

# **Pebworth Parish Neighbourhood Plan – Evidence Base**

## **HOUSING BACKGROUND PAPER**

November 2018

**Produced by BPA and Pebworth Neighbourhood Plan Steering Group**



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## **1.0 Introduction**

1.1. This paper pulls together all the evidence associated with housing including: National and Local Plan policy; Local Plan evidence; census statistics; local questionnaire findings; housing need; local market information; and individual site assessments. It is designed to provide a clear overview and a transparent record of the information available and the decisions made in the production of the Pebworth Neighbourhood Plan regarding housing allocations.

## 2.0 Policy Background

### National Planning Policy

2.1 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of the three dimensions of sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.

2.2 At the heart of the NPPF is a presumption in favour of sustainable development. The application of the presumption has implications for how communities engage in the Neighbourhood Planning process. Critically, it means that neighbourhoods should:

- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- Identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their Neighbourhood Plan to proceed.

2.3 Neighbourhood Plans need set out a positive vision for the future of the area. They can allocate sites for housing development based on local need and ensure that the mix of homes is appropriate for current and future needs.

2.4 The NPPG provides guidance on how to assess local housing need and states that in the case of Neighbourhood Plans a proportionate approach should be taken. The Neighbourhood Plan can refer to existing needs assessments prepared by the local planning authority as a starting point and should support the strategic direction set out in the Local Plan.

2.5 In addition, the NPPG provides guidance on how to identify a future supply of land which is suitable, available and achievable for housing and economic development over the plan period. It is considered an appropriate methodology for both Local Planning Authorities and groups developing Neighbourhood Plans.

2.6 In summary the NPPF and NPPG require planning policies to boost significantly the supply of housing, planning for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

## Local Plan

2.7 The South Worcestershire Development Plan (SWDP) was adopted on 25th February 2016. This is the Local Plan which is used to determine planning applications in Wychavon District, Malvern Hills District, and Worcester City. It provides a set of rules which new development must follow, as well as allocating certain areas of land for new housing or employment.

2.8 The Neighbourhood Plan is required to be in general conformity with the strategic policies in the SWDP. In considering housing there are a number of policies in the SWDP and its evidence base which have been reviewed as part of the assessment of housing need, site assessments, understanding local demographics and the market. The most relevant policies are:

- SWDP 2: Development Strategy and Settlement Hierarchy
- SWDP 3: Employment, Housing and Retail Provision Requirement and Delivery
- SWDP 4: Moving Around South Worcestershire
- SWDP 5: Green Infrastructure
- SWDP 6: Historic Environment
- SWDP 13: Effective Use of Land
- SWDP 14: Market Housing Mix
- SWDP 15: Meeting Affordable Housing Needs
- SWDP 16: Rural Exception Sites
- SWDP 18: Replacement Dwellings in the Open Countryside
- SWDP 19: Dwellings for Rural Workers
- SWDP 20: Housing to Meet the Needs of Older People
- SWDP 21: Design SWDP
- SWDP 22: Biodiversity and Geodiversity
- SWDP 24: Management of the Historic Environment
- SWDP 25: Landscape Character
- SWDP 29: Sustainable Drainage Systems
- SWDP 39: Provision for Green Space and Outdoor Community Uses in New Development
- SWDP 59: New Housing for Villages

2.9 The SWDP does not have a requirement for Neighbourhood Plans to allocate land for housing; however it does not rule it out and is supportive of sustainable development.

2.10 The settlement of Pebworth is categorised as a category 3 settlement as it has at least one key service (a school) and has access within the settlement to at least a daily services to a designated town or three of the identified journey types (these are published

in the SWDP Village Facilities and Rural Transport Survey December 2012<sup>1</sup>). As such the settlement is considered to be relatively sustainable and a housing site was allocated in the SWDP primarily to meet local housing need. This site, referred to as SWDP61/13 Honeybourne Road in policy SWDP 59, had an indicative allocation of 13 dwellings. This site was permitted and built out prior to the adoption of the SWDP along with another adjacent site for 10 dwellings in 2014.

2.11 Infill development within the defined development boundary of Pebworth is also acceptable in principle subject to it complying with more detailed policies in the SWDP.

2.12 On 13 December 2017 Wychavon set out their intention to review the SWDP immediately which was approved by full Council<sup>2</sup>. This means that there will be a review of the effectiveness of all policies including housing delivery and housing need and that the revised timeframe for the Plan will be adjusted to 2041 once it is updated. They have recently undertaken an updated call for sites between 21<sup>st</sup> May and 2<sup>nd</sup> July 2018.

2.13 The bringing forward of this Plan review is driven by the new Government requirement to review Local Plans every five years. The National Planning Practice Guidance (NPPG) states that:

*“To be effective plans need to be kept up-to-date. Policies will age at different rates depending on local circumstances, and the local planning authority should review the relevance of the Local Plan at regular intervals to assess whether some or all of it may need updating. Most Local Plans are likely to require updating in whole or in part at least every 5 years. Reviews should be proportionate to the issues in hand. Local Plans may be found sound conditional upon a review in whole or in part within 5 years of the date of adoption.”*

2.14 The Pebworth NDP is not able to wait for revised data and background evidence that will most likely be published later in 2018 and into 2019 as the review progresses. Instead they are reliant on the evidence published as part of the adopted SWDP 2016.

2.15 In summary although the SWDP does not require the Neighbourhood Plan to deliver a housing site persistent speculative planning applications, a requirement to review the SWDP, and the Government’s continued commitment to deliver more homes suggests that it is increasingly important for the community to consider this issue and plan where housing growth is delivered within their parish.

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<sup>1</sup> [The Village Facilities and Rural Transport Survey December 2012](#)

<sup>2</sup> The SWDP report to Wychavon Council on bringing the SWDP Plan review forward  
<http://mgov.wychavon.gov.uk/modern.gov/documents/g4507/Public%20reports%20pack%20Wednesday%2013-Dec-2017%2018.15%20Council.pdf?T=10>

## Local Plan Evidence

2.16 As already indicated the evidence used to inform the SWDP has been considered and where appropriate used to gain an understanding of the market and the sites that are available for development.

2.17 Worcestershire Strategic Housing Market Assessment (February 2012) (SHMA)<sup>3</sup> and in particular Appendix 6 (Wychavon Overview Report) sets out the trends for the future housing market. The document highlights the need for continued housing growth, the need for more affordable homes, an increased demand for smaller homes, the need to accommodate an aging population and a sustained demand for family homes to ensure that there are sufficient homes to maintain a level of working age population to match employment opportunities.

2.18 The Local Planning Authority's (LPA) most recent Strategic Housing Land Availability Assessment (SHLAA) has been used to inform the site selection process. This is an assessment of all potential sites for housing (and sometimes employment uses), including sites that have been put forward by land-owners and developers within the Local Authority area, and an indication of whether each site is deliverable within the local plan period. It is not an allocating document but is a technical database of the sites that have been looked at and whether there are serious constraints to bringing them forward. Links to the relevant excerpts relating to Pebworth parish including Pebworth and Broad Marston are provided at Appendix 3.

2.19 A more detailed assessment of each of these sites was undertaken by the LPA and published as part of the SWDP Non-Strategic Site Allocations background Paper in 2014 where SHLAA sites were considered against planning criteria. Again links to the sites considered in Pebworth parish including Pebworth and Broad Marston are provided at Appendix 3.

2.20 The conclusions and data in these reports has been referred to by the working group carrying out site assessments and where different conclusions have been drawn in light of local knowledge and more up-to-date information this has been captured in the NDP site assessments (Appendix 2).

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<sup>3</sup> [Strategic Housing Market Assessment 2012](#)

### 3.0 Census Statistics

3.1 The 2011 census identified that there were 808 residents in the Parish of Pebworth living in 319 households. 22% of households were made up of single person households while 72 % were described as one family households, which includes households made up of couples and households made up of at least one adult with children, a further 6 % were classed as other types of household. Pebworth has a lower than county level of single person households at the 2011 census (22% compared to 28%).

3.2 Overall 41% of households in Pebworth were made up of two people, 13% of three people, 16% of four people and the remaining 8 % of five people or more. These numbers are in line with Worcestershire where the majority of households are small in size with 63% of households in Pebworth and 66% in Worcestershire being made up of 2 or less people.

3.3 The age profile of Pebworth residents in 2011 demonstrated that there were a large proportion of the community aged over 60, with the next largest group falling into the 45-59 age bracket. Less than a quarter of the population was made up of children in 2011.

Children under 18	18-29	30-44	45-59	Over 60s
22%	10%	17%	24%	27%

Table 1. Percentage of population of Pebworth per age bracket. Source: Census 2011

3.4 Taking account of the fact that this data was collected in 2011, 7 years ago, this means that number of people over 60 in the community will have increased further. More up to date figures available at Ward level combining the parishes of Honeybourne and Pebworth show the population change between 2001 census and the 2015 population estimate<sup>4</sup>. The 2015 estimated population for the ward of Honeybourne and Pebworth is 2,559<sup>5</sup>. The age profile is similar to Wychavon district as a whole but with a smaller proportion of people aged 30 to 44 and those aged 85 and over. There has also been a decrease of 129 people aged 16 - 64 and a larger rate of growth of those aged 65 or above than in the district or county of Worcestershire.

3.5 Overall, since the 2001 census the population of Honeybourne and Pebworth has grown by 4.7%, a smaller population growth than in the district and county.

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<sup>4</sup> [Wychavon Ward Profile Honeybourne and Pebworth](#)

<sup>5</sup> [Mid-2015 ward level population estimates](#)



## 4.0 Residents' Questionnaire Findings

4.1 The residents' questionnaire dealt with a range of questions about potential future housing allocations and the approach the NDP should adopt in relation to allocating a sites or sites for housing.

4.2 The first question asked about preferences for the approach to allowing housing development. It asked whether the NDP should:

- continue with the approach endorsed by the SWDP by allowing infill development within the development boundaries when it is in accordance with other Plan policies;
- explore protecting some areas where infill development would not be supported and therefore restricted;
- Allocate land for housing development; or a combination of these?

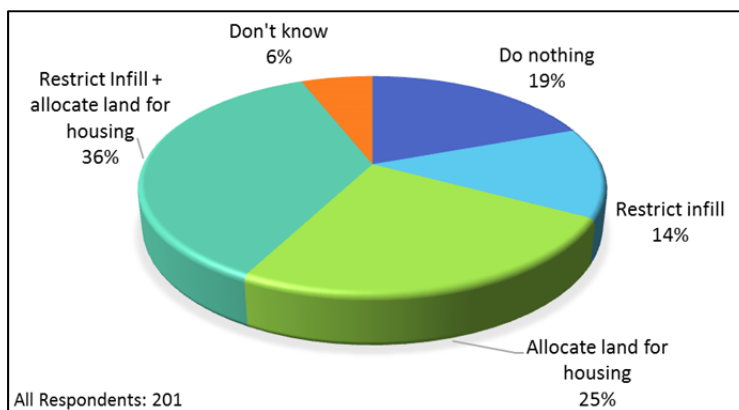


Figure 1. Approach to housing development

4.3 The results showed that 61% of respondents supported the idea of allocating land for housing development in the NDP (although 36% of these were also in support of restricting infill development within the settlement boundary). 50% of respondents supported restricting infill development.

4.4 There are a number of areas that are already afforded protection within the development boundary by policies in the SWDP and the NDP is developing Green Space policies to prevent inappropriate residential development in areas that offer important green space facilities and perform an important function in the setting of the settlement.

4.5 Residents were also asked what amount of new housing they considered reasonable during the plan period. Although 26.4% of respondents felt there should be no more development, the majority were supportive of more housing in the future. The results indicate that 49.8% supported 10 or more dwellings the average (the red arrow) shows support for just under 10 dwellings in total.

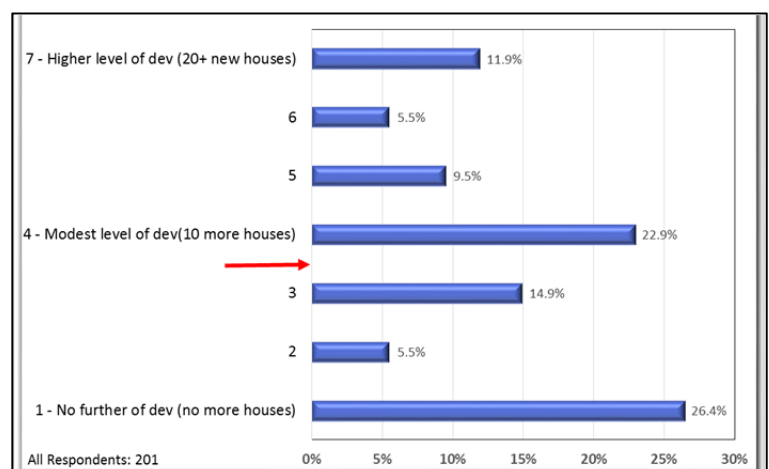


Figure 2. Amount of new housing considered reasonable

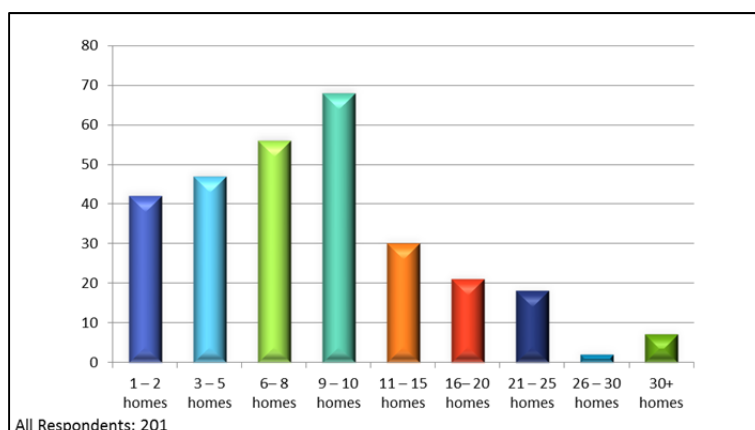


Figure 3. Housing development size considered appropriate

4.7 The questionnaire identified seven sites in the village of Pebworth and asked the residents level of support. These locations had been identified through the focus groups.

