

	SHELAA Site Reference and Address:	CFS0101 Land off Wyre Road North, Pershore	CFS0350 Land at Orchard Farm Pershore	CFS0350c Land at Orchard Farm Pershore	CFS0352 Land off Henderson Drive, Pershore (smaller part of CFS0350c)	CFS0530 The Barn, Holloway, Pershore	CFS0556a Land forming part of Allesborough Farm, Worcester Road, Pershore
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes	Yes. This site overlaps Tiddeley Wood SSSI	Yes	Yes	Yes	Yes
	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	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone 1 (less than 1% flood zone 2)	100% Flood Zone 1 (less than 1% flood zone 2)	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, but there is a gas governor adjacent to the western boundary.	Yes	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Yes	Yes	Yes - via Delford Road	Yes assuming the site abuts Dowling Drive	No	Yes - via Worcester Road
	Are the Sewerage and Water supplies adequate in the area?	Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	Sewerage: Site will drain to Delford Road SPS which has existing capacity and pollution risks. Hydraulic modelling recommended. No comments on water supply	Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	Medium impact on sewerage network. No comments on water supply
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless airports help/pods poultry farms etc	Yes. This site overlaps Tiddeley Wood SSSI (WWT). Yes - Site zoned from All Residential Development. Residential Developments of 10 or more to residential development of more than 100 houses.	Yes. This site overlaps Tiddeley Wood SSSI (WWT). Yes - Site zoned from All Residential Development. Residential Developments of 10 or more to residential development of more than 100 houses.	Yes - Residential Developments of 10 or more outside existing settlement, or residential over 100 - Cumulative impact Tiddeley Wood	Yes - 10 or more outside existing settlements, or over 100 houses - Cumulative Tiddeley Wood	Yes - any residential development of 100 houses or more outside existing settlement. Protected species surveys
	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 Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential to west but not immediately adjoining site, school to north and employment to east.	No for entire site - very large site - residential and cemetery to east, SSSI woodland to south-west.	Residential and cemetery to east. SSSI woodland to south-west - would need an extensive landscape buffer to protect the SSSI, otherwise would not be compatible.	Residential development on one side, remainder agricultural	Yes - Surrounded by agricultural land	Yes - Woodland and agricultural land	
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	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	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	Yes - Impact on Woodmans Cottage (GI) and Cemetery (incl. Cemetery Chapel, GI)	Yes - Impact on Woodmans Cottage (GI) and Cemetery (incl. Cemetery Chapel, GI)	No	No	Yes: Potential impact on Pershore Hall at n-e edge of site	
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No. Medieval agricultural activity which could mask previous occupation. DBA, survey, targeted evaluation and possible further mitigation.	No. Medieval agricultural activity which could mask previous occupation. DBA, survey, targeted evaluation and possible further mitigation.	No	No	Medieval agricultural activity which could mask previous occupation - DBA, survey, targeted evaluation and possible further mitigation.	
