

Norton Juxta Kempsey Category 3

SHELAA Site Reference and Address:	CFS0148a Pound House Farm, Wadborough Rd, Norton-Juxta-Kempsey, Worcestershire	CFS0194a - Land at Church Lane, Norton-Juxta-Kempsey, Worcestershire	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Yes	Yes
	Are the Sewerage and Water supplies adequate in the area?	Combined Strategy with Worcester Parkway required. It is likely that this site will drain to Worcester Bromwich Rd STW through improvement works. Existing network drains to Kempsey STW via Littleworth SPS which has existing flooding and pollution issues. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.	Scale of development is unlikely to result in any significant impact on 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?	No	No
	Is the site in Green Belt?	No	No
	Is the site in the AONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Neighbourhood plan adopted Dec 2021 but no policies directly affect this site	Neighbourhood plan adopted Dec 2021 but no policies directly affect this site
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Mostly agricultural uses but part adjoins village	Railway along rear boundary, residential along southern boundary, agricultural land on parcel of land adjacent to M5 bridge and entrance area to commercial site plus open land in front of regional/local wildlife site on opposite side of Church Lane.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Protect and enhance	Protect and enhance
	Would development of the site result in a significant net loss of protected open space?	No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	Pound House Farm is listed	Nearest listed building is immediately adjacent to site (on land in middle of site which is excluded from the CFS site suggestion)
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	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	Regional/local wildlife site on other side of Church Lane approx. 60m from site - potential impact on wildlife corridor
	Would development of the site have a detrimental impact on TPOs.	No	Group of TPOs on other side of Church Lane approx. 60m from site.
	Would development of the site have a detrimental impact on a Significant Gap?	No	The site is within the proposed new Significant Gap adjacent to Worcestershire Parkway strategic allocation
	Would development of the site have a detrimental impact on ancient woodland?	No	No woodland on site
	Would development of the site have a detrimental impact on ancient hedgerow?	No	None advised
	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
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No, grade 3	No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Current use as Pound House Farm to the north is a Potential Contaminated Land activity. Within 250m landfill buffer to the west. Risk Assessment required.	No
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - bus Stops on north eastern boundary of site	Yes - 230m
	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.	Norton juxta Kempsey C of E First School - 300m; Village Hall - 950m; no General Store, Post Office or Doctors Surgery in the village	1.3km from primary school at Littleworth, no shop/post office or doctors surgery and 1.9km from village hall
	Would development of the site result in an adverse impact on local health provision?	Yes	Unlikely due to scale of development proposed
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes, not an appropriate scale compared with the village and would also merge Norton, Hatfield and Littleworth.	Site is a narrow strip which backs onto the railway - could only accommodate frontage type development but this would be in keeping with other development along Church Lane. Site area calculation at 30dph suggests 45 dwellings with 40% GI but likely to be max of 20 frontage dwellings excluding GI.	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Ruled out - scale and Historic environment	In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No
	Summary	Vast site in comparison to the size of Littleworth, which would effectively merge Norton, Hatfield and Littleworth and have a significant impact on the landscape including its Listed Buildings. No Smaller Out considered appropriate for allocation.	Site is a narrow strip which backs onto the railway - could only accommodate frontage type development but this would be in keeping with other development along Church Lane, however concern that this length of new housing would be out of keeping with existing historic core of the village.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	No change	No change
	Should the site be carried forward for potential allocation in the SWDPR?	No change	No change
	Summary	No change	The site is also washed over by the proposed Significant Gap.

Norton Juxta Kempsey Category 3

SHELAA Site Reference and Address:	CFS0194asc - Land at Church Lane, Norton-Juxta-Kempsey, Worcestershire
MAJOR CRITERIA	Category 3
	Yes
	100% Flood Zone 1
	Yes
	Yes
	Scale of development is unlikely to result in any significant impact on the foul network, provided that surface water does not drain into the foul network
	No
	No
	No
	Neighbourhood plan adopted Dec 2021 but no policies directly affect this site
OTHER CRITERIA	Railway along rear boundary, residential along southern boundary, agricultural land on parcel of land adjacent to M5 bridge and entrance area to commercial site plus open land in front of regional/local wildlife site on opposite side of Church Lane.
	Protect and enhance
	No
	No
	Nearest listed building is immediately adjacent to site (on land in middle of site which is excluded from the CFS site suggestion)
	No
	Regional/local wildlife site on other side of Church Lane approx. 60m from site - potential impact on wildlife corridor
	Group of TPOs on other side of Church Lane approx. 60m from site.
	The site is within the proposed new Significant Gap adjacent to Worcestershire Parkway strategic allocation
	No woodland on site
	None advised
	No
	No
	No
	Yes - 230m
	1.3km from primary school at Littleworth, no shop/post office or doctors surgery and 1.9km from village hall
	Unlikely due to scale of development proposed
No	
Site is a narrow strip which backs onto the railway - could only accommodate frontage type development but this would be in keeping with other development along Church Lane. Site area calculation at 30dph suggests 45 dwellings with 40% GI but likely to be max of 20 frontage dwellings excluding GI.	
OUTCOME PREFERRED OPTIONS 2019	In
	Yes - subject to other consultee comments
	Site is a narrow strip which backs onto the railway - could only accommodate frontage type development but this would be in keeping with other development along Church Lane. Site should not extend beyond pair of listed cottages to protect their setting and size of smaller cut proposed is more reflective of this part of the village. Site area calculation at 30dph suggests approx. 20 dwellings with 40% GI but likely to be max of 10 frontage dwellings excluding GI).
OUTCOME PUBLICATION 2022	No change
	Change - No
	The site is washed over by the proposed Significant Gap and, due to its location at the northern edge of the Significant Gap, allocation of the site would be in conflict with the purpose of the Significant Gap. Site is therefore no longer allocated in the SWDPR.