4.8 In addition to these seven sites the questionnaire also asked for the level of support for infill development and other land at the edge of the village outside of the development boundary. As shown in the next chart no single site or location was overwhelmingly supported, although the best

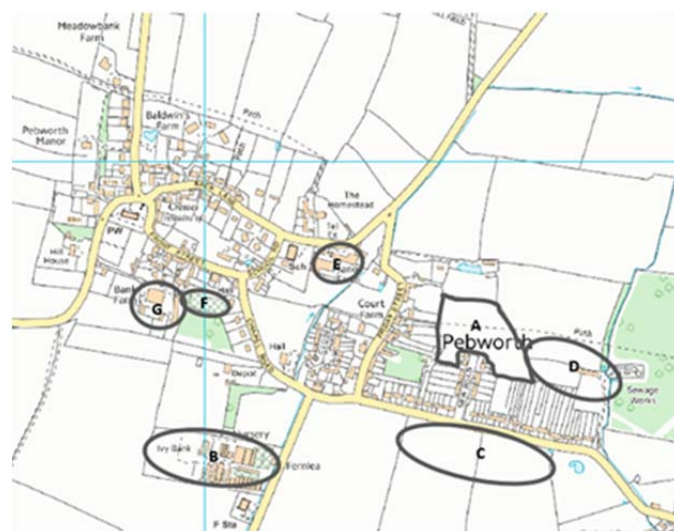


Figure 4. Map of housing site suggestions

support was for Site A (New Road), Sites D (behind old fire station), Site B (Fibrex nurseries) and Site E (conversion of buildings at Manor Farm).

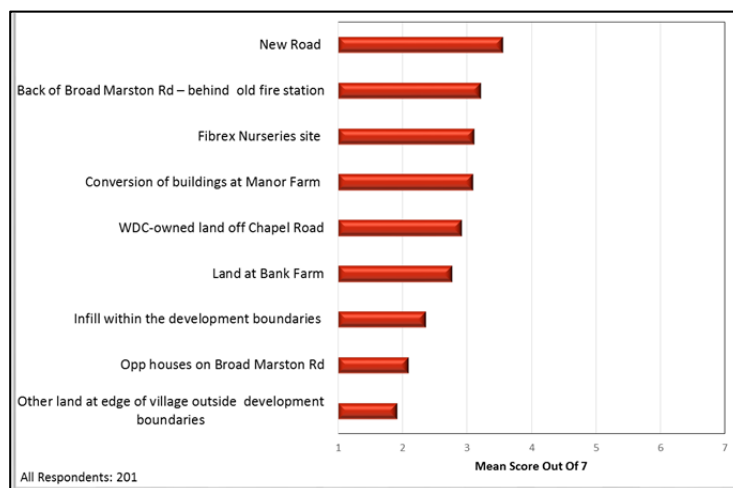


Figure 5. Location of new housing

land between the village and Middlesex, land between Broad Marston and Pebworth and the Windmill Hill Area. Further additional sites were also submitted by land owners/promoters including land to the south of Petipher's Farm and Dorsington Road (SHLAA ref 69-01).

4.9 This question also provided the opportunity for alternative or additional sites to be suggested. These included the site with permission at the rear of Simms Metals, land off Dorsington Road,

4.10 Residents were asked what type of housing they would support if it were provided. The most support was for small homes/ bungalows for older people, homes for young families, starter homes and affordable private housing.

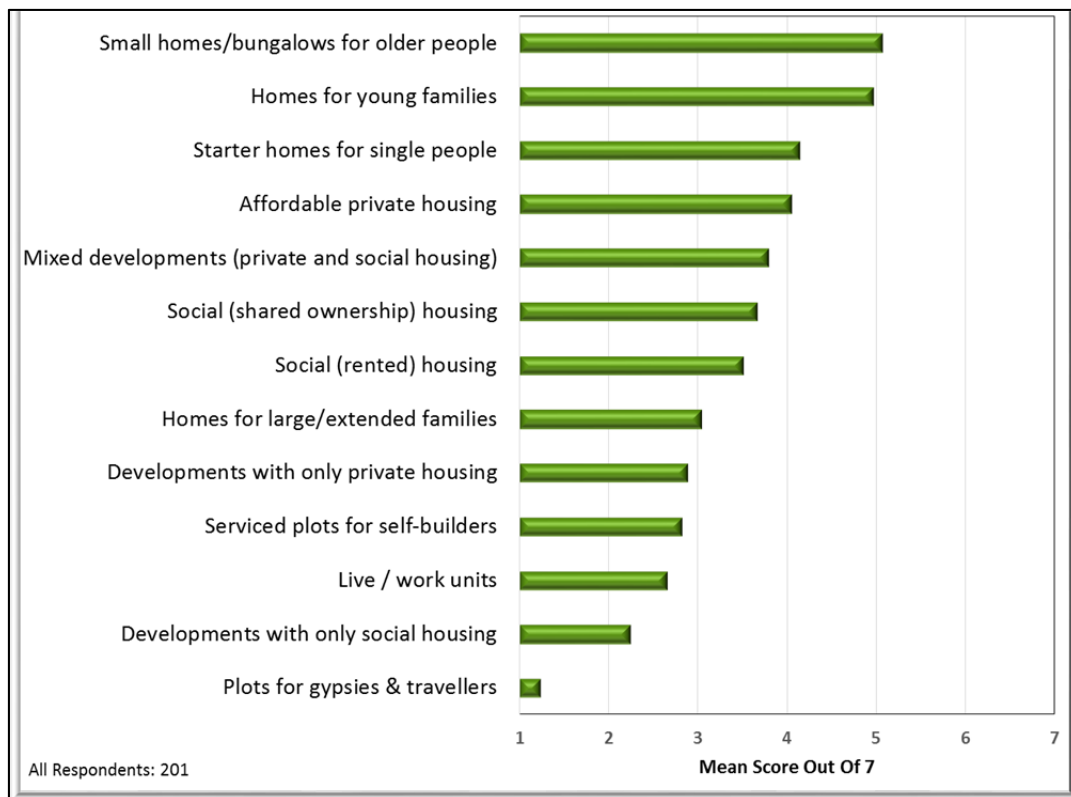


Figure 6. Type of new housing

4.11 Overall there was local support for small scale new housing in the parish to provide homes to meet specific needs including smaller bungalows or housing for older people, starter homes, homes for young families and affordable market homes.

## 5.0 Housing Supply

5.1 In 2011 the Parish of Pebworth was recorded as having 344 dwellings however only 319 had at least one usual resident. 25 had no usual resident, possibly holiday homes or vacant at the time of the census.

5.2 In terms of the types of housing stock 155 (45%) are recorded as detached dwellings, 131 (38%) semi-detached, 47 (14%) are terraced, 7 (2%) are flats/ maisonettes and 4 (1%) are temporary structures/ caravans.

5.3 Within the existing housing stock there is a dominance of large homes with 79% (over three quarters) of the homes identified in the 2011 Census having three or more bedrooms (37% have four or more bedrooms). Only 7% of homes in the parish have one bedroom and 14% have two bedrooms.

5.4 Since the census there has been a number of sites granted planning permission and new dwellings completed within the parish of Pebworth<sup>6</sup>.

Number of dwellings in parish in 2011 (including temporary dwellings)	344
Number of dwellings completed between 2011 Census and April 2017	41
<b>Total dwellings in Parish April 2017</b>	<b>385</b>
Number of dwellings with Planning permission under construction April 2017	5
Number of dwellings with Planning permission not started April 2017	383
<b>Total dwellings in Parish by 2030</b>	<b>773</b>

Table 2. Estimated number of dwellings based on housing completions, permissions granted and census data.

5.5 380 of the dwellings with planning permission not yet started are part of a planning permission on land to the rear of Sims Metals granted permission on appeal when the local authority was unable to demonstrate a five year housing land supply. This site lies right on the boundary of the parish adjacent to a large development site within Stratford District at Long Marston. The site was deemed sustainable development by the Inspector and the Secretary of State as it is required to provide a connection to the large housing site across the district boundary.

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<sup>6</sup> Published in the [Wychavon Five Year Housing Land Supply Report 2017](#).

## 6.0 Housing Need

6.1 Wychavon District Council undertook a Housing Needs Survey (HNS) in the Parish of Pebworth during January and February 2017 therefore the Neighbourhood Plan Steering Group did not include housing need questions within the household survey conducted during May 2017. The results were published in March 2017.<sup>7</sup>

6.2 363 HNS were delivered to householders in the parish of Pebworth and a further four surveys were sent out to family members or people wishing to move to or return to the Parish of Pebworth. The survey was designed to examine current or future housing need.

6.3 169 surveys were completed and returned, which represents a response rate of 45.5%. A further seven surveys were returned after the deadline but were not included in the Council's results. One of the respondents who returned their survey late indicated that they would require housing in the next one to three years to be closer to their job and that they had a local connection with the parish. They required a 2 bedroom property rented from a housing association.

6.4 The survey highlighted 20 respondents that are likely to need affordable housing within Pebworth Parish now or in within the next five years, all of whom have a local connection to the parish.

6.5 There were ten households with a more immediate need to move within the next twelve months. Seven requiring 1-bed units – five stating a preference to rent from a Housing Association and two with a preference for shared ownership (one of which was also looking at the open market); two requiring 2-bed units stating a preference to rent from a Housing Association; and one requiring a 4-bed unit again with a preference to rent from a Housing Association.

6.6 There were six households with a longer term need to move between one and five years and four households with a need to move between three and five years. Once again the need for smaller units was highest with six 1-bed units; three 2-bed units and one 3-bed unit, all with a preference to rent from a Housing Association although one expressed an interest in shared ownership or rental.

6.7 The following table has been extracted from the report and adapted to show the breakdown of identified need by survey respondents.

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<sup>7</sup> [Housing Needs Survey](#)

Timescale	Household Type	Age	Current Tenure	Bedroom needed	Local Connection	Preferred Tenure
next 12 months	Single	55-64	Rent from HA	1	Yes	Rent from HA
next 12 months	Couple	35-54	Rent from HA	1	Yes	Rent from HA
next 12 months	Couple	Pensioner	Own home with mortgage	1	Yes	Shared ownership/ buy on open market
next 12 months	Single		Live with family	1	Yes	Shared Ownership
next 12 months	Couple	18-34	Live with family	1	Yes	Rent from HA
next 12 months	Single	55-64	Rent private landlord	1	Yes	Rent from HA/ Private Landlord
next 12 months	Couple	55-64	Rent private landlord	1	Yes	Rent from HA
next 12 months	Family		Live with family	2	Yes	Rent from HA
next 12 months	Family		Live with family	2	Yes	Rent from HA
next 12 months	Family		Rent from HA	4	Yes	Rent from HA
1-3 years	Couple	Pensioner	Rent from HA	1	Yes	Rent from HA
1-3 years	Single	18-34	Live with family	1	Yes	Rent from HA
1-3 years	Couple	18-34	Rent from HA	2	Yes	Rent from HA
1-3 years	Family		Rent from HA	3	Yes	Rent from HA
1-5 years	Single	35-54	Live with family	1	Yes	Shared ownership/ rent from HA
1-5 years	Family		Rent from HA	2 or 3 bungalow	Yes	Rent from HA
3-5 years		16-17	Live with family	1	Yes	Rent from HA
3-5 years	Single	Pensioner	Tied accommodation	1	Yes	Rent from HA
3-5 years	Single	65+	Live with family	1	Yes	Rent from HA
3-5 years	Family		Own home with mortgage	2	Yes	Rent from HA

Table 3. Affordable housing need identified by survey respondents

6.8 It is anticipated that those in more urgent need of affordable homes will be met by the large scale development on the edge of the parish where approximately 133 affordable homes of differing tenures and sizes will be delivered as part of a scheme of 380 homes.

6.9 Longer term it is anticipated that there will be a local need for smaller homes and bungalows to enable residents to downsize and to provide starter homes for younger people and young families to move into the village to ensure that existing facilities, including the school, are maintained.

## 7.0 Local Housing Market Information

### Home ownership

7.1 Using information gained from HM Land Registry it is possible to obtain the average property prices in Pebworth. The average price of properties sold in Pebworth parish in the 5 years to September 2017 is shown in the Table below.

<b>Table 4: Average Prices of residential properties in Pebworth sold in the period 5 years to September 2017 (according to HM Land Registry)</b> <b>Average House Prices in Pebworth Parish (£)</b>		
<b>House Type</b>	<b>Price</b>	<b>Number of Sales</b>
Detached	£544,763	38
Semi-detached	£308,542	12
Terraced	£341,438	8
Flats	-	none
<b>All</b>	<b>£467,845</b>	<b>58</b>

7.2 These figures were obtained from [www.rightmove.co.uk](http://www.rightmove.co.uk) with data supplied by HM Land Registry. It should be noted that there are sometimes delays in registrations of sales and this may result in the under counting of property sales.

7.3 Unfortunately, the number of bedrooms in each property is not always specified, therefore it is not easy to establish an exact value for a two bedrooomed property for example. Also it is important to acknowledge that the average price of properties sold does not necessarily reflect the average value of all properties in the parish, just the mix of properties sold in that period.

7.4 The Rightmove website summarises that based on average house prices over a year, Pebworth is more expensive than nearby Bidford-on-Avon, but was cheaper than Welford-on-Avon and Mickleton. Again this is only indicative as the average prices may only reflect the mix of properties sold, rather than changes in the local market itself.

7.5 A household can obtain a mortgage of approximately 3.5 times their gross annual income, and in today's financial market would expect to pay a deposit of at least 10% towards the total purchase price although there are some options, for example with shared ownership whey they may only be required to pay a 5% deposit.