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?	adjacent to priority habitat: woodland and pond; gsn and reptile records in the site. Landscape: No - subject to retention of roadside hedge	Yes Comprises and lies immediately adjacent to LWSI. This site overlaps traditional orchard. Landscape: large site partly on prominent elevated plateau land, in views from west bringing built form of Pershore over the brow of the hill into open countryside and in distant views from east/south east from Abbey Park, Pershore and Bredon Hill. Impact on enjoyment of use of public footpaths across site and loss of public views from those towards Bredon Hill	(Note: Comments on entire CFS0350c) Yes comprises and lies immediately adjacent to LWSI. This site overlaps traditional orchard. Landscape: large site partly on prominent elevated plateau land, in views from west bringing built form of Pershore over the brow of the hill into open countryside and in distant views from east/south east from Abbey Park, Pershore and Bredon Hill. Impact on enjoyment of use of public footpaths across site and loss of public views from those towards Bredon Hill	No	No	adjacent to woodland. Landscape: Yes - prominent hilltop location	
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?	Within Sig Gap. Possibly, but local impact only as would fill current gap between residential and employment land - not strategic impact	No	No	No	No	No	
Would development of the site have a detrimental impact on ancient woodland?	No	Yes. Tiddeley Wood SSSI (WWT). Yes - ancient woodland on site and along western boundary - direct and indirect interests.	Yes. Tiddeley Wood SSSI (WWT). Yes - ancient woodland on site and along western boundary - direct and indirect interests.	No	No	no, provided corridors to and from the ancient woodland are maintained and enhanced	
Would development of the site have a detrimental impact on ancient hedgerow?	No	Yes, possibly	Yes, possibly	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?	No - no details to confirm there has been a surface water flooding event	potential surface water flows within the southern end of the site but no details to confirm there has been a surface water flooding event	potential surface water flows within the southern end of the site but no details to confirm there has been a surface water flooding event	No - potential surface water flows from higher ground but no details to confirm there has been a surface water flooding event	No - no details to confirm there has been a surface water flooding event	No - no details to confirm there has been a surface water flooding event	
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	Yes	Yes	Yes	Yes	Yes	
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	es	No History of Potential Contaminated Land activities, but consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	No History of Potential Contaminated Land activities, but consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	No	No	No	
Is there a bus stop or train station within 400m of the site? Please state distance.	No - 530m	Yes - adjacent site	No - 460m	Yes - 380m	Yes - 100m	Yes - 210m	
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 800m; shop 1.3km; doctors surgery 1.3km; town hall 1.7km	primary school 640m; shop 900m; doctors surgery 960m; community hall 870m	primary school 1.2km; shop 1.6km; doctors surgery 1.4km; community hall 1.9km	primary school 1.2km; shop 1.6km; doctors surgery 1.4km; town hall 1.9km	primary school 990m; shop 1.3km; doctors surgery 1.3km; town hall 1.9km	primary school 650m; shop 1.1km; doctors surgery 800m; town hall 1.1km	
Would development of the site result in an adverse impact on local health provision?	No - Will need footpath and segregated cycle route along the full length of the road as the route is used to access Keyvac employment site, expected increase in HGV's is northern connection road is bus	Yes Potential to increase car use if active travel routes are not inherent to and continuous with the development	Yes Potential to increase car use if active travel routes are not inherent to and continuous with the development	No - Potential to increase car use if active travel routes are not inherent to and continuous with the development	No - Potential to increase car use if active travel routes are not inherent to and continuous with the development	Yes	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A	N/A	N/A	N/A	N/A	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	The site was refused permission in 2014 and dismissed on appeal, but the character of the area has now changed with residential development to the west (albeit beyond a narrow open gap) and to the south on the opposite side of the road, both on allocations in the SWDP.	Yes - the northern half of the site is high above Pershore and development here would be prominent on the skyline and in long distance views of Pershore from all directions	The southern part of CFS0350 is lower than the northern part so is not so prominent on the skyline or in long distance views of Pershore.	No	Yes - if developed on its own as is physically detached from existing residential development on the same side of the road.	Yes - Large site in prominent hilltop location, beyond belt of trees, visually unacceptable, would extend Pershore over the ridge, access may be problematic.	
