

# South Worcestershire Development Plan

## Précis of SAP Town Questionnaires

Town: Pershore	Part 2 Possible Sites			
<b>Summary of questionnaire responses:</b>				
<b>SITE</b>	<b>FOR COUNT</b>	<b>AGAINST COUNT</b>		
71-13	20	19		
71-17	23	15		
71-18	21	16		
71-24	22	11		
71-25	16	14		
71-31	14	20		
71-32	2	0		
<b>Total</b>	<b>118</b>	<b>95</b>		
<p>The most popular site was 71-17 Land at Allesborough Hill, north of Holloway. However, three other sites (71-24 land at and adjoining 62 Three Springs Rd; 71-18 Land off Three Springs Rd and rear of Conningsby Drive and 71-13 land south of Holloway) all gained relatively high levels of support. But all of these sites (bar 71-24) also had relatively high numbers of votes against them.</p>				
<p><b>Summary of site 71-13 Land south of Holloway:</b></p> <table border="0"> <tr> <td data-bbox="305 951 808 1161"> <p><b>FOR</b></p> <ul style="list-style-type: none"> <li>• Rounds off the town without encroaching too much on green areas</li> <li>• Not liable to flooding</li> <li>• Reasonably unobtrusive</li> </ul> </td> <td data-bbox="824 951 1328 1203"> <p><b>AGAINST</b></p> <ul style="list-style-type: none"> <li>• Wildlife haven</li> <li>• Heavily wooded</li> <li>• Prominent site from Pensham Hill</li> <li>• Water pressure problems</li> <li>• Problem with flooding</li> <li>• Road already congested – rat run</li> </ul> </td> </tr> </table>			<p><b>FOR</b></p> <ul style="list-style-type: none"> <li>• Rounds off the town without encroaching too much on green areas</li> <li>• Not liable to flooding</li> <li>• Reasonably unobtrusive</li> </ul>	<p><b>AGAINST</b></p> <ul style="list-style-type: none"> <li>• Wildlife haven</li> <li>• Heavily wooded</li> <li>• Prominent site from Pensham Hill</li> <li>• Water pressure problems</li> <li>• Problem with flooding</li> <li>• Road already congested – rat run</li> </ul>
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<p><b>Summary of site 71-17 Land at Allesborough Hill, north of Holloway:</b></p> <table border="0"> <tr> <td data-bbox="305 1239 808 1486"> <p><b>FOR</b></p> <ul style="list-style-type: none"> <li>• Rounds off the town without encroaching too much on green areas</li> <li>• Not liable to flooding</li> <li>• Access already provided</li> <li>• Reasonably unobtrusive</li> </ul> </td> <td data-bbox="824 1239 1328 1873"> <p><b>AGAINST</b></p> <ul style="list-style-type: none"> <li>• Elevated - visually prominent</li> <li>• Wildlife haven</li> <li>• Would impair approach to Pershore</li> <li>• Unreliable water and electric supply</li> <li>• Sewer/drainage problems</li> <li>• Road already congested – rat run</li> <li>• Potential overlooking of adjoining bungalows</li> <li>• Increase use of hazardous junction at Besford Rd and Worcester Rd</li> <li>• Awkward shaped site</li> <li>• Potential for noise/smell nuisance from neighbouring farm</li> </ul> </td> </tr> </table>			<p><b>FOR</b></p> <ul style="list-style-type: none"> <li>• Rounds off the town without encroaching too much on green areas</li> <li>• Not liable to flooding</li> <li>• Access already provided</li> <li>• Reasonably unobtrusive</li> </ul>	<p><b>AGAINST</b></p> <ul style="list-style-type: none"> <li>• Elevated - visually prominent</li> <li>• Wildlife haven</li> <li>• Would impair approach to Pershore</li> <li>• Unreliable water and electric supply</li> <li>• Sewer/drainage problems</li> <li>• Road already congested – rat run</li> <li>• Potential overlooking of adjoining bungalows</li> <li>• Increase use of hazardous junction at Besford Rd and Worcester Rd</li> <li>• Awkward shaped site</li> <li>• Potential for noise/smell nuisance from neighbouring farm</li> </ul>
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<p><b>Summary of site 71-18 Land off Three Springs Road and rear of Conningsby Dr:</b></p>	