7.6 To afford to purchase a home worth £200,000 a household would require approximately £20,000 as a deposit (10%), and their annual gross income for mortgage purposes would have to be at least £51,000, or higher if the deposit is less. The size of the deposit affects the monthly mortgage payment therefore a larger deposit would result in a smaller mortgage and therefore a lower annual income could support the mortgage.

	<b>Median gross annual earnings (residents in local authority)</b>
Bromsgrove	25,824
Malvern Hills	23,546
Redditch	20,579
Worcester	24,363
Wychavon	20,582
Wyre Forest	20,090
Worcestershire	22,290
West Midlands	22,259
Great Britain	23,562

Table 5. Gross annual earnings for employees (full and part-time) in local authority  
Source: Annual Survey of Hours and Earnings 2017, Office of National Statistics – provisional.

7.7 Wychavon has one of the lowest annual earnings per resident in Worcestershire, and is also below the county, regional and national average. Considering the average price of homes sold in Pebworth parish during the 5 years to September 2017 is £467,845 someone in receipt of a median income in Wychavon District (£20,582) would be unable to purchase a property without a considerable deposit.

#### Private Rental Market

7.8 In terms of the rental market, at the time of writing there were no rental properties available within the parish of Pebworth on Rightmove, Zoopla or Prime Location. Therefore, the search was expanded to a 3 mile radius to establish the price ranges and types of properties available. Information gained from Rightmove.co.uk demonstrates the price ranges for rents per calendar month (pcm) for different property types available for rent in February 2018:

<b>Size</b>	<b>Location</b>	<b>Price pcm</b>	<b>Average</b>
One bedroom house	Bidford-on-Avon Quinton	£575 £575	£575
Two bedroom house	Bidford-on-Avon Mickleton Braggington	£785 £850 £1195	£943
Three bedroom house	Bidford-on-Avon Bretforton Cleeve Prior Weston Subedge Bretforton	£775 £795 £875 £875 £895	£843

Table 6. Rental prices up to 3 miles from Pebworth February 2018. Source RightMove.co.uk

7.9 It is generally recognised that a household's housing costs should not exceed 25% of a household's gross income. If housing costs exceed 25% it is more likely to impact on



households in receipt of a lower income and/ or with dependent children. Based upon this assumption a minimum gross annual income required to afford the rent on the above properties would be £27,600 for a one bedroom house, between £37,680 and £57,360 for a two bedroom house, and between £37,200 and £42,960 for a three bedroom house.

7.10 As the prices above are a reflection of the limited number of dwellings available in February 2018 it is important to compare this data with the general trends identified in the published Strategic Housing Market Assessment (SHMA) update 2012. It is recognised that Wychavon average rental prices are above the County averages for different property types and are generally amongst the highest in the county of Worcestershire. The figures published in the SHMA are from the summer 2011 (sourced from Rightmove) and although being a little out of date show that at that point in time a one bed apartment had a rental price of £466 per calendar month, and two, three and four bed houses within Wychavon were £597, £730 and £929 per calendar month respectively. These prices have clearly increased over the last 7 years exacerbating the need for affordable rents as demonstrated by the housing needs survey.

## 8.0 Site Assessments

8.1 Allocating sites is one of the most powerful, but also most controversial aspects of neighbourhood planning. It can be challenging but there are many benefits, including bringing forward sustainable development to meet local needs and providing new infrastructure and services for the benefit of the community.

8.2 To avoid criticism and to ensure that site assessments were undertaken in a robust and transparent way, all known and available sites were assessed using the same criteria (set out in Appendix 2) which was based on national guidance and best practice and in this case using a template provided by BPA.

8.3 In the first instance BPA assisted in identifying all possible sites that needed to be assessed. The group were encouraged to cast the net as wide as possible to ensure the most appropriate sites were allocated and also to avoid the plan being challenged by landowners or developers who own or control sites they consider deliverable. Sites that were assessed included:

- Sites identified by the neighbourhood planning group in the questionnaire and focus groups;
- Sites published in the South Worcestershire Strategic Housing Land Availability Assessment (SHLAA) 2015 (latest published edition); and
- Sites that were suggested by respondents to the questionnaire/ or have subsequently been submitted to the group by landowners/ agents.

8.4 This resulted in a list of 21 sites, although 3 did not require further consideration as they were either already built out, had planning permission or were too vague with no clear boundaries to be accurately assessed. The location of these 3 sites is provided at Appendix 1 in the Site Assessment Summary table. For completeness all of the other 18 sites were considered using the agreed methodology, even if there were known current or historical reasons as to why these sites may not be deliverable to ensure that this information was captured and understood by all.

8.5 A working group of eight members of the steering group was established to undertake site assessments in small groups of two or three. This would help with consistency in the way the criteria was interpreted and sites were assessed, and avoid any individual opinions dominating the assessment. In allocating small groups to carry out the assessments they were required to declare any interests and avoid assessing sites close to their homes that may have a direct impact on them or a family member and were not allowed to assess sites where they may have a prejudicial interest (e.g. own the land being

considered). In accordance with the groups commitment to transparency the assessors' names are listed at the top of each site assessment.

8.6 The 18 site assessments which included a desk and site based assessment were completed in late November and early December 2017 (see appendix 2 for full assessments).

8.7 The methodology used meant that each site was thoroughly and objectively assessed to see if it was appropriate and suitable to allocate for housing development. This included considering:

- the physical and policy landscape and environmental constraints to bringing the site forward;
- whether it was in the most sustainable location;
- its impact on the local setting; and
- whether there was a suitable means of providing access.

The sites were also checked for conformity with the strategic policies of the Local Authority's Plan and sites were only shortlisted where there was considered to be a good prospect that they could be developed in the Plan period. In reaching any conclusions on whether to proceed with allocating a site the group understood that they needed to demonstrate that the site is deliverable, in other words it must be **suitable, available and economically viable**.

8.8 Each of these assessments was reviewed and any necessary amendments made by the working group, other members of the steering group and members of the public that attended the shortlisting meeting on 14 December 2017. At this meeting the merits and constraints of each site was considered and seven sites were shortlisted for further consideration.

8.9 The seven shortlisted sites were land at Dorsington Road; Land South west off Chapel Road; Fibrex Nurseries; Land to the west of Chapel Road; Bank Farm; Land off New Road; and Land at Manor Farm.

8.10 In order to consider these seven site further, some additional information was required relating to their constraints from the relevant authorities, including Wychavon District Council and County Highways. All of the information relating to the discussions on the 14 December and the process of shortlisting are published in the Site Assessment Summary document at Appendix 1.

8.11 At a meeting on 15 February 2018 the seven sites were revisited and directly compared with each other. The group reconsidered and compared the constraints and

opportunities of these sites, taking account of the local housing need and the communities desire to see smaller sites come forward through the Plan period.

**Dorsington Road:**

8.12 Wychavon's more detailed response as to why they had ruled this site out was out discussed. The officer had highlighted potential issues with regard to the site being partly within the Conservation Area, adjacent to a Listed Building (Baldwin's Farm, Grade II), having sloping topography and a narrow access lane. The group agreed that the constraints identified by Wychavon Planning Officers meant that this site was not suitable to consider further as an allocated site.

**Land South west off Chapel Road:**

8.13 The group considered that the drainage/surface water issues, access concerns and encroachment into the open countryside meant that this site was not appropriate to consider further.

**Fibre Nurseries:**

8.14 This site in its entirety was considered too large to propose for a housing allocation, but the group could see potential in part of the site being developed for up to 8 dwellings, although this may not be financially viable. The group decided to carry forward this site to the next meeting to develop an option for the community to consider.

**Land to the west of Chapel Road:**

8.15 The group considered access off Chapel Road to be a constraint to proposing this site, it is also immediately adjacent to the Conservation Area and there is significant known local opposition to this site.

**Bank Farm:**

8.16 A response from the Highway Authority was considered by the group about this site, stating that there would be *"No objection to a max of six dwellings subject to details of the route with passing bays along the access road serving the development."* The group felt that there is insufficient land to provide passing bays to gain a suitable access to this site; and the adjacent landowner is not supportive of selling land. The site is also adjacent to the Conservation Area, was the second least supported site in the parish questionnaire and changing its use to residential could result in the loss of employment in the village. Therefore the group decided not to carry this site forward.

**Land off New Road:**

8.17 This site in its entirety was not considered appropriate, but a smaller parcel of land up to the public right of way, allowing for 8 dwellings could be considered. The gas pipeline buffer is not considered to be a constraint on the maps provided by Wychavon. The group

decided to carry forward this site to the next meeting to develop an option for the community to consider.

**Land at Manor Farm:**

8.18 This site was considered appropriate to suggest as an allocation for conversion of the existing buildings to residential as they are in a state of disrepair and are either listed or within the curtilage of a listed building. Although there was concern over the loss of a traditional farming use in the heart of the village the group felt that the buildings could be lost altogether if they weren't developed for housing. The group decided to carry forward this site to the next meeting to develop an option for the community to consider.

8.19 The group agreed to take three sites forward as options for the community to consider as housing allocations. One of these, Fibrex Nurseries, was presented as two different cuts of land to establish whether the community had a preference for a larger or smaller cut of land.

8.20 These sites were initially tested against the NDP vision and objectives to ensure that they were in accordance with the initial aims of the Plan. General discussions have also been entered into with the Local Planning Authority to check that they are supportive of the approach taken by the NDP; to ensure their compliance with the Local Development Plan; and to identify whether they trigger the need for a strategic environmental assessment (SEA). Once a preference has been identified more detailed discussions will be undertaken with Wychavon District Council and a screening exercise will be undertaken to identify whether the preferred site requires an environmental assessment.

8.21 The group considered it important to share the options and evidence behind these decisions with the wider community. This allows residents to understand how the core group have got to this stage and also to have a say in which option gets selected in to go into the Plan.

8.22 In reaching a decision to provide the community with options the Steering Group were keen to accompany the proposed options with site-specific information to ensure that the highest quality of design was achieved and that the concerns and aspirations of the community were met. They considered it important to identify constraints and the required mitigation measures within the policy wording and used the detailed site assessments to inform this. They also revisited the results of the questionnaire and focus groups and the housing needs survey to ensure that the right homes would be delivered to meet local need and aspirations. As a result a separate policy on housing mix was also drafted along with a detailed design policy; this will be in the Draft Plan and consulted on at the next stage.

8.23 At a meeting on the 26<sup>th</sup> April 2018 it was agreed that a housing site options consultation would take place during May/June 2018 on the three short-listed sites presented as four options. A survey would be posted to every adult on the electoral roll in the parish to understand which housing site(s) was the most preferred. This would enable the draft plan consultation (also known as the Pre-submission Regulation 14 consultation) to meet the requirements and only contain the preferred option(s).

8.24 The survey provided an explanation of each of the sites and provided a link to this background paper for residents interested in finding out more about the process. The consultation ran from week commencing 21<sup>st</sup> May 2018 to 8<sup>th</sup> June 2018, and residents were required to post the form back into a secure box at the village hall. To prevent any duplicates being made each form had a unique random reference number which was checked off when the results were recorded.

8.25 The survey asked the following questions:

1. Please let us know which option you support by ticking the appropriate box. Only choose **ONE** preferred option and object to all others or leave them blank.

Options	Support		Object		Comment
OPTION 1 – Land at Fibrex Nurseries. If you select this option please indicate whether you prefer 1A -the larger parcel of land or 1B - the smaller parcel of land. By ticking the appropriate box.*	1A	1B	1A	1B	
OPTION 2– Land off New Road					
OPTION 3 – Manor Farm					

\*All votes cast for the Fibrex Nursery site, regardless of which size parcel of land is preferred (1A or 1B), will be added together to identify which general location is preferred by the community. Should Fibrex Nurseries come first, account will then be taken of which sized site is most popular and this option will be included in the Draft Plan.

2. Would you support the inclusion of more than one

Yes	No

site?

3. If yes, please tick your first and second choice, if not leave blank.

Options	First choice	Second choice
OPTION 1A – Land at Fibrex Nurseries (larger site)		
OPTION 1B – Land at Fibrex Nurseries (smaller site)		
OPTION 2 – Land off New Road		
OPTION 3 – Manor Farm		

## About You

Q4. Gender    ☐ Male        ☐ Female

Q5. Age group ☐ 18-29        ☐ 30-39        ☐ 40-49        ☐ 50-59        ☐ 60-69  
                  ☐ 70-79        ☐ 80 and over

Q6.     What is your postcode or street name? \_\_\_\_\_

8.26    To understand the broad trends of who responded the sex age bracket and postcode of respondents was also recorded.

## Results

8.27    Following the consultation the responses were collated and the communities' preferred option based on the number of positive votes was identified as Land at Fibrex Nurseries. (For an overview of the results please see appendix 7).

8.28    40 percent of people that filled in the form correctly, by stating only one preferred option, supported development at Fibrex Nurseries site. Of those that selected this site 80 percent of them supported the larger cut of land Site 1A.

8.29    As stated on the survey all votes cast for the Fibrex Nursery site, regardless of which size parcel of land was preferred (1A or 1B), were added together to identify which general location was preferred by the community. Having come first, account was then taken of which sized site was most popular and as such this option has been included in the Draft Plan.

8.30    There was concern in the steering group that this site also had a number of objections to it, and a debate was had as to whether account should be taken of those that were against the site and that number be taken away from those that were in support. This would result in a reduced level of support for each site, and more significantly a different outcome (see appendix 7).

8.31    The group agreed that the question in the survey was a little ambiguous and asked people to "Only choose one preferred option and object to all others or leave them blank". They considered that because it was not made explicit that objections would count against a site, and that the majority of people had left the object to boxes empty (140 out of 208 respondents), they were not comfortable with the idea of taking the objection votes off the gross number of support votes for a site.