OUTCOME Preferred options 2019	Ruled in or out of SHELAA? If out, reason?	In	Ruled out - scale	In	In	In	In
	Should the site be carried forward for potential allocation in the SWDP?	Yes	No	Yes	Yes	No	No
OUTCOME Publication 2022	Summary	Adjacent to priority habitat: woodland and pond; gsn and reptile records in the area. Landscape: No objection subject to retention of roadside hedge. Site is within Significant Gap but does not form a strategic function as small parcel of land sited adjacent to new residential development.	Potential significant harm to SSSI, LWS, orchard, landscape and listed building, site too large. Land high above Pershore, prominent both from Pershore and long distance views of Pershore.	The site lies immediately adjacent to the SSSI and LWS therefore a substantial landscape buffer would be required to minimise potential intrusion and harm to these protected areas - suggest this is shown on the map (10.264GI), approx. 41.2% GI, leaving approx. 15.346ha for housing). Although the southern part of the site is much lower than the northern part there are some higher areas which should be treated sensitively to minimise any potential harm to long distance views of Pershore. Similarly the development should be designed to respect the setting of the listed building. Access from Delford Rd.	Concerns raised about cumulative impact on SSSI, but this is a relatively small site located away from the SSSI, includes some higher areas which should be treated sensitively to minimise any potential harm to long distance views of Pershore.	Small site but is physically detached from existing residential development on the same side of the road.	Large site in prominent hilltop location, beyond belt of trees, visually unacceptable, would extend Pershore over the ridge, access may be problematic.
	Summary	No change, retain as a housing allocation. Significant Gap designation on land north of Wyre Road, Pershore to be removed.	No change	Change - Allocation deleted. This smaller cut of CFS0350 site was suggested in the PO as an allocation for 450 homes but there were strong objections to the harmful impact on the SSSI at Tiddeley Wood including from Natural England, Worcestershire Wildlife Trust and local authority ecologists as well as numerous objections from the local community. It is not considered that the harmful impacts on the SSSI, the ancient woodland and its flora and fauna from developing the site can be successfully mitigated against and therefore the suggested allocation is deleted and not carried forward to the Reg 19 stage.	Change - site no longer being considered. Duplicate (smaller cut). Larger allocation (CFS0350c), of which this site formed part, is deleted	No change	No Change

	CFS0556b Land forming part of Allesborough Farm, Worcester Road, Pershore	CFS0641 Land at Pershore of Holloway, Pershore	CFS0661 Allesborough Farm, Allesborough Hill, Pershore	CFS0691sc Land south of Wyre rd., Pershore	CFS0806 Land at 42 Three Springs Road, Pershore, WR10 1HS	CFS0807 Land adjacent to Connings Drive, Pershore	CFS0808 Land adjacent to Abbeyvale, Holloway, Pershore	CFS0818 The Willows, Station Road, Pershore
MAJOR CRITERIA	Yes	Yes	Yes	Edge	Town	Town - Edge	Town - Edge	Town
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	80% within FZ 1, 20% FZ2, 10% FZ3a and 6% FZ3b - south-east boundary runs along River Avon	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Yes but improvements likely required.	Yes	Yes - access possible via B4084	Yes	No	Yes - via CFS0641 and CFS0808.	Yes - via CFS0641	Yes - access possible via Station Road
	Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	Sewerage: There are no known flooding issues downstream. The site will drain to Wyre Rd SPS, further modelling is required to determine the cumulative impact of development on the SPS.	Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply
	Yes - any residential development of 100 houses or more outside existing settlement	Yes - any residential development of 50 houses or more outside existing settlement	Yes - any residential development of 50 houses or more outside existing settlement	No	Yes - any residential development of 50 houses or more outside existing settlement	Yes - residential development of 10 or more houses outside existing settlement or residential development of 100 or more houses. A large part of the site is part of compensatory habitat for gon license!	Yes - any residential development of 50 houses or more outside existing settlement	No - unless infrastructure and water discharge
	No	No	No	No	No	No	No	No
	No	No	No	No	No	No	No	No
	No Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan
Yes - Residential, listed buildings and agricultural land	Yes - residential and agricultural land to south		Employment land to west and residential to south-west, countryside to south and east, employment estate to north on opposite side of Wyre Rd.	Yes - residential	Yes - residential and agricultural land	Yes - residential, open space and agricultural land	Yes - residential and unused land but all part of previous SWDP 47/1 allocation	
