplies adequate in the area?	<b>MEDIUM level impact</b> - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network.	<b>LOW level impact</b> - There are some known pollution issues downstream, however due to the size of the development is not expected that there will be any significant impact to the four network providing surface water is managed sustainably.	<b>MEDIUM level impact</b> - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network.	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Impact zone of SSSI Natural England must be consulted if >100 units.	Impact zone of SSSI- Consult NE >50 units residential	Impact zone of SSSI- Consult NE for applications of >100 units residential	
	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?	NO	NO	NO	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	YES - housing immediately adjacent; school and public house nearby	YES - housing adjacent to site	YES - housing adjacent and general store nearby		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	PROTECT and ENHANCE	PROTECT and ENHANCE	PROTECT and ENHANCE	
	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 or archaeology?	POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation	POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation	POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation	
	Would development of the site have a detrimental impact on Listed Building (s).	YES - Site is opposite 4 grade II LBs, part of open agricultural setting. Moat nearby- potential for archaeology.	NO	YES -Site is remaining open land surrounding a grade II listed farmstead.	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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	NO	Less than 100m from LWS, BAP Woodland habitat and SSSI	
	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	YES	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?	Hedgerow present up through centre of site. Will need to be assessed or retained.	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	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	YES -Grade 2	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	PCL on site -Unknown filled ground (pond).Risk assessment and likely site investigation required	No History of PCL activities	PCL on site -Unknown filled ground (pond).Risk assessment and likely site investigation required	
	Is there a bus stop or train station within 400m of the site? Please state distance.	YES - 260m	YES - 200m	YES - <10m	
	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 - 160m GENERAL STORE - 400m - N / A PARISH / VILLAGE HALL - >2km	PRIMARY SCHOOL - 1.1km GENERAL STORE - 500m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - >2km	PRIMARY SCHOOL - 550m GENERAL STORE - 150m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 1.5km	
	Would development of the site result in an adverse impact on local health provision?	YES	YES	YES	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NO	NO	NO	
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	POSSIBLE - development would naturally extend the built area of the settlement; Site is opposite 4 grade II LBs, part of open agricultural setting. Moat nearby- potential for archaeology.	YES - development would encroach on and see the removal of a portion of Significant Gap	POSSIBLY - Insofar that development has the potential to encroach further into the Open Countryside	
	OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	IN	IN	IN
		Should the site be carried forward for potential allocation in the SWDRP?	YES - Including sports facility	NO	NO - Other sites preferred
Summary		Site suitable for development - large site that will be limited for what residential development it can deliver; it will however be coming forward with a large area of a community sports facility; good connectivity and well situated near to services, possible access issues; southern portion of site would be congruent with surrounding development	Site not suitable for development - site completely covered by Significant Gap policy; would naturally extend existing development	Site suitable for development - new development to follow existing built form and naturally extend; possible access issues; mitigating measures to be undertaken re. listed farm house	
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	IN	IN	IN	
	Should the site be carried forward for potential allocation in the SWDRP?	YES - Including sports facility	NO	NO	
	Summary	Site suitable for development - large site that will be limited for what residential development it can deliver; it will however be coming forward with a large area of a community sports facility; good connectivity and well situated near to services, possible access issues; southern portion of site would be congruent with surrounding development	Other sites preferred - site completely covered by Significant Gap policy; would naturally extend existing development	Other sites preferred - new development to follow existing built form and naturally extend; possible access issues; mitigating measures to be undertaken re. listed farm house	

Leigh Sinton Category 3

	SHELAA Site Reference and Address:	CF50433 - Land at Hope Pole Green, Leigh Sinton, Worcestershire, WR13 5DP Leigh Sinton
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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)?	YES
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 100%
	Is the site more than 450 metres away from a hazardous pipeline or gas compression station?	NO - runs through site
	Can the site be provided with safe access onto the public highway?	Yes. Achieving appropriate v/s play may be challenging.
	Are the Sewerage and Water supplies adequate in the area?	LOW level impact - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	impact zone of SSSI- Consult NE >50 units residential. Less than 100m from SSSI
	Is the site in Green Belt?	NO
	Is the site in the AONB, or affect the setting of?	NO
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NO
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	YES - housing adjacent; bus stop within walking distance
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	PROTECT and ENHANCE
	Would development of the site result in a significant net loss of protected open space?	NO
	Would development of the site have a detrimental impact on a conservation area or archaeology?	POSSIBLY - Medieval potential; targeted evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	NO
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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?	YES - possibly as this site overlaps a traditional orchard, unimproved/semi-improved grassland?? Great-crested newt record nearby
	Would development of the site have a detrimental impact on TPOs.	NO
	Would development of the site have a detrimental impact on a Significant Gap?	NO
	Would development of the site have a detrimental impact on ancient woodland?	NO
	Would development of the site have a detrimental impact on ancient hedgerow?	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
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	YES - Grade 2
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	YES - 80m
	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 - 930m GENERAL STORE - 370m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 1.8km
	Would development of the site result in an adverse impact on local health provision?	NO
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NO
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	NO - site would naturally extend the built form of the village
	OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?
Should the site be carried forward for potential allocation in the SWDPR?		NO - Other sites preferred
Summary		Site suitable for development - site would naturally extend built form of village and is served from relatively new estate
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	IN
	Should the site be carried forward for potential allocation in the SWDPR?	NO - Other sites preferred
	Summary	Other sites preferred - site would naturally extend built form of village and is served from relatively new estate