8.32    It was agreed that the overall intention of the survey had been to identify the preferred site, the site supported by the most people. Most members of the group at a

meeting on 21<sup>st</sup> June felt the survey had succeeded in identifying the site supported by the most people and that it was the Fibrex Nursery site.

8.33 The survey also asked whether there was support to allocate a second site in the parish (question 2). The response for this question was extremely close with 45 percent in support, 47 percent objecting and 8 percent not responding. A number of those that had either left the answer blank or had answered no then went on to respond to question 3 which asked for a first and second choice for allocating sites if you had answered yes to question 2. Had these responses been included in the tally the majority response would have been to allocate a second site, however as they did not tick the yes box it is not possible to count their responses with certainty. Therefore, only one site is proposed in the Submission Plan to be allocated for housing.

8.34 To ensure that the site was well supported the group reviewed the level of support and objections to the site allocation as part of the Regulation 14 consultation. 6 residents objected to the allocation, 3 residents commented but did not indicate whether or not they supported the allocation, whilst 10 residents indicated that they were in support of the allocation. In addition to residents' comments 1 stakeholder supported the site, 1 objected and a further 4 made comments. The level and type of objections meant that the group did not feel it was necessary to reconsider the allocated site.



## Appendix 1 Housing Assessment Summary

Address	NDP code	SHLAA code	Site area (Ha)	SWDP opinion	In Survey	Mean score (4+ = overall support)	Name of person/people assessing	Site Available	Site Suitable	Site achievable	Conclusion
Dorsington Road		69-01	0.47	Site visit confirmed site unsuitable for development	No, but submitted by landowner		SS and DC	Site is available now	There are no obvious constraints although impact on the Conservation Area and WDC say it is not developable - more information needs to be sought from Wychavon to understand why this is the case	tbc	Wychavon response: 69-01 was not ruled of the SHLAA as it met all the key criteria, but was not carried forward as an allocation in the SWDP. The site was subject to a desktop assessment in 2007 which noted potential issues with regard to the site being partly within the Conservation Area and also adjacent to a Listed Building (Baldwin's Farm, Grade II). The site was then visited in 2015 where issues including the sloping topography and narrow access lane were noted. I would suggest it were a combination of the noted issues which meant it wasn't carried forward as an allocation and SWDP61/15 was preferred. The group agreed that the constraints identified by Wychavon Planning Officers meant that this site was not suitable to consider further as an allocated site.

Address	NDP code	SHLAA code	Site area (Ha)	SWDP opinion	In Survey	Mean score (4+ = overall support)	Name of person/people assessing	Site Available	Site Suitable	Site achievable	Conclusion
Land south of Elford Cottage		69-02	0.12	Site too small and availability unknown	No		SS and DC	Owner does not wish this site to be developed as it is now his garden. He has requested that it is removed from the site availability register.	N/A	No	Site is not available or achievable.
Land rear of Elm View and Chapel View	F	69-04	0.5	Landowner not known, some officer support, need to resolve highway concerns	Site F	2.91	SS and DC	Owner unknown and attitude to development unknown	Access concerns	No	The landowner's attitude and availability of land is unknown and there are concerns over access to the site. This site is not considered suitable to propose as an allocation
Land South west off Chapel Road		69-07	1.56	Scale location as village has sufficient numbers	No		SS and DC	Site is available 0-5 years	Yes although Surface water / drainage concerns	Yes	Initial review felt site has potential but there are concerns over drainage and single access. Second review the group considered that the drainage/surface water issues, access concerns and encroachment into the open countryside meant that this site was not appropriate to consider further.

Address	NDP code	SHLAA code	Site area (Ha)	SWDP opinion	In Survey	Mean score (4+ = overall support)	Name of person/people assessing	Site Available	Site Suitable	Site achievable	Conclusion
Land off Broad Marston Road	D	69-10	0.96	Flooding - Zone 3 and surface water risk. Access issues. Out of character with settlement pattern	D	3.21	SS and DC	Site is available	Significant flooding and access concerns	Possibly with access through New Road but likely to affect viability	This site is not suitable and in order to make it suitable and overcome the flooding and access issues this is likely to make the site financially unviable. Rule out.
Fibre Nurseries	B	69-16	2.27	Not really ruled out concern expressed over costs for demolition	B	3.11	SS and DC	Site is available	Minor surface water constraints	Developer interest	Considered development here may improve the situation regarding surface water run off if significant attenuation ponds were built. Possible option. 2 reduced site areas to be presented to the public.
Land at Ullington		69-08	8.65	Scale location as village has sufficient numbers	No		KP, JP & JW	Site Available	Inappropriate location, isolated, too large.	No	Inappropriate location, isolated, too large. Remote from the settlement and facilities.
Land adjacent to Windy Ridge, Buckle Street		69-09	0.7	Location too removed from settlement	No		KP, JP & JW	Unknown although planning application for holiday cabins	Not suitable too removed	No	Site is not suitable too removed from the settlement and facilities.

Address	NDP code	SHLAA code	Site area (Ha)	SWDP opinion	In Survey	Mean score (4+ = overall support)	Name of person/people assessing	Site Available	Site Suitable	Site achievable	Conclusion
Land to the west of Chapel Road		69-11	0.43	Access issues.	No		KP, JP & JW	Available	Possibly suitable for small number of units (bungalows) for local need with parking. Some concern over access	Yes	Initial review may be suitable for a very small development of 5-6 dwellings. Much vocal opposition to previously-proposed development of this site. Second review the group considered access off Chapel Road to be a constraint to proposing this site, it is also immediately adjacent to the Conservation Area and there is significant known local opposition to this site.
Land off Dorsington Road		69-15	0.88	Not ideal for development in open countryside. But could be developed sensitively low density	No, suggested in village survey		KP, JP & JW	Available	Juts out into open countryside	unknown	Rural site outside development boundary. Development of this site will lead to sprawl of Pebworth village into the open countryside
Priory Farm		69BM-01	0.36	Location poor for development	No		KP, JP & JW	No site is under construction	n/a	n/a	Site is already under construction
Land south of Pettipher's Farm		n/a			Submitted by land owner		KP, JP & JW	Available	No site is too removed from village facilities and services	unknown	Small, remote site with poor access to highway and poor access to public transport.

Address	NDP code	SHLAA code	Site area (Ha)	SWDP opinion	In Survey	Mean score (4+ = overall support)	Name of person/people assessing	Site Available	Site Suitable	Site achievable	Conclusion
Land between village and Middlesex					Suggested in village survey		KP, JP & JW	Unknown	This is a very sparsely populated area so unsuitable for significant development. The area creates a natural break between the village and hamlet of Little Meadows. Access is poor	unknown	This site is too extensive, is important to the rural character and defines the village. It forms an important break between the village and the hamlet. Not suitable.
Land to rear of Simms Metals					Suggested in village survey		Not required already has planning permission	n/a	n/a	n/a	Not required already has planning permission
Former Jeffries Transport		69-12	0.62	Planning Permission built out	Built out		Not required	n/a	n/a	n/a	Not required built out
Windmill Hill Area					Suggested in village survey		Not required no access to site or defined boundary	n/a	n/a	n/a	Not Assessed no access to site or defined boundary

Address	NDP code	SHLAA code	Site area (Ha)	SWDP opinion	In Survey	Mean score (4+ = overall support)	Name of person/people assessing	Site Available	Site Suitable	Site achievable	Conclusion
Bank Farm	G	69-03	2.11	Highway objections rule this site out, although some officer support for brownfield element	G is part of this site	2.76	RD, PH and PV	Available and being promoted.	unclear whether access is achievable. Considered only to be suitable for a maximum 5 buildings –but need highway advice.	Yes	A response from the Highway Authority was considered by the group stating that there would be “No objection to a max of six dwellings subject to details of the route with passing bays along the access road serving the development.” The group felt that there is insufficient land to provide passing bays; and the adjacent landowner is not supportive of selling land. The site is adjacent to the Conservation Area, was the second least supported site in the parish questionnaire. Changing its use to residential could result in the loss of employment in the village. Therefore the group decided not to carry this site forward.
Land off New Road	A	69-13	1.83	Footpath across site, gas pipeline buffer, concern over impact on Highways ruled site out	A	3.55	RD, PH and PV	Available	Any development would need to be of an appropriate scale and density. Possible issue with gas pipeline	tbc	The gas pipe line is no longer considered an issue based on maps from Wychavon. This site in its entirety was not considered appropriate, but a smaller parcel of land up to the public right of way, allowing for 8 dwellings could be considered. The gas pipeline buffer is not considered to be a constraint on the maps provided by Wychavon. The group decided to carry forward this site for consultation.

Address	NDP code	SHLAA code	Site area (Ha)	SWDP opinion	In Survey	Mean score (4+ = overall support)	Name of person/people assessing	Site Available	Site Suitable	Site achievable	Conclusion
Land at Manor Farm	E	69-14	1.1	Possible harm to listed building, impact on conservation area. Partly in strategic gap. Surface water flooding and gas buffer	E is part of this site	3.09	RD, PH and PV	Land owner supportive site available	Minor constraints Listed buildings and surface water. Site not appropriate for new development but conversion.	Yes but likely to be higher costs as conversion and listed buildings to consider	The site owner is supportive and the site is suitable for conversion of existing buildings not new build. Any work would need to take account of the listed buildings and setting and be of a high standard. Although there was concern over the loss of a traditional farming use in the heart of the village the group felt that the buildings could be lost altogether if they weren't developed for housing. The group decided to carry forward this site to the next meeting to develop an option for the community to consider.
Opposite the houses on Broad Marston Road	C	n/a			C	2.09	RD, PH and PV	Unknown	Water logged, public rights of way across site. Very large area of arable land	No	Site is waterlogged, has public rights of way is a large area of arable land. The availability is not known, the land is unsuitable it is therefore unachievable. Development is not supported on this site.
Land between Broad Marston and Pebworth					Suggested in village survey		RD, PH and PV	Unknown	The site has poor access and forms a natural break between Pebworth and Broad Marston not suitable for residential development	No	Site is not available and it is not suitable as it has poor access and form a natural break between the settlements. It is not considered appropriate to allocate for housing.

## Appendix 2 Housing Site Assessments

### Site Assessment Form

<b>Completed by:</b>	SS and DC	<b>Date:</b> December 2017
<b>Site Name / Ref</b>	Dorsington Road SHLAA 69-01	
<b>Site Address</b>	Dorsington Road, Pebworth	
<b>Site Area (hectares)</b>	0.47	
<b>Description/ Overview</b>		
		

### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation</b> (please state)	None
<b>Nature Conservation Designation</b>	None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	Yes to south
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	None
<b>Surface Water Flooding</b>	Low risk (adjacent pond uphill)
<b>Public Rights of Way</b>	None
<b>Planning History</b>	None
<b>Other SWDP designations affecting site</b>	None
<b>Agricultural Grade</b>	3
<b>SHLAA reference and summary from non-Strategic Site Assessments</b>	
69-01 Site visit confirmed site unsuitable for development	

### Site Appraisal

<b>Access to Site</b>	On public road
	Any known restrictive covenant? No



	Distance to bus stop? 133M
<b>Topography</b>	Gently sloping
<b>Views into the site</b>	Site is visible when approaching the village from the north along Dorsington Road and would be on the village boundary. Overlooked from the east, south and west by surrounding properties.
<b>Views out of the site</b>	Extensive views to north over ridge and furrow farmland and public right of way adjacent to the northern boundary
<b>Vegetation</b>	Pasture, trees and hedgerows
<b>Hydrological features</b>	None on site. Large pond adjacent to southern boundary
<b>Other on site features</b>	None
<b>Signs of contamination?</b>	None
<b>Current use of site</b>	Agricultural (pasture)
<b>Any known previous use?</b>	Unknown
<b>Utilities on site?</b>	Water trough for sheep
<b>Character of Area</b>	Rural
<b>Neighbouring Land Uses</b>	Agricultural to north, residential to east, south and west
<b>Design Layout Issues</b>	Mixed architectural residential styles surround the site to east, south and west.
<b>Height and character of surrounding buildings</b>	Various buildings from bungalow to two storey, and thatched half-timbered and barn conversions.

#### Availability

<b>Ownership</b>	Known submitted by landowner through questionnaire
<b>Owner supportive of development?</b>	Yes
<b>Time frame in which site could be developed</b>	0-5 years

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Possibly, however WDC SHLAA site visit confirmed site unsuitable for development
<b>Can the entire site be developed?</b>	Yes
<b>Potential Development</b> consider neighbouring land uses, design issues and physical constraints captured above. Unsure need to check with Wychavon	

<b>Any known developer interest?</b>	Unknown
<b>Local Opinion (questionnaire responses)</b>	Not in questionnaire

#### Suitability

**Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)**

Significant constraints – WDC SHLAA site report advises unsuitable for development

#### Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	Possibly, but more suitable sites may be available
<b>Site Achievable</b>	Possibly
<p><b>Conclusion</b></p> <p>Original conclusion: This site was not supported by WDC need to query as justification for this decision is not given.</p> <p>Response from WDC 4/1/18</p> <p>It looks as though 69-01 was not ruled of the SHLAA as it met all the key criteria, but was not carried forward as an allocation in the SWDP. The site was subject to a desktop assessment in 2007 which noted potential issues with regard to the site being partly within the Conservation Area and also adjacent to a Listed Building (Baldwin's Farm, Grade II). The site was then visited in 2015 where issues including the sloping topography and narrow access lane were noted. I would suggest it were a combination of the noted issues which meant it wasn't carried forward as an allocation and SWDP61/15 was preferred.</p> <p>Final Conclusion</p> <p>The group agreed that the constraints identified by Wychavon Planning Officers meant that this site was not suitable to consider further as an allocated site.</p>	

#### Site Assessment Form

Completed by:	SS and DC	Date: December 2017
Site Name / Ref	Land south of Elford Cottage SHLAA 69-02	
Site Address	Land south of Elford Cottage, Pebworth	
Site Area (hectares)	0.12	
<b>Description/ Overview</b> Map and Photo to be inserted		
Owner does not wish this site to be developed as it is now his garden. He has requested that it is removed from the site availability register.		