Protect and enhance	Protect and enhance	Protect and enhance	Protect and enhance	Protect and enhance	Protect and enhance	Protect and enhance	Protect and enhance	
No	No	No	No	No	No	No	No	
No	No	No	No	No	No	No	No	
Yes: impact on Pershore Hall	No	No	No	No	No	No	No	
No. Medieval agricultural activity which could mask previous occupation - DBA survey, targeted evaluation and possible further mitigation.	No	No	No	No	No	DBA survey, targeted evaluation and possible further mitigation.	No	
Landscape: Yes - prominent hilltop location	No		Landscape: prominent site at entrance into town. Previous applications on part of site	No	Landscape: No objection subject to retention of boundary vegetation	less than 250m from LWS. Landscape: on rising land prominent in views from the east-south-east from Abbey Park and Bredon Hill	No	Landscape: No objection
No	No	No	No	No	No	No	No	
No	No	no but secure connecting corridors	No	No	No	less than 250m from ancient woodland	No	No
No	No	No	Possibly around the boundaries	No	No	No	No	
Yes - potential flood flow route from higher ground flowing south in to top end of the site	No - no details to confirm there has been a surface water flooding event	No - no details to confirm there has been a surface water flooding event	No - no details to confirm there has been a surface water flooding event	No - no details to confirm there has been a surface water flooding event	No - no details to confirm there has been a surface water flooding event	potential surface water flows from higher ground but no details to confirm there has been a surface water flooding event	No - no details to confirm there has been a surface water flooding event	Yes flooded in 2007
Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No
No	No	No	No	No	No	No	No	No
Yes - 200m	Yes - on site frontage	Yes - 210m	No	Yes - 100m	Yes - 350m	Yes - 130m	Yes - within 100m	
primary school 650m; shop 790m; doctors surgery 400m; town hall 920m	primary school 580m; shop 1km; doctors surgery 940m; town hall 1km	primary school 1.2km; shop 1km; doctors surgery 800m; town hall 1.1km	primary school (cherry orchard first school) in 0.8 miles; shop (Coop) in 0.6 miles; post office is 1.4 miles; doctors surgery (Pershore medical practice) is 1.1 miles; town hall (Wyre Piddle Village Hall) is 0.6 miles.	primary school 630m; shop 1km; doctors surgery 800m; town hall 1.1km	primary school 1km; shop 1.3km; doctors surgery 1.2km; town hall 1.2km	primary school 680m; shop 1.3km; doctors surgery 1.1km; town hall 1.1km	primary school 1.3km; shop 520m; doctors surgery 2km; town hall 1.1km	
No - Potential to increase car use if active travel routes are not inherent to and continuous with the development	No - Potential to increase car use if active travel routes are not inherent to and continuous with the development	No - Potential to increase car use if active travel routes are not inherent to and continuous with the development	Yes but all are addressable	No - Potential to increase car use if active travel routes are not inherent to and continuous with the development	No - Potential to increase car use if active travel routes are not inherent to and continuous with the development	No - Potential to increase car use if active travel routes are not inherent to and continuous with the development	No - Potential to increase car use if active travel routes are not inherent to and continuous with the development	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Yes - sloping site, prominent location	No - site is an area of sloping scrubland (former orchard) forming The Holloway, it faces suburban housing development on the opposite north side of The Holloway and adjoins other low density suburban housing to the east. There is a single detached house on the adjoining land to the west, beyond which is open farmland. To the south the site adjoins open land with some trees.	Planning application for 27 dwellings allowed on appeal (1700452) - under construction	No - the smaller cut would round off the development without encroaching significantly into the space between Wyre piddle and Pershore	No - the site is surrounded by residential development - but long gardens to east, retain boundary vegetation; highway comments likely to be key.	The development of this site would be seen in context with the adjoining recent development but avoid higher land as on rising land prominent in views from the east-south-east from Abbey Park and Bredon Hill. Possible development in conjunction with adjoining sites to north - (CFS0641 and 808). Subject to access availability and suitability.	The development of this site would be seen in context with the adjoining development albeit beyond the vegetation buffer but retention of existing boundary vegetation would be welcome. Possible development in conjunction with adjoining sites to north - (CFS0641). Subject to access availability and suitability.	No - surrounded by allocation SWDP47/1	