Leigh Sinton Category 3

SHELAA Site Reference and Address:		CFS0500 - Land lying to the east of Lower Howsell Road, Leigh Sinton, Malvern Leigh Sinton	CFS0640 - Leigh Sinton Road, Malvern Great Malvern	CFS1084 - Land adjoining Malvern Road Leigh Sinton	CFS1118 - Land at Pipe Elm Farm Leigh Sinton	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 3	Category 3	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)?	YES	YES	YES	YES	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 3b - 3%; Flood Zone 3a - 3%; Flood Zone 2 - 5%; Flood Zone 1 - 95%	Flood Zone 1 - 100%	Flood Zone 1 - 100%	Flood Zone 1 - 100%	
	Is the site more than 450 metres away from a hazardous pipeline or gas compression station?	YES	NO	YES	NO - Runs through site	
	Can the site be provided with safe access onto the public highway?	Potentially	Potentially	Potentially	Potentially	
	Are the Sewerage and Water supplies adequate in the area?	<b>MEDIUM level impact</b> - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network.	<b>MEDIUM level impact</b> - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network.	<b>MEDIUM level impact</b> - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network.	<b>LOW level impact</b> - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Impact zone of SSSI Natural England must be consulted if >100 units.	Impact zone of SSSI Natural England must be consulted if >100 units.	Impact zone of SSSI Natural England must be consulted if >100 units.	Impact zone of SSSI- Consult NE >50 units residential. Less than 100m from SSSI	
	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.	NO - cut off from main development	YES - modern development directly adjacent / possibly connected to site	YES - housing adjacent to site	YES - housing adjacent; bus stop within walking distance		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	PROTECT and ENHANCE	PROTECT and ENHANCE	PROTECT and ENHANCE	PROTECT and ENHANCE	
	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 or archaeology?	POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation	POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation	POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation	POSSIBLY - Medieval potential; targeted evaluation and possible mitigation	
	Would development of the site have a detrimental impact on Listed Building (s).	Scale may effect number of Listed Buildings	POSSIBLE - Potential to impact grade II marse nearby	YES - listed buildings adjacent to site	NO	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	NO	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?	YES - possibly, LWS Carey's brook along southern boundary. Impacts possible.	NO	NO	POTENTIALLY	
	Would development of the site have a detrimental impact on TPOs.	NO	YES - TPO woodland within site NE	NO	NO	
	Would development of the site have a detrimental impact on a Significant Gap?	YES	YES	YES	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?	hedgerow present up through centre of site. Will need to be assessed or retained.	NO	NO	NO	
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	FZ2 & FZ3 along watercourse to Brook Farm	NO	NO	NO	
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Small portion of site within Grade 2	YES - Grade 2	YES - part 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?	No History of PCL activities	PCL on site - Unknown filled ground (pond). Risk assessment and likely site investigation required	NO	No History of PCL activities	
	Is there a bus stop or train station within 400m of the site? Please state distance.	NO	NO	NO	YES - 80m	
	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 - 550m GENERAL STORE - 840m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - >2km	PRIMARY SCHOOL - 720m GENERAL STORE - 800m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - >2km	PRIMARY SCHOOL - 550m GENERAL STORE - 840m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - >2km	PRIMARY SCHOOL - 930m GENERAL STORE - 370m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 1.8km	
	Would development of the site result in an adverse impact on local health provision?	YES	YES	YES	Potentially	
	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?	YES - development of whole site would be excessive and not in keeping with development adjacent	POSSIBLY - Insofar that site is completely covered by the Significant Gap policy	POSSIBLY - Insofar that site is completely covered by the Significant Gap policy	POSSIBLY - scale of development considered to large for village	
	OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	IN	IN	IN	N / A
		Should the site be carried forward for potential allocation in the SWDRP?	NO	NO	NO	N / A
Summary		Site not suitable for development - development would unnaturally extend this area of the village whereby there is no precedent for development; site excessive in it's current submission; the frontage to the north could possibly be brought forward as a smaller out as continued ribbon development	Site not suitable for development - site would naturally extend to that built area of village; excessive in its current state; site is completely covered by Significant Gap policy	Site not suitable for development - site is covered by Significant Gap policy	N / A	
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	OUT - Scale	IN	IN	OUT	
	Should the site be carried forward for potential allocation in the SWDRP?	NO	NO	NO	NO	
	Summary	Other sites preferred - site removed due to scale.	Other sites preferred - site would naturally extend to that built area of village; excessive in its current state; site is completely covered by Significant Gap policy	Other sites preferred- site is covered by Significant Gap policy	Site removed due to scale	