#### Suitability


**Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)**

Totally inappropriate – Owner does not want it developed

### Assessment conclusions

<b>Site Available</b>	No
<b>Site Suitable</b>	No
<b>Site Achievable</b>	No
<b>Conclusion</b> Site removed and not considered as land owner is not supportive.	

### Site Assessment Form

<b>Completed by:</b>	SS and DC	<b>Date:</b> December 2017
<b>Site Name / Ref</b>	Land rear of Elm View and Chapel View SHLAA 69-04, NDP Code F	
<b>Site Address</b>	Land rear of Elm View and Chapel View, Pebworth	
<b>Site Area (hectares)</b>		
<b>Description/ Overview</b> Map and Photo to be inserted 		

### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	Yes
<b>Other landscape Designation</b> (please state)	None
<b>Nature Conservation Designation</b>	None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	Yes
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	
<b>Surface Water Flooding</b>	Low as shown on EA flood map. Surface water run off could make worse flood events in Elm Close and Friday Street

<b>Public Rights of Way</b>	No
<b>Planning History</b>	75/00391 Demolition of existing sheds and wooden garage replace with block of three garages, approved. 2 further applications approved within curtilage of Elm View.
<b>Other SWDP designations affecting site</b>	Site does not front a public highway so can only be developed in conjunction with other sites
<b>Agricultural Grade</b>	3
SHLAA reference and summary from non-~Strategic Site Assessments 69-04 Ruled out – Availability unknown – need to rule back in. This site is currently ruled out as ownership is unknown but officers consider this site would be appropriate for development forming an important gateway site into the village and sits comfortably on the edge of the development boundary. Following on from Preferred Options consultation no landowner has come forward and therefore site is not considered to be deliverable. SWDP: Site removed from plan.	

### Site Appraisal

<b>Access to Site</b>	No access shown on SHLAA map. The site does not front a public highway therefore can only be developed in conjunction with other sites. Currently the site is adjacent to a residential garden with driveway to garage. It may be possible to gain access through this garden, however access would be from Chapel road and is next to a sharp bend with poor visibility.  Any known restrictive covenant? Unknown  Distance to bus stop? 266M
<b>Topography</b>	Gently sloping
<b>Views into the site</b>	Overlooked from two sides (rear of residential properties on Chapel Road and Front Street)
<b>Views out of the site</b>	Residential properties on Chapel Road and Front Street
<b>Vegetation</b>	Hedgerows on boundaries
<b>Hydrological features</b>	Not believed to be any although there may have been a ditch at the west of the site adjoining Bank Farm.
<b>Other on site features</b>	Possible foundations of extensive commercial greenhouses
<b>Signs of contamination?</b>	Unknown
<b>Current use of site</b>	Currently used partially as residential garden
<b>Any known previous use?</b>	Market garden / commercial greenhouses
<b>Utilities on site?</b>	Assumed to be Electricity/ Water/ Sewerage at adjoining residential property but unknown on site
<b>Character of Area</b>	Well established residential area, centre of village
<b>Neighbouring Land Uses</b>	Light industrial and livery on adjacent western site (Bank Farm)

<b>Design Layout Issues</b>	Could the site be well integrated with the surrounding area? – Yes if well designed
<b>Height and character of surrounding buildings</b>	Various architectural styles and ages

#### Availability

<b>Ownership</b>	Assumed to be single
<b>Owner supportive of development?</b>	Unknown
<b>Time frame in which site could be developed</b>	Unknown

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Possibly
<b>Can the entire site be developed?</b>	No – East boundary of site abuts residential dwelling wall
<b>Potential Development</b> – Key issue is access, no existing road frontages.	
<b>Any known developer interest?</b>	No
<b>Local Opinion (questionnaire responses)</b>	In questionnaire (Site F). Mean score from parishioners 2.91. (4+ = overall support)

#### Suitability

<b>Which category does this site fall into? Please give reasons for your choice (what are the problems if any)</b>
Significant constraints – Access and unknown willingness of owner

#### Assessment conclusions

<b>Site Available</b>	Unknown
<b>Site Suitable</b>	No – no access
<b>Site Achievable</b>	No
<b>Conclusion</b>  The landowner's attitude and availability of land is unknown and there are concerns over access to the site. This site is not considered suitable to propose as an allocation	

#### Site Assessment Form

<b>Completed by:</b>	SS and DC	<b>Date:</b> December 2017
<b>Site Name / Ref</b>	Land South west off Chapel Road <b>SHLAA 69-07</b>	
<b>Site Address</b>	Land South west off Chapel Road, Pebworth	
<b>Site Area (hectares)</b>	1.56	

**Description/ Overview** Map and Photo to be inserted



#### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation</b> (please state)	None
<b>Nature Conservation Designation</b>	None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	Ditches to north and east drain rapidly and directly into a high risk flood zone on the EA map (flood risk from surface water)
<b>Public Rights of Way</b>	No
<b>Planning History</b>	77/00380 Transport Yard, approved. :77/00065 Office rest room and toilet block, approved.
<b>Other SWDP designations affecting site</b>	None
<b>Agricultural Grade</b>	3
SHLAA reference and summary from non-Strategic Site Assessments 69-07. (rear of Cala Homes development) Site was put forward in 2014 along with 17-07 during the call for sites 2014 – consider although the site should be ruled in to the SHLAA it should not be taken forward as a new site as we have sufficient numbers in the village.	

#### Site Appraisal

<b>Access to Site</b>	Good access from Orchard Close which is currently an unadopted road.  Any known restrictive covenant? Unknown
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	Distance to bus stop? 100M
<b>Topography</b>	Gently sloping
<b>Views into the site</b>	From residential properties in Wesley Gardens and Orchard Close
<b>Views out of the site</b>	Top of Orchard Close and back of Wesley Gardens. May be views over to Cotswold Escarpment to the east?
<b>Vegetation</b>	Grassland. Hedgerows to south, trees to east.
<b>Hydrological features</b>	High level of surface water run-off from this field via a deep ditch that enters Chapel Road opposite village hall
<b>Other on site features</b>	Old shed and foundations of disused building, power lines
<b>Signs of contamination?</b>	Unknown
<b>Current use of site</b>	Unused pasture land with storage shed and foundations of disused building
<b>Any known previous use?</b>	Some storage of building materials
<b>Utilities on site?</b>	Unknown
<b>Character of Area</b>	Rural in between residential development and horticultural greenhouses
<b>Neighbouring Land Uses</b>	As above
<b>Design Layout Issues</b>	Possibly – Critical storage area for surface water above Pebworth
<b>Height and character of surrounding buildings</b>	New build residential 2 storeys

#### Availability

<b>Ownership</b>	Assumed single
<b>Owner supportive of development?</b>	Yes
<b>Time frame in which site could be developed</b>	0-5 years

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Possibly
<b>Can the entire site be developed?</b>	Probably
<b>Potential Development</b> Residential dwellings	
<b>Any known developer interest?</b>	Unknown
<b>Local Opinion (questionnaire responses)</b>	Not in questionnaire

## Suitability



**Which category does this site fall into? Please give reasons for your choice (what are the problems if any)**

Minor constraints – Mainly connected to surface water run-off into known flood areas of Elm Close and Friday Street.

## Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	Yes
<b>Site Achievable</b>	Yes
<b>Conclusion</b> Initial review felt this site has potential but there are concerns over surface water flood and a single access track.  Second review the group considered that the drainage/surface water issues, access concerns and encroachment into the open countryside meant that this site was not appropriate to consider further.	

## Site Assessment Form

<b>Completed by:</b>	SS and DC	<b>Date:</b>	
<b>Site Name / Ref</b>	Land off Broad Marston Road <b>SHLAA 69-10, NDP code D</b>		
<b>Site Address</b>	Land off Broad Marston Road, Pebworth		
<b>Site Area (hectares)</b>	<b>0.96</b>		
<b>Description/ Overview</b> Map and Photo to be inserted			
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## Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation</b> (please state)	



<b>Nature Conservation Designation</b>	None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	High
<b>Surface Water Flooding</b>	Yes
<b>Public Rights of Way</b>	No
<b>Planning History</b>	None
<b>Other SWDP designations affecting site</b>	
<b>Agricultural Grade</b>	4
<b>SHLAA reference and summary from non-Strategic Site Assessments</b>	
69-10 Site is within flood zone 3 and has intermediate surface flooding risk. Out of character with settlement pattern. SWDP: Propose to delete site. 2014 update – Site should be ruled out – flood / access	

#### Site Appraisal

<b>Access to Site</b>	On unadopted track  Any known restrictive covenant? Unknown  Distance to bus stop? 230M
<b>Topography</b>	Flat with stream on eastern boundary
<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?) Can be seen from the rear of Broad Marston Road houses and from footpath to the north
<b>Views out of the site</b>	Views over fields to the north
<b>Vegetation</b>	Pasture with trees and hedgerows
<b>Hydrological features</b>	Stream on eastern boundary
<b>Other on site features</b>	Currently development works for new sewage works
<b>Signs of contamination?</b>	Unknown
<b>Current use of site</b>	Agricultural / pasture
<b>Any known previous use?</b>	Unknown
<b>Utilities on site?</b>	None
<b>Character of Area</b>	Rural to north. Well established residential street to south

<b>Neighbouring Land Uses</b>	Redundant sewage works
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?) Possibly but access to the side of old fire station is within flood zone. Alternative access could be achieved to the non-flood zone western part of the site via the land to the north of New Road.  It is believed that the old fire station was purchased by WDC to improve potential access to this site.
<b>Height and character of surrounding buildings</b>	Established 2 storey semi-detached houses to south.

#### Availability

<b>Ownership</b>	Single (Council)
<b>Owner supportive of development?</b>	Unknown – Owned by WDC.
<b>Time frame in which site could be developed</b>	0-5 years

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Possibly if access can be achieved
<b>Can the entire site be developed?</b>	No – due to flooding to east
<b>Potential Development:</b> Residential	
<b>Any known developer interest?</b>	<b>Unknown</b>
<b>Local Opinion (questionnaire responses)</b>	Scored 3.21 in parishioners questionnaire. Second most popular site. (4+ = overall support)

#### Suitability


<b>Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)</b> 2. Significant constraints – Flooding and access
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#### Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	There are flooding and access constraints
<b>Site Achievable</b>	Possibly with access through New Road but likely to affect viability
<b>Conclusion</b> This site is not suitable and in order to make it suitable and overcome the flooding and access issues this is likely to make the site financially unviable. Rule out.	

#### Site Assessment Form

<b>Completed by:</b>	SS and DC	<b>Date:</b>	
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<b>Site Name / Ref</b>	Fibrex Nurseries <b>SHLAA 69-16</b>
<b>Site Address</b>	Fibrex Nurseries, Honeybourne Road, Pebworth
<b>Site Area (hectares)</b>	2.27
<b>Description/ Overview</b> Map and Photo to be inserted	
	

#### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation</b> (please state)	Horticultural and some residential
<b>Nature Conservation Designation</b>	None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	High on road outside site entrance
<b>Surface Water Flooding</b>	Outside site entrance
<b>Public Rights of Way</b>	No
<b>Planning History</b>	<p>90/00154 Re-siting of proposed bungalow, planning permission for which has already been granted under ref W 87 0706 and new access, approved.</p> <p>87/00706 Agricultural bungalow for nursery worker, allowed on appeal.</p> <p>84/01015 Four Dutch Light Glasshouses and two administrative buildings, approved.</p> <p>84/00215 approval of reserved matters following grant of outline permission W83-390-O for a farmhouse, approved.</p> <p>83/00391 new vehicular access, approved.</p> <p>83/00390 Farmhouse, approved outline.</p> <p>81/00782 Agricultural dwelling, approved outline.</p>

<b>Other SWDP designations affecting site</b>	None
<b>Agricultural Grade</b>	3
<b>SHLAA reference and summary from non-Strategic Site Assessments</b> 69-16 Minerals present = No. Valuation officers comments = Infrastructure costs may be high reflecting greenfield site. Potential abnormal / demolition costs to be taken into account. 2014 update – new site to consult Autumn 2014	

### Site Appraisal

<b>Access to Site</b>	On main road  Any known restrictive covenant? Unknown  Distance to bus stop? 128M
<b>Topography</b>	Gently sloping downwards towards Honeybourne Road to the east
<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?) Prominent feature on entering the village from the south
<b>Views out of the site</b>	(E.g. church spire etc.)  Views to east towards Cotswold Escarpment
<b>Vegetation</b>	(trees and hedgerows)
<b>Hydrological features</b>	None on site. Surface water run off to flood zone on Honeybourne Road to east of site
<b>Other on site features</b>	(particular features/ buildings etc.) Large scale commercial greenhouses
<b>Signs of contamination?</b>	Unknown
<b>Current use of site</b>	Commercial (Horticultural) and some residential
<b>Any known previous use?</b>	Unknown
<b>Utilities on site?</b>	Electricity/ Water. Assumed mains sewerage
<b>Character of Area</b>	Semi-rural edge of village adjacent to fire station
<b>Neighbouring Land Uses</b>	Fire station, residential, and agricultural
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?) Possibly
<b>Height and character of surrounding buildings</b>	New build 2 storey and single storey residential to North and fire station to south with tall tower

### Availability

<b>Ownership</b>	Joint
<b>Owner supportive of development?</b>	Yes
<b>Time frame in which site could be developed</b>	0-5 years

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Yes, subject to adequate surface water run off measures
<b>Can the entire site be developed?</b>	Unknown
<b>Potential Development</b>	Residential
<b>Any known developer interest?</b>	Yes
<b>Local Opinion (questionnaire responses)</b>	Scored 3.11 in parishioners questionnaire. Third most popular site. (4+ = overall support)

#### Suitability



**Which category does this site fall into? Please give reasons for your choice (what are the problems if any)**

Minor constraints – Demolition issues, loss of employment in village, surface water run-off into known flood areas of Elm Close and Friday Street.

#### Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	Yes
<b>Site Achievable</b>	Yes
<b>Conclusion</b> Considered development here may improve the situation regarding surface water run off if significant attenuation ponds were built. 2 reduced site areas to be presented to the public. Too large a site to develop whole site.	

## Site Assessment Form

<b>Completed by:</b> KP, JP & JW		<b>Date:</b> 3 <sup>rd</sup> December 2017
<b>Site Name / Ref</b>	Land at Ullington SHLAA Ref 69-08	
<b>Site Address</b>	Pebworth Road Ullington Pebworth	
<b>Site Area (hectares)</b>	8.5	
<b>Description/ Overview</b> Source SWDP SHLAA 2015 and Google maps		
		
		





View towards village



View towards Ullington



View to south east across site



View to south across site



Derelict shack on site (looking towards village)

#### Planning Policy Considerations

Inside Settlement boundary	No
Conservation Area	No
Other landscape	None

<b>Designation</b> (please state)	
<b>Nature Conservation Designation</b>	SSSIs / Local Nature Reserve None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	Not known
<b>Public Rights of Way</b>	No
<b>Planning History</b>	76/00979 Horticultural dwelling, approved outline.
<b>Other SWDP designations affecting site</b>	
<b>Agricultural Grade</b>	
<b>SHLAA reference and summary from non-Strategic Site Assessments</b> 69-08 2014 update – this site was put forward along with 17-06 during the call for sites 2014. Although the site should be ruled into the SHLAA, it should not be taken forward as a new site as we have sufficient numbers in the village	

#### Site Appraisal

<b>Access to Site</b>	On to busy main road (60mph speed limit) or on to a narrow country lane. Any known restrictive covenant? Not known Distance to bus stop? 400m
<b>Topography</b>	Very Steep/ undulating/ gently sloping / Flat Gently sloping up from north to south (away from Pebworth Rd)
<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?) Can be seen from west edge of Pebworth village
<b>Views out of the site</b>	(E.g. church spire etc.)  Church tower  Pebworth Manor
<b>Vegetation</b>	(trees and hedgerows)  Surrounded by traditional hedge
<b>Hydrological features</b>	(streams, ponds, watercourses) Ditch between road and edge of fields
<b>Other on site features</b>	(particular features/ buildings etc.) None
<b>Signs of contamination?</b>	None visible
<b>Current use of site</b>	a) Agricultural b) Not known – Advertised as For Rent



	c) Greenfield
<b>Any known previous use?</b>	Not known
<b>Utilities on site?</b>	Not known. Water and electricity at adjacent site.
<b>Character of Area</b>	Rural
<b>Neighbouring Land Uses</b>	(Include if any issues e.g. odour/ noise etc.) Not known
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?) Area is characterised by individual, relatively isolated houses. A development with multiple properties would not be in keeping with the area.
<b>Height and character of surrounding buildings</b>	Bungalows on adjacent land. Two-storey properties on opposite side of road leading to Pebworth. Style is 1930s-90s approx.

#### Availability

<b>Ownership</b>	Unknown
<b>Owner supportive of development?</b>	Yes (assumed due to inclusion in SHLAA)
<b>Time frame in which site could be developed</b>	Within 5 years (according to Wychavon assessment)

#### Development Potential

<b>Is the site considered appropriate for development?</b>	No
<b>Can the entire site be developed?</b>	Unknown
<b>Potential Development</b> (e.g. bungalows/ small dwellings consider neighbouring land uses, design issues and physical constraints captured above. Possible number of dwellings.) Only suitable for individual, well-spaced bungalows	
<b>Any known developer interest?</b>	Not known
<b>Local Opinion (questionnaire responses)</b>	Not considered in questionnaire.

#### Suitability

<b>Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)</b> 1. Totally inappropriate Isolated area. No amenities. Poor access to services via public transport. Access would be either on to a onto a narrow country lane or onto a busy main road (60mph speed limit) if access could be gained Any development other than individual, isolated dwellings, and anything above a single storey,
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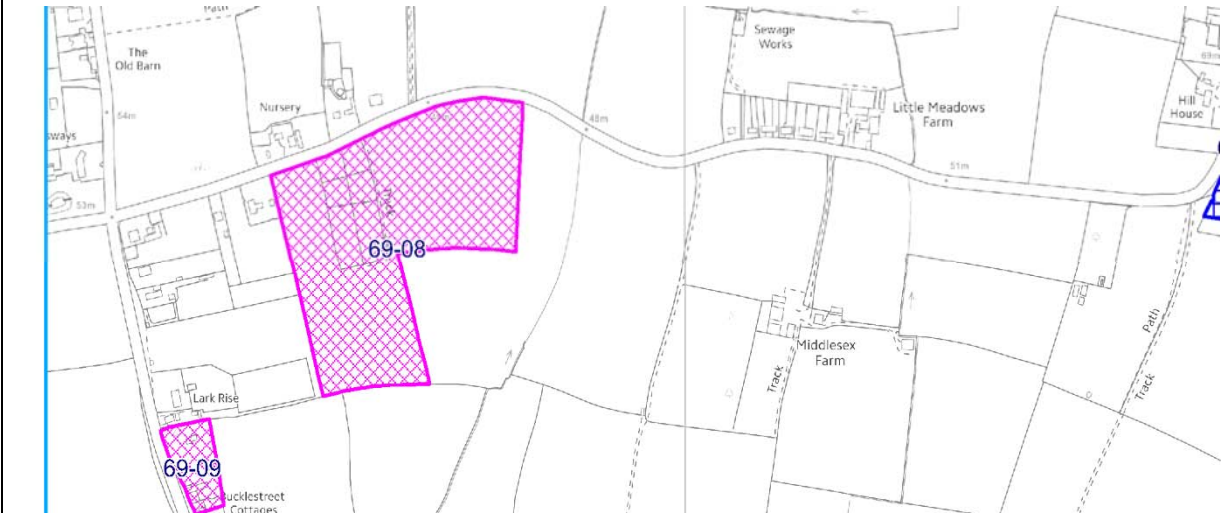
would be out of keeping with the surrounding area.

### Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	No
<b>Site Achievable</b>	
<b>Conclusion</b> Unsuitable for large-scale development. May be appropriate for very small number of individual well-spaced bungalows. Isolated area. No amenities Poor access to services via public transport Access would be either on to a busy main road (60mph speed limit) or onto a narrow country lane Any development above 3 dwellings and anything above a single storey would be out of keeping with the surrounding area.	

### Site Assessment Form

<b>Completed by:</b> KP, JP & JW	
<b>Date:</b> 3 <sup>rd</sup> December 2017	
<b>Site Name / Ref</b>	Land adjacent to Windy Ridge on Buckle Street SHLAA Ref 69-09
<b>Site Address</b>	Buckle Street Ullington WR11 8QH
<b>Site Area (hectares)</b>	
<b>Description/ Overview</b> Map and Photo to be inserted	





Source Google Maps



View on to site from Buckle Street

#### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation(please state)</b>	
<b>Nature Conservation Designation</b>	SSSIs / Local Nature Reserve None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to</b>	No

<b>site</b>	
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	Not known
<b>Public Rights of Way</b>	None
<b>Planning History</b>	<p>W/12/02516/PN Two detached dwellings with garages and amendment to access and parking at Windyridge, Refusal and dismissed at appeal.</p> <p>W/08/01700/CU Conversion of existing workshop to stores offices WCs etc. and erection of steel framed workshop, Refusal.</p> <p>W/08/00419/CU Conversion of existing workshop to a three bed dwelling, Refusal and dismissed at appeal.</p> <p>W/05/00704/CU Change of use of land from woodland area to domestic garden, Approval.</p> <p>W/04/01936/LUE Certificate of Lawfulness. Use of land for domestic gardens, Certified.</p> <p>91/01258, 1 And 2 Buckle Street , To combine two houses together as one single property, REFUSED –</p> <p>CERT OF PROPOSED LAWFUL USE. 81/00464 3 and 4 Buckle Street Extension to form one dwelling, Approved</p> <p>80/01590 Conversion of barn to dwelling OBJECTIONS-COUNTY MATTERS.</p>
<b>Other SWDP designations affecting site</b>	Not known
<b>Agricultural Grade</b>	Not known
<b>SHLAA reference and summary from non-Strategic Site Assessments</b> 69-09 Consider site too far removed from the village. There are other preferable sites that sit more comfortably with the character of the village. This site should be ruled out.	

### Site Appraisal

<b>Access to Site</b>	<p>On to a main road (60mph speed limit)</p> <p>Any known restrictive covenant?</p> <p>Not known</p> <p>Distance to bus stop?</p> <p>1400m</p>
<b>Topography</b>	<p>Very Steep/ undulating/ gently sloping / Flat</p> <p>Appears flat</p>
<b>Views into the site</b>	<p>(Can it be seen from a distance, are there gaps in the boundary?)</p> <p>Can probably be seen from fields between village and Ullington</p>
<b>Views out of the site</b>	<p>(E.g. church spire etc.)</p> <p>Not known – Unable to gain access to site</p>
<b>Vegetation</b>	<p>(trees and hedgerows)</p> <p>Trees and other vegetation – appears overgrown but full site cannot be seen</p>
<b>Hydrological features</b>	(streams, ponds, watercourses)

	Not known
<b>Other on site features</b>	(particular features/ buildings etc.) Not known
<b>Signs of contamination?</b>	Unable to assess
<b>Current use of site</b>	a) Residential / Commercial / Agricultural / Mix / None Not known due to lack to access/visibility  b) Occupied / Vacant / Derelict Not known due to lack to access/visibility  c) Brownfield (previously developed land) / Greenfield / Both Not known due to lack to access/visibility
<b>Any known previous use?</b>	Not known
<b>Utilities on site?</b>	Electricity/ Water/ Sewerage (Presumed due to presence of building on adjacent site)
<b>Character of Area</b>	Rural
<b>Neighbouring Land Uses</b>	(Include if any issues e.g. odour/ noise etc.) Agricultural
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?) Area is characterised by individual, relatively isolated houses. Any development would need to be in keeping with this.
<b>Height and character of surrounding buildings</b>	Bungalows. 1930-50s

#### Availability

<b>Ownership</b>	Unknown
<b>Owner supportive of development?</b>	Unknown
<b>Time frame in which site could be developed</b>	Available Now

#### Development Potential

<b>Is the site considered appropriate for development?</b>	No
<b>Can the entire site be developed?</b>	Not known
<b>Potential Development</b> (e.g. bungalows/ small dwellings consider neighbouring land uses, design issues and physical constraints captured above. Possible number of dwellings.) Bungalows Well-spaced	
<b>Any known developer interest?</b>	Not known
<b>Local Opinion (questionnaire)</b>	Not included in questionnaire

responses)

### Suitability

**Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)**

2. Significant constraints

Access on the main road is major concern

Area is characterised by single story, well-space buildings.

### Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	No
<b>Site Achievable</b>	Not known

#### Conclusion

Initial review

May be suitable for a single dwelling. Unable to adequately assess site due to lack of access and visibility from public land.

Final review

Site is not suitable too removed from the settlement and facilities.

### Site Assessment Form

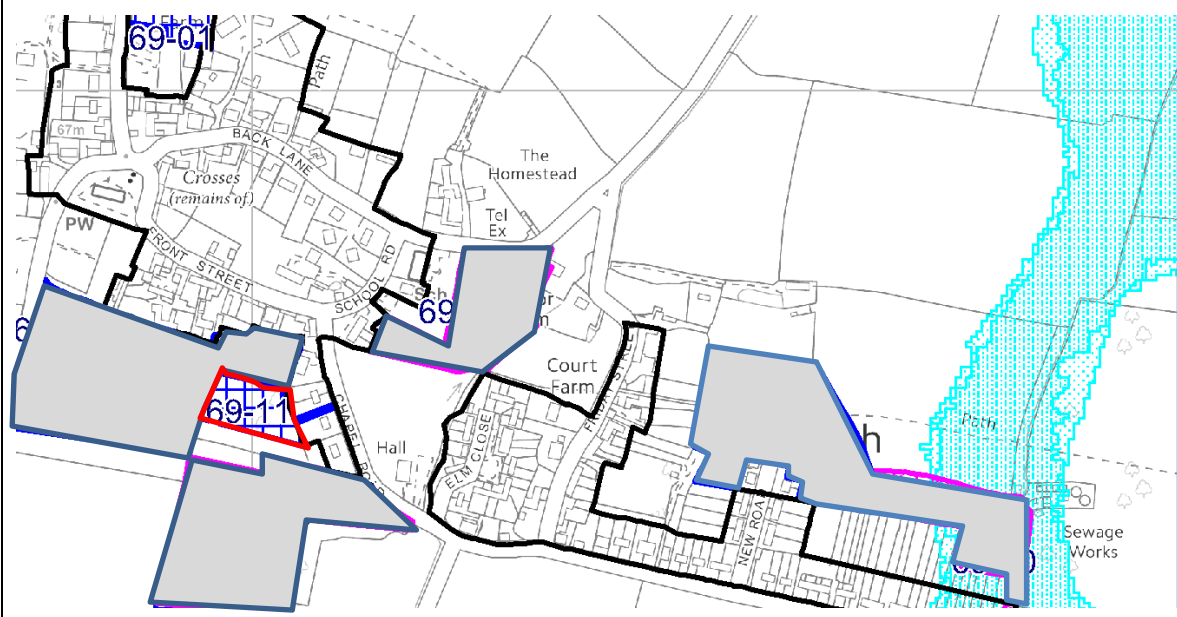
**Completed by:** KP, JP & JW **Date:** 3<sup>rd</sup> December 2017

**Site Name / Ref** Land West of Chapel Road  
SHLAA Ref 69-11

**Site Address**

**Site Area (hectares)**

**Description/ Overview** Source SWDP SHLAA 2015







Source Google

## Maps



View towards Chapel Rd



View towards Orchard Close



View towards Bank Farm

### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation</b> (please state)	Adjacent to conservation area
<b>Nature Conservation Designation</b>	None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	Medium-low
<b>Public Rights of Way</b>	None
<b>Planning History</b>	17/00373/FUL Rural exception housing development 12 dwellings with associated access and landscaping, Refused and dismissed at Appeal. W/16/01928/PN Rural exception housing development 14 dwellings with associated access and landscaping, Refused and dismissed at Appeal.
<b>Other SWDP designations affecting site</b>	None
<b>Agricultural Grade</b>	Medium
<b>SHLAA reference and summary from non-Strategic Site Assessments</b> 69-11 Site is adjacent to CA and dev boundary. Would need to develop this site in conjunction with 69-04. However, landowner of 69-04 has now informed us that the land is now unavailable. Therefore, propose to delete site.	