In	In	In	In	Out - Access	In	In	In	
No	Yes	No	Yes	No - safe access cannot be provided	Yes	Yes	No	
Site in prominent hilltop location, visually unacceptable, potential impact on listed buildings, surface water issues, access may be problematic and likely to be via CFS0556a	There are no objections from consulted. Development of this site would be viewed from Bredon Hill against the existing housing along Holloway.	Part of site has benefit of planning permission for 27 dwellings (allowed on appeal) but it is not considered appropriate to allocate the site because the appeal was determined in accordance with the specific application submitted and another layout or an increase in number of dwellings is unlikely to be acceptable in this sensitive location.	Smaller cut (western side of CFS0691) adjacent to Travis Perkins is considered acceptable for housing.	Surrounded by residential development, retain boundary vegetation but no safe access can be provided for the extra development	A large part of the site is part of compensatory habitat for great crested newt license and there is a preference to avoid development on higher land - these areas could form part of GI for south Pershore allocation, therefore may not achieve 75 dwellings calculated using the 30dph on the net developable area. Access across adjoining land (CFS0641 and CFS0808)	Suitable site for residential development subject to retention of existing boundary vegetation and suitable access across neighbouring land (CFS0641).	Planning consent (18/02702) granted for 2 new dwellings but doubtful that could site accommodate at least 5 dwellings. Also, issue of flooding which would require mitigation.	
No change	No change	No change	No change	No change	No change	No change	No change	
No change	No change	No change	No change	No change	No change	No change	No change	
No Change	No change	No change but planning permission has been granted on this site on appeal (1700452) for 27 dwellings and is under construction.	Smaller cut (western side of CFS0691) adjacent to Travis Perkins is considered acceptable for housing. The recently built housing site to the east has provided greater footpath access along Wyre Road enabling easier access by footcycycle to, e.g. the schools and other local services - this could be extended to link up with the proposed allocation. The site would round off the development without encroaching significantly into the space between Wyre piddle and Pershore and the boundary hedges and groups of trees could be retained and supplemented to minimise any impact on the landscape and countryside including from the lower lying land to the south (from Mill Lane, Wyre Piddle).	No change	No change	No change - access to be provided from the Holloway across adjoining sites.	No change	

	CFS1074 31 - 33 High Street, Pershore	CFS1159 - Land part of Allesborough Hill, Pershore	CFS1160 - Land North of and Northwest of Pershore - part of Allesborough Farm, Pershore	CFS1229 Pershore Market, Pershore
MAJOR CRITERIA	Town	Edge	Edge	Town
	Yes	Yes	Yes	Yes
	80% Flood Zone 1 & 11% Flood Zone 2	100% Flood Zone 1	90% Flood Zone 1, 9% Flood Zone 2 and 1% Flood Zone 3 along NW boundary Bow Brook	Flood zone 2 along eastern boundary River Avon
	Yes	Yes	Yes	Yes
	Yes - access possible via High Street	Yes	Yes	Yes
	No further assessment required as ruled out through SHELAA	Sewerage: This site would likely gravitate to Wyre Road sewer pumping station to avoid a need to discharge through the centre of Pershore. Due to the size of this development the cumulative impacts to Pershore Wastewater Treatment Works and Wyre Road are likely to be high, increasing the risk of flooding and pollution. Cumulative hydraulic modelling would be recommended if this site is to go forwards.	Sewerage: This site would likely gravitate to Wyre Road sewer pumping station to avoid a need to discharge through the centre of Pershore. Due to the size of this development the cumulative impacts to Pershore Wastewater Treatment Works and Wyre Road are likely to be high, increasing the risk of flooding and pollution. Cumulative hydraulic modelling would be recommended if this site is to go forwards.	Sewerage: This is a brownfield site and opportunities for surface water attenuation should be investigated which may reduce flood risk from this site. 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
	No	Yes - any residential development of 100 houses or more outside existing settlement. Protected species surveys	within IRZ with concerns for residential development of 100 or more units outside existing settlements	No
	No	No	No	No
	No	No	No	No
	No Neighbourhood Plan	No Neighbourhood Plan	No neighbourhood Plan	No Neighbourhood Plan
OTHER CRITERIA	Yes - residential	Yes - Woodland, residential, listed buildings and agricultural land	Yes - residential and agricultural land	Yes - town centre uses.
