

| Eckington | | | | | | |
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| SHELAA Site Reference and Address: | | CFS0021 Pershore Road | CFS0022 Roman Meadow | CFS0881 Cedar House, Pershore Road | CFS0882 Cedar House, Pershore Road | CFS1090 Land off Tewkesbury Road |
| 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 |
| | Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)? | Available within 5 years | Available within 5 years | Available now | Available now | Available within 5 years |
| | Is the site within Flood Zone 1 or 2? If yes, state Flood Zone. | No | No | No | No | No |
| | Is the site more than 450 metres of hazardous pipeline or gas compression station? | Yes | Yes | Yes | Yes | Yes |
| | Can the site be provided with safe access onto the public highway? | Highways comment not provided | Highways comment not provided | Highways comment not provided | Not sustainable but as it is an existing business Park we would be unlikely to be able to refuse | Highways comment not provided |
| | Are the Sewerage and Water supplies adequate in the area? | Comment from Severn Trent not provided | Sewerage Low | Comment from Severn Trent not provided | Comment from Severn Trent not provided | Comment from Severn Trent not provided |
| | Would development of the site compromise Internationally or Nationally designated site of ecological importance? | Ecology comment not provided | No | Ecology comment not provided | Ecology comment not provided | Ecology comment not provided |
| | Is the site in Green Belt? | No | No | No | No | No |
| | Is the site in the AONB, or affect the setting of? | No | No | No | No | No |
| | Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what? | Eckington Neighbourhood Plan | Yes. The site is allocated for residential in the submitted Eckington NP. | Eckington Neighbourhood Plan | Eckington Neighbourhood Plan | Eckington Neighbourhood Plan |
| Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are. | Woodland to the north, open countryside to the east and south, Pershore Road to the west | Yes. New development to the frontage of the site with Pershore Road and Russell Drive to the south. The site is bounded by the railway line to the west. The site is allocated in the adopted SWDP under SWDP60/15 | Residential dwelling to the north, open countryside to the east and south, Pershore Road to the west | Surrounded by open countryside with residential dwellings to the west | Residential/ contaminated land to the north, B4084 to the east, field to the south and railway line to the west | |
| OTHER CRITERIA | Would development of the site have an adverse impact on Green Infrastructure Network? | Comment has not been provided | No | Comment has not been provided | Comment has not been provided | Comment has not been provided |
| | Would development of the site result in a significant net loss of protected open space? | No | No | No | No | No |
| | Would development of the site have a detrimental impact on a conservation area? | No | No | No | No | No |
| | Would development of the site have a detrimental impact on Listed Building (s). | No | No | No | No | No |
| | Would development of the site have a detrimental impact on a Scheduled Ancient Monument or archaeology? | No | Known medieval agricultural activity, some Romano/British occupation. | 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 | No | No | No |
| | Would development of the site have a detrimental impact on TPOs. | No | No | No | No | No |
| | Would development of the site have a detrimental impact on a Significant Gap? | No | No | No | No | No |
| | Would development of the site have a detrimental impact on ancient woodland? | No | No | No | No | No |
| | Would development of the site have a detrimental impact on ancient hedgerow? | No | No | No | 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 | No | No | No |
| | 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 | Grade 2 | Grade 1 |
| | 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 |
| | Is there a bus stop or train station within 400m of the site? Please state distance. | Train- no; Bus stop- yes 322m routes 53/54/564 | Train - no; Bus stop - yes 200m route 53/54/564 | Train- no; Bus stop- yes 322m routes 53/54/566 | Train- no; Bus stop- yes 322m routes 53/54/565 | Train- no; Bus stop- yes 322m routes 53/54/567 |
| | 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. | Village hall 804m; public house 483m; shop 643m; church 483m; school 643m | Village hall 830m; public house 520m; shop 530m; church 350m; school 800m | Village hall 403m; public house 302m; shop 322m; church 161m; school 483m | Village hall 804m; public house 483m; shop 643m; church 483m; school 643m | Village hall 644m; public house 322m; shop 322m; church 483m; school 644m |
| | Would development of the site result in an adverse impact on local health provision? | No | Yes | No | No | No |
| | Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan. | Eckington Neighbourhood Plan | Yes. The site is allocated for residential in the submitted Eckington NP. | Eckington Neighbourhood Plan | Eckington Neighbourhood Plan | Eckington Neighbourhood Plan |
| Would the development of the site, including the creation of an access, materially affect the character of the settlement? | | No | | | | |
| OUTCOME | Ruled in or out of SHELAA? If out, reason? | In | In | In | In | In |
| | Should the site be carried forward for potential allocation in the SWDPR? | | No | | | |
| | Summary | | There are no environmental, physical or policy constraints why this site is unsuitable for housing development. The site is allocated in the adopted SWDP under SWDP60/15. It forms part of a proposed residential allocation in the submitted Eckington NP. | | | |