<p><b>FOR</b></p> <ul style="list-style-type: none"> <li>• Rounds off the town without encroaching too much on green areas</li> <li>• Not liable to flooding</li> <li>• Only if 71-24 developed</li> <li>• Reasonably unobtrusive</li> </ul>	<p><b>AGAINST</b></p> <ul style="list-style-type: none"> <li>• Loss of green fields</li> <li>• Wildlife haven –ponds, Gt Crested Newts</li> <li>• Increase traffic congestion</li> <li>• Limited school places in sw Pershore</li> <li>• Poor access</li> <li>• Strain on utilities</li> </ul>
<p><b>Summary of site 71-24 Land at 62 Three Springs Rd and adjoining land:</b></p>	
<p><b>FOR</b></p> <ul style="list-style-type: none"> <li>• Rounds off the town without encroaching too much on green areas</li> <li>• Not liable to flooding</li> <li>• Replace currently unsightly uses</li> <li>• Need to avoid skyline</li> <li>• Mixed use – inc possible retail</li> <li>• Within reasonable distance of shops, services, etc</li> </ul>	<p><b>AGAINST</b></p> <ul style="list-style-type: none"> <li>• Good quality agricultural land</li> <li>• Use for allotments</li> <li>• Road infrastructure not suitable particularly jct of Three Springs Rd and Allesborough Hill</li> </ul>
<p><b>Summary of site 71-25 Land south of Holloway:</b></p>	
<p><b>FOR</b></p> <ul style="list-style-type: none"> <li>• Rounds off the town without encroaching too much on green areas</li> <li>• Not liable to flooding</li> </ul>	<p><b>AGAINST</b></p> <ul style="list-style-type: none"> <li>• Road already congested – rat run</li> <li>• Water pressure problems</li> <li>• Wildlife haven</li> <li>• Heavily wooded site</li> <li>• Access would be dangerous</li> <li>• Partly covered by covenant preventing development</li> </ul>
<p><b>Summary of site 71-31 Land west of Defford Road:</b></p>	
<p><b>FOR</b></p> <ul style="list-style-type: none"> <li>• Rounds off the town without encroaching too much on green areas</li> <li>• Not liable to flooding</li> <li>• Possible retail</li> <li>• Affects few people</li> <li>• Good access</li> </ul>	<p><b>AGAINST</b></p> <ul style="list-style-type: none"> <li>• Difficult access on dangerous stretch of road</li> <li>• Retain to allow for future expansion of cemetery</li> <li>• Good quality agricultural land</li> <li>• Would impair approach to Pershore</li> <li>• Would harm setting of Tiddesley Wood nature reserve (SSSI)</li> </ul>
<p><b>Summary of site 71- 32 Land at Tempwood, Three Springs Rd:</b></p>	
<p><b>FOR</b></p> <ul style="list-style-type: none"> <li>• Affects few people</li> </ul>	<p><b>AGAINST</b></p> <ul style="list-style-type: none"> <li>• None recorded</li> </ul>

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## **Summary of general comments regarding the sites:**

- Retention of boundary hedges, trees and other vegetation
- Allocations must be informed by full ecological evaluation and GI study
- SUDs should be used
- Lack of demonstrated need for extra housing for Pershore – e.g. capacity at Defford Rd pumping station should be carefully assessed
- Local infrastructure inadequate to cope with extra development
- Additional facilities required for schools, medical, transport and other community facilities
- Avoid development on the skyline
- Brownfield sites preferred
- Development to south of town generally inappropriate as railway station, employment and school all to north
- Provision of link road from Wyre Rd to A44
- Development to south of town generally inappropriate as railway station, employment sites and school all to north
- Land drainage/surface water run-off difficulties
- Loss of green space/agricultural land

## **Summary of suggested sites not identified through the SHLAA:**

- Land north of Ongrils Close
- Brownfield sites – e.g. former Cottage Hospital, former Health centre, Gulf Garage site

## **Other sites suggested have already been identified through the SHLAA and include:**

- Brownfield sites – e.g. former Texaco Garage site
- Land at Wyre Road
- Land at Station Road