	Urban - unsurveyed	Protect and enhance	Protect and enhance	Urban
	No	No	No	No
	Yes	No	No	Yes
	Yes - 31 and 33 High Street	Yes: Impact on Pershore Hall at n-e edge of site and impact on locally listed park and garden	Yes: Impact on Pershore Hall at n-e edge of site and on locally listed park and garden	Yes - would also impact on Non-designated heritage asset
	Yes	No but Medieval agricultural activity which could mask previous occupation - DSA survey, targeted evaluation and possible further mitigation.	No	No
	No	adjacent to woodland. Landscape: Yes - prominent hilltop location	LWS (brook) along northern boundary	unlikely but within 70m of River Avon LWS
	No	No	No	No
	No	No	No	No
	No	no, provided corridors to and from the ancient woodland are maintained and enhanced.	No	No
	No	No	Likely	No
	No - no details to confirm there has been a surface water flooding event	Yes - eastern part of site - potential flood flow route from higher ground flowing south in to top end of the site. WDC Land Drainage team advise - no verified data to confirm flooding but isolated areas of surface water flooding shown within the site.	WDC Land Drainage team advise - no verified data to confirm flooding but isolated areas of surface water flooding shown within the site.	WDC Land Drainage team advise - no verified data to confirm flooding but isolated areas of surface water flooding shown within the site.
	No	Yes	Some Grade 2 land	No
	Yes - partially to the east of site.	No	No	Yes - half of site is identified as contaminated land
	Bus Stop - 450m Train Station - 2.5km	Yes - 295m	Yes - 250m	Yes - 115m
	primary school - 350m, shop 110m, doctors surgery 600m, town hall 20m.	primary school 650m; shop 790m; doctors surgery 400m; town hall 920m	primary school 380m, shop 950m, doctors surgery 1.2km and 1.2km to civic centre	primary school 450m, shop 80m, doctors surgery 300m and 900m to civic centre
	No - Potential to increase car use if active travel routes are not inherent to and continue with the development	Yes	Yes but all are addressable	Yes but all are addressable
N/A	N/A	N/A	N/A	
No	Yes - prominent hilltop location, beyond belt of trees, visually unacceptable, access may be problematic	Yes - large, prominent site, seen from long distance, partly hilltop location beyond belt of trees, visually unacceptable	Yes - currently indoor market and car park so any redevelopment would materially affect the character of the area but, depending upon the layout and design, could be an improvement	
OUTCOME Preferred options 2019	Ruled out - too small	Site not submitted in time for consideration at Reg 18 stage	Site not submitted for consideration at Reg 18 stage	Site not submitted in time for consideration at Reg 18 stage
	No	n/a	n/a	n/a
	Ruled out - too small	n/a	n/a	n/a
OUTCOME Publication 2022	No change	In	Ruled out - scale	In
	No change	No	No	No
	No change	Large site in prominent hilltop location, beyond belt of trees, visually unacceptable, would extend Pershore over the ridge, potential impact on listed buildings.	Large, prominent site that stretches from Pershore westwards to Bow Brook, seen from long distance, harmful impact on setting of Pershore and listed building.	Large retail site within the town centre, partly within the Conservation Area, impact on listed buildings - could come forward as a windfall housing site but loss of retail - would require sensitive design