### Site Appraisal

<b>Access to Site</b>	On unadopted track  Any known restrictive covenant?
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	Distance to bus stop? Approx. 250m
<b>Topography</b>	Gently sloping
<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?) Can be seen from other parts of the village
<b>Views out of the site</b>	(E.g. church spire etc.) Cotswolds & Meon Hill
<b>Vegetation</b>	(trees and hedgerows) Hedgerow and small trees
<b>Hydrological features</b>	(streams, ponds, watercourses) None
<b>Other on site features</b>	(particular features/ buildings etc.) None
<b>Signs of contamination?</b>	Not known
<b>Current use of site</b>	a) None b) Vacant c) Brownfield?
<b>Any known previous use?</b>	Horticulture
<b>Utilities on site?</b>	Electricity, Water & Sewerage available on adjacent sites Additional comment:
<b>Character of Area</b>	Mixed rural/village residential/conservation
<b>Neighbouring Land Uses</b>	(Include if any issues e.g. odour/ noise etc.) Residential, agricultural
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?) Yes, potentially
<b>Height and character of surrounding buildings</b>	2-storey

#### Availability

<b>Ownership</b>	Single Wychavon District Council
<b>Owner supportive of development?</b>	No Planning permission rejected by council twice and at appeal
<b>Time frame in which site could be developed</b>	Unknown

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Possibly
<b>Can the entire site be developed?</b>	Yes

<b>Potential Development</b> (e.g. bungalows/ small dwellings consider neighbouring land uses, design issues and physical constraints captured above. Possible number of dwellings.) Small scale, low density. Possibly up to 6 dwellings, preferably bungalows to meet local need.	
<b>Any known developer interest?</b>	Yes
<b>Local Opinion (questionnaire responses)</b>	Development not supported (Mean score 2.91 out of 7, ranked 5 <sup>th</sup> of the 9 sites assessed)

### Suitability

**Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)**

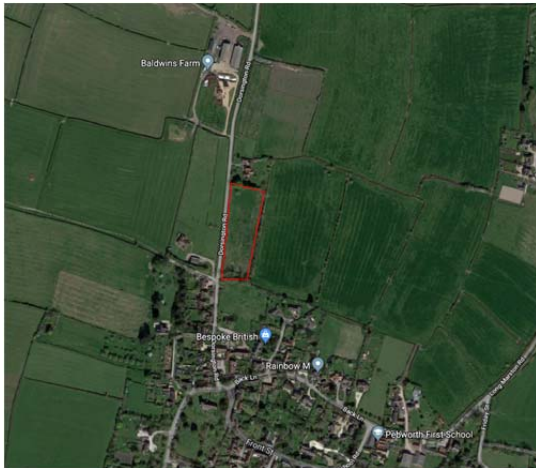
2. Significant constraints  
Very poor highways access

### Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	Yes
<b>Site Achievable</b>	Yes
<b>Conclusion</b> May be suitable for a very small development of 5-6 dwellings. Much vocal opposition to previously-proposed development of this site. Other sites may be preferred for development. Initial review may be suitable for a very small development of 5-6 dwellings.  Second review the group considered access off Chapel Road to be a constraint to proposing this site, it is also immediately adjacent to the Conservation Area and there is significant known local opposition to this site.	

### Site Assessment Form

<b>Completed by:</b> KP JP and JW <b>Date:</b> 3 <sup>rd</sup> December 2017	
<b>Site Name / Ref</b>	Land off Dorsington Rd SHLAA Ref 69-15
<b>Site Address</b>	
<b>Site Area (hectares)</b>	
<b>Description/ Overview</b>	



Source Google Maps





### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation</b> (please state)	
<b>Nature Conservation Designation</b>	None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	Not known
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	Not known
<b>Public Rights of Way</b>	Footpath along one edge of site.
<b>Planning History</b>	None
<b>Other SWDP designations affecting site</b>	
<b>Agricultural Grade</b>	Medium
<b>SHLAA reference and summary from non-Strategic Site Assessments</b> 69-15 Not ideal location due to immediate open fields. May be developable with correct design and density.	

### Site Appraisal

<b>Access to Site</b>	On narrow country lane  Any known restrictive covenant? Not known Distance to bus stop? Approx. 250m
<b>Topography</b>	gently sloping
<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?)

	Can be seen across fields from Dorsington Buildings would be visible from Pebworth Conservation area
<b>Views out of the site</b>	(E.g. church spire etc.) Church Tower Pebworth Conservation area
<b>Vegetation</b>	(trees and hedgerows) Hedgerows surround site. Some trees on boundary
<b>Hydrological features</b>	(streams, ponds, watercourses) None visible
<b>Other on site features</b>	(particular features/ buildings etc.) None
<b>Signs of contamination?</b>	None visible
<b>Current use of site</b>	a) Agricultural b) Not known c) Greenfield
<b>Any known previous use?</b>	Not known
<b>Utilities on site?</b>	None Additional comment:
<b>Character of Area</b>	Rural
<b>Neighbouring Land Uses</b>	(Include if any issues e.g. odour/ noise etc.) None known
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?)
<b>Height and character of surrounding buildings</b>	Dormer bungalow opposite

#### Availability

<b>Ownership</b>	Unknown
<b>Owner supportive of development?</b>	Yes
<b>Time frame in which site could be developed</b>	Unknown

#### Development Potential

<b>Is the site considered appropriate for development?</b>	No Outside development boundary and would lead to 'sprawl' of the village.
<b>Can the entire site be developed?</b>	Unknown
<b>Potential Development</b> (e.g. bungalows/ small dwellings consider neighbouring land uses, design	

issues and physical constraints captured above. Possible number of dwellings.)

**Any known developer interest?**

Not known

**Local Opinion (questionnaire responses)**

Not included for assessment purposes in survey. Suggested by two respondents to the survey.

### Suitability

**Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)**

1. Totally inappropriate

Will lead to sprawl of village

### Assessment conclusions

**Site Available**

Yes

**Site Suitable**

No

**Site Achievable**

Unknown

### Conclusion

Rural site outside development. Development of this site will lead to sprawl of Pebworth village.

### Site Assessment Form

**Completed by:** KP JP and JW

**Date:** 3<sup>rd</sup> December 2017

**Site Name / Ref**

**Priory Farm**  
**SHLAA Ref 69BM-01**

**Site Address**

**Site Area (hectares)**

**Description/ Overview** Source SWDP SHLAA 2015





Source Google Maps

### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No – No development boundary shown for Broad Marston
<b>Conservation Area</b>	No
<b>Other landscape Designation(please state)</b>	N/A
<b>Nature Conservation Designation</b>	None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	Yes Site is adjacent to The Priory (Grade II Listed)
<b>Tree Preservation Order</b>	Not known
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	Not known
<b>Public Rights of Way</b>	No
<b>Planning History</b>	W/16/02200/CU Change of use and conversion of existing grain barn into three dwellings and removal of existing dutch barn amended scheme to extant planning permission W1500367CU, Approval. W/15/00367/CU Proposed change of use and conversion of existing grain barn into three dwellings and removal of existing Dutch barn, Approval.
<b>Other SWDP designations affecting site</b>	Not known
<b>Agricultural Grade</b>	Poor
<b>SHLAA reference and summary from non-Strategic Site Assessments</b>	
69BM-01 Very few houses in this area of the settlement. Therefore, any kind of development is likely to affect the character of the development.	

### Site Appraisal

<b>Access to Site</b>	On unadopted track  Any known restrictive covenant? Not known
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	Distance to bus stop? Approx. 400m
<b>Topography</b>	Not completed as work underway
<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?) Not completed as work underway
<b>Views out of the site</b>	(E.g. church spire etc.) Not completed as work underway
<b>Vegetation</b>	(trees and hedgerows) Not completed as work underway
<b>Hydrological features</b>	(streams, ponds, watercourses) Not completed as work underway
<b>Other on site features</b>	(particular features/ buildings etc.) 3 farm buildings/barns
<b>Signs of contamination?</b>	Not known
<b>Current use of site</b>	a) Agricultural b) Appears to be occupied c) Brownfield?
<b>Any known previous use?</b>	Farm
<b>Utilities on site?</b>	Electricity & water on adjacent site.
<b>Character of Area</b>	Rural
<b>Neighbouring Land Uses</b>	(Include if any issues e.g. odour/ noise etc.) Agriculture
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?) If buildings are well-spaced and agricultural in character.
<b>Height and character of surrounding buildings</b>	Two-storey buildings on adjacent sites.

#### Availability

<b>Ownership</b>	Single / Multiple / Unknown
<b>Owner supportive of development?</b>	Yes – Planning permission already granted
<b>Time frame in which site could be developed</b>	0-5 years

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Yes
<b>Can the entire site be developed?</b>	Yes
<b>Potential Development</b> (e.g. bungalows/ small dwellings consider neighbouring land uses, design	



issues and physical constraints captured above. Possible number of dwellings.)

Permission already granted – see above.

**Any known developer interest?**

**Not known**

**Local Opinion (questionnaire responses)**

Not included in survey

### Suitability

**Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)**

3. Minor constraints

### Assessment conclusions

**Site Available**

Yes

**Site Suitable**

Yes

**Site Achievable**

Yes

### Conclusion

Suitable for the proposed development of 3 dwellings. Planning permission already granted.  
Development underway.

### Site Assessment Form

**Completed by:** KP JP and JW

**Date:** 3<sup>rd</sup> December 2017

**Site Name / Ref**

Land South of Pettipher's Farm  
SHLAA Ref – N/A

**Site Address**

Dorsington Road  
Pebworth

Unable to gain access to site as it is up a private track.

**Site Area (hectares)**

**Description/ Overview** Map and Photo to be inserted



Land is behind hedge in distance, to left of white building.

#### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation(please state)</b>	
<b>Nature Conservation Designation</b>	None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	Not known
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	Not known
<b>Public Rights of Way</b>	None
<b>Planning History</b>	None
<b>Other SWDP designations affecting site</b>	

<b>Agricultural Grade</b>	Medium
<b>SHLAA reference and summary from non-Strategic Site Assessments</b>	
N/A	

#### Site Appraisal

<b>Access to Site</b>	On unadopted track  Any known restrictive covenant?  Distance to bus stop? Not known – Probably ½ a mile or more
<b>Topography</b>	Appears to be flat
<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?) Yes. It can be seen across the open fields
<b>Views out of the site</b>	(E.g. church spire etc.)  Church tower is probably visible from site, as is Meon Hill
<b>Vegetation</b>	(trees and hedgerows)  Hedgerows
<b>Hydrological features</b>	(streams, ponds, watercourses)  None
<b>Other on site features</b>	(particular features/ buildings etc.) Not known
<b>Signs of contamination?</b>	Not known
<b>Current use of site</b>	a) Agricultural (Presumed) b) Not known c) Greenfield (presumed)
<b>Any known previous use?</b>	Not known
<b>Utilities on site?</b>	Electricity & Water present at adjacent site Additional comment:
<b>Character of Area</b>	Rural
<b>Neighbouring Land Uses</b>	(Include if any issues e.g. odour/ noise etc.) Agricultural
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?)
<b>Height and character of surrounding buildings</b>	One two-storey dwelling

#### Availability

<b>Ownership</b>	Unknown
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<b>Owner supportive of development?</b>	Yes
<b>Time frame in which site could be developed</b>	Unknown

#### Development Potential

<b>Is the site considered appropriate for development?</b>	No
<b>Can the entire site be developed?</b>	???
<b>Potential Development</b> (e.g. bungalows/ small dwellings consider neighbouring land uses, design issues and physical constraints captured above. Possible number of dwellings.) A couple of individual dwellings	
<b>Any known developer interest?</b>	Not known
<b>Local Opinion (questionnaire responses)</b>	Not included in survey

#### Suitability

<b>Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)</b> 1. Totally inappropriate Too remote from other settlements
--

#### Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	No
<b>Site Achievable</b>	Don't know
<b>Conclusion</b> Small, remote site with poor access to highway and poor access to public transport.	

## Site Assessment Form

**Completed by:** KP JP and JW

**Date:** 3<sup>rd</sup> December 2017

**Site Name / Ref**

Land between village & Middlesex  
Not assessed

**Site Address**

Pebworth Road  
Little Meadows  
Pebworth

**Site Area (hectares)**

Not known

**Description/ Overview** Map and Photo to be inserted



Source Google Maps



View from Little Meadows towards village



View from road towards Little Meadows



View from road towards Dorsington

#### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation(please state)</b>	
<b>Nature Conservation Designation</b>	None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	Not known
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	Not known
<b>Public Rights of Way</b>	Footpath through site
<b>Planning History</b>	None
<b>Other SWDP designations affecting site</b>	
<b>Agricultural Grade</b>	Medium
<b>SHLAA reference and summary from non-Strategic Site Assessments</b>	
N/A	

## Site Appraisal

<b>Access to Site</b>	On narrow country lane  Any known restrictive covenant? Not known Distance to bus stop? Approx. 250m from nearest point
<b>Topography</b>	Steep slope
<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?) Can be seen from edge of village and across fields from Dorsington
<b>Views out of the site</b>	(E.g. church spire etc.) Pebworth Manor
<b>Vegetation</b>	(trees and hedgerows) Hedgerows
<b>Hydrological features</b>	(streams, ponds, watercourses) Ditch along edge of site
<b>Other on site features</b>	(particular features/ buildings etc.) None
<b>Signs of contamination?</b>	None visible
<b>Current use of site</b>	a) Agricultural b) Occupied c) Greenfield
<b>Any known previous use?</b>	
<b>Utilities on site?</b>	None Additional comment:
<b>Character of Area</b>	Rural
<b>Neighbouring Land Uses</b>	(Include if any issues e.g. odour/ noise etc.) Agricultural
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?) No. This is a very sparsely populated area so unsuitable for significant development. The area creates a natural break between the village and hamlet of Little Meadows. Access is poor
<b>Height and character of surrounding buildings</b>	No buildings present.

## Availability

<b>Ownership</b>	At least part of the site is believed to be owned by Gloucester CC
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<b>Owner supportive of development?</b>	Unknown
<b>Time frame in which site could be developed</b>	Never

#### Development Potential

<b>Is the site considered appropriate for development?</b>	No
<b>Can the entire site be developed?</b>	
<b>Potential Development</b> (e.g. bungalows/ small dwellings consider neighbouring land uses, design issues and physical constraints captured above. Possible number of dwellings.) None	
<b>Any known developer interest?</b>	<b>Not known</b>
<b>Local Opinion (questionnaire responses)</b>	Not assessed in questionnaire. Suggested by 3 respondents.

#### Suitability

<b>Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)</b> 1. Totally inappropriate
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#### Assessment conclusions

<b>Site Available</b>	Not known
<b>Site Suitable</b>	No
<b>Site Achievable</b>	Unknown
<b>Conclusion</b> This site creates a natural break between the village of Pebworth and the hamlet of Little Meadows. Little Meadows is characterised by a limited number of smallish houses and a couple of farms. Any significant development would be entirely out of keeping with the local area. Access on to a narrow country lane would be difficult.	

#### Site Assessment Form

Completed by: RD, PH and PV		Date:23/11/17
Site Name / Ref	Bank Farm 69-03 (site G)	
Site Address	Bank Farm, Front Street, Pebworth	
Site Area (hectares)	2.11ha	
Description/ Overview		





Access

Land to right from the top road above bank farm



#### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No adjacent to it
<b>Other landscape Designation</b> (please state)	
<b>Nature Conservation Designation</b>	No
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	Yes
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	Some surface water flooding

<b>Public Rights of Way</b>	No
<b>Planning History</b>	<p>GPMB/14/02815/GPMB Prior approval of proposed change of use of agricultural building to 3 dwelling houses use class C3, Refused.</p> <p>W/13/00284/OU Demolition of existing redundant farm buildings and erection of six dwellings and associated works including three units of intermediate social housing resubmission of application W.12.00940.OU, Refused.</p> <p>W/12/00940/OU Demolition of existing redundant farm buildings and construction of six dwellings two four bed two three bed and two two bed, refused.</p> <p>W/12/00019/OU Demolition of existing redundant farm buildings and construction of six dwellings two four bed two three bed and two two bed refused and dismissed at appeal.</p> <p>W/11/01425/PN Construction of new residential dwelling with associated parking and amenity space, Refusal.</p> <p>W/07/01978/PN Continuation for a further 24 months of permission granted for one residential mobile home to be sited on agricultural land, refused and dismissed at appeal.</p> <p>W/05/01198/CU :Temporary change of use for 24 months to permit one residential caravan to continue to be sited on agricultural land , approval.</p> <p>W/01/01936/OU Demolition of existing redundant farm buildings and industrial workshop &amp; erection of 5no. private dwelling houses, Refused.</p> <p>W/00/00636/CU Change of use of farm building into horse livery, Approved - Change of Use.</p> <p>94/00245 Erection of a Detached agricultural workers dwelling and garage Withdrawn by Applicant.</p> <p>90/01755 Detached agricultural workers dwelling and garage, REFUSED-OUTLINE.</p> <p>89/01600 Farm house agricultural dwelling Withdrawn by Applicant.</p>
<b>Other SWDP designations affecting site</b>	No
<b>Agricultural Grade</b>	N/A
<p><b>SHLAA reference and summary from non-Strategic Site Assessments</b></p> <p>This is a farm site which could, in part, be developed to form approx. 15 units, Officers consider that the main brownfield part of the site to the north east would be more appropriate for development than the outlying areas. Particularly as access would need to be shared with 69-04 Elm View.</p> <p>Highways objections received for this site following preferred Options Consultation have now ruled out this site.</p>	

#### Site Appraisal

<b>Access to Site</b>	<p>on unadopted track Very narrow – no passing places</p> <p>Any known restrictive covenant?</p> <p>Not known</p> <p>Distance to bus stop?</p> <p>200 yards</p>
<b>Topography</b>	gently sloping

<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?) Yes can be seen from Littleton Road going out towards Little Meadows, Honeybourne Road, from Bell tower and The Close.
<b>Views out of the site</b>	(E.g. church spire etc.) Church spire, Wesley Gardens, Meon Hill, Cotswolds, Heart of England Forest.
<b>Vegetation</b>	(trees and hedgerows) Rough Scrub
<b>Hydrological features</b>	(streams, ponds, watercourses) unknown
<b>Other on site features</b>	(particular features/ buildings etc.) Dutch barns, some brick buildings - all in poor repair
<b>Signs of contamination?</b>	unknown
<b>Current use of site</b>	a) Agricultural b) Occupied c) Both brownfield and green field
<b>Any known previous use?</b>	Always agricultural land until the current buildings were erected. Some small business such as poultry keeping at some stage.
<b>Utilities on site?</b>	Electricity/ Water
<b>Character of Area</b>	Rural/ Mix/
<b>Neighbouring Land Uses</b>	(Include if any issues e.g. odour/ noise etc.) Residential on one side - three sides surrounded by farmland
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?) Yes if buildings were of the same design and materials as neighbouring properties
<b>Height and character of surrounding buildings</b>	Residential properties on one side only

#### Availability

<b>Ownership</b>	Multiple
<b>Owner supportive of development?</b>	Yes
<b>Time frame in which site could be developed</b>	0-5 years

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Possibly
<b>Can the entire site be developed?</b>	Yes

**Potential Development** (e.g. bungalows/ small dwellings consider neighbouring land uses, design issues and physical constraints captured above. Possible number of dwellings.)  
Maximum 5 buildings – any more would be over development. Must be of same design and materials as neighbouring properties.  
Promoter is suggesting 5 bungalows.

**Any known developer interest?** Stansgate Planning

**Local Opinion (questionnaire responses)** Not well supported. 2 least supported site in the public questionnaire.

### Suitability

**Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)**

2. Significant constraints This is subject to comments from highways. There are concerns about opening access to adjoining land.

3. Minor constraints

### Assessment conclusions

**Site Available** Yes it is actively being promoted

**Site Suitable** Unclear whether access is achievable

**Site Achievable** Yes / No

#### Conclusion

This site has potential but is limited by the access. To be considered further opinion should be sought from the highway authority. The site is adjacent to the Conservation area so any design would need to take account of this.

A response from the Highway Authority was considered by the group stating that there would be “No objection to a max of six dwellings subject to details of the route with passing bays along the access road serving the development.” The group felt that there is insufficient land to provide passing bays; and the adjacent landowner is not supportive of selling land. The site is adjacent to the Conservation Area, was the second least supported site in the parish questionnaire Changing its use to residential could result in the loss of employment in the village. Therefore the group decided not to carry this site forward.

### Site Assessment Form

**Completed by:** RD, PH and PV

**Date:**20/11/17

**Site Name / Ref** Land off New Road 69-13

**Site Address** New Road, Pebworth

**Site Area (hectares)** 1.83

Description/ Overview



**Planning Policy Considerations**

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation</b> (please state)	Edge of village
<b>Nature Conservation Designation</b>	No
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	Yes Properties on Friday Street
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	No
<b>Public Rights of Way</b>	Yes
<b>Planning History</b>	78/00815 Residential development at approx. density of 8 houses per acre - Withdrawn by Applicant.  77/01144 Residential development, Refused outline.
<b>Other SWDP designations affecting site</b>	Adjacent to land owned by WDC behind houses on Broad Marston Road
<b>Agricultural Grade</b>	Rough (Grade 3)
<b>SHLAA reference and summary from non-Strategic Site Assessments</b>	

Issues include footpath across site, gas buffer and impact on local road network. Density of the site would have to be considered to ensure the development of the site would not affect the character of the settlement. Ruled out.

### Site Appraisal

<b>Access to Site</b>	on adopted road  Any known restrictive covenant? Not known  Distance to bus stop? 100m
<b>Topography</b>	Flat
<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?)  Views from Friday Street and Broad Marston Rd. Not known if there are any gaps.
<b>Views out of the site</b>	(E.g. church spire etc.)  None
<b>Vegetation</b>	(trees and hedgerows)  Yes scrubland
<b>Hydrological features</b>	(streams, ponds, watercourses)  None known
<b>Other on site features</b>	(particular features/ buildings etc.)  None
<b>Signs of contamination?</b>	Unknown
<b>Current use of site</b>	None  Derelict  Greenfield
<b>Any known previous use?</b>	None known
<b>Utilities on site?</b>	None. Could easily be connected to New Road services. Sewer on site.
<b>Character of Area</b>	Rural Scrubland
<b>Neighbouring Land Uses</b>	(Include if any issues e.g. odour/ noise etc.)  Housing to south and west – open countryside to east and north
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?)  Some felt it would be difficult given the surrounding houses whilst others in a group discussion felt potential

<b>Height and character of surrounding buildings</b>	General housing
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#### Availability

<b>Ownership</b>	Multiple
<b>Owner supportive of development?</b>	Yes
<b>Time frame in which site could be developed</b>	0-5 years

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Yes Possibly
<b>Can the entire site be developed?</b>	Possibly
<b>Potential Development</b> (e.g. bungalows/ small dwellings consider neighbouring land uses, design issues and physical constraints captured above. Possible number of dwellings.)  Low density, general houses to include bungalows and small houses.	
<b>Any known developer interest?</b>	No
<b>Local Opinion (questionnaire responses)</b>	Public concern over possible number of houses that could be built on this site especially if houses were also built on land behind Broad Marston Road. WDC. Big impact on the village.

#### Suitability

<b>Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)</b> Minor constraints
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#### Assessment conclusions

<b>Site Available</b>	Yes / <del>No</del>
<b>Site Suitable</b>	<del>Yes / No</del> Possibly
<b>Site Achievable</b>	Yes / No
<b>Conclusion</b>  The site has potential further investigation required re gas pipe line.  February 2018: The gas pipeline buffer is not considered to be a constraint on the maps provided by Wychavon. Site to be presented as option.	

## Site Assessment Form

**Completed by:** RD, PH and PV

**Date:**20/11/17

**Site Name / Ref**

69-14 Land at Manor Farm

**Site Address**

Manor Farm, Back Lane, Pebworth

**Site Area (hectares)**

1.1ha

**Description/ Overview** Map and Photo to be inserted



## Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	Yes
<b>Other landscape Designation</b> (please state)	Site fits in with surrounding residential amenity
<b>Nature Conservation Designation</b>	SSSIs / Local Nature Reserve - None
<b>Listed Buildings within site</b>	Yes
<b>Listed Buildings adjacent to site</b>	Yes
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	Yes
<b>Public Rights of Way</b>	No
<b>Planning History</b>	86/00655 Demolition of Dovecot – Refusal – Listed Building
<b>Other SWDP designations</b>	No



<b>affecting site</b>	
<b>Agricultural Grade</b>	Farm site
<b>SHLAA reference and summary from non-Strategic Site Assessments</b> 69-14 Possible harm to listed building, impact on conservation area. Partly in strategic gap. Surface water flooding and bas buffer	

### Site Appraisal

<b>Access to Site</b>	on adopted road  Any known restrictive covenant? Not known  Distance to bus stop? 300m
<b>Topography</b>	gently sloping
<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?) Can be seen from school, village hall, the windmill and Chapel Street
<b>Views out of the site</b>	(E.g. church spire etc.) Church, school, village hall and the Close
<b>Vegetation</b>	(trees and hedgerows) None
<b>Hydrological features</b>	(streams, ponds, watercourses) Watercourse through the rear of the site
<b>Other on site features</b>	(particular features/ buildings etc.) Listed Dovecote, listed farm buildings
<b>Signs of contamination?</b>	Possible use of chemicals and diesel storage
<b>Current use of site</b>	a) Residential and Agricultural b) Occupied c) Brownfield (previously developed land)
<b>Any known previous use?</b>	Not known
<b>Utilities on site?</b>	Electricity/ Water/ Sewerage all on site
<b>Character of Area</b>	On edge of conservation area and traditional agricultural village
<b>Neighbouring Land Uses</b>	(Include if any issues e.g. odour/ noise etc.)  School
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?) Yes - easily
<b>Height and character of surrounding buildings</b>	General housing and school

### Availability

<b>Ownership</b>	Multiple (Shekel Estate)
<b>Owner supportive of development?</b>	Yes
<b>Time frame in which site could be developed</b>	0-5 years

### Development Potential

<b>Is the site considered appropriate for development?</b>	Yes
<b>Can the entire site be developed?</b>	<b>Yes apart from Grade II listed house and dovecote</b>
<b>Potential Development</b> (e.g. bungalows/ small dwellings consider neighbouring land uses, design issues and physical constraints captured above. Possible number of dwellings.) Low density – mix of bungalows and 1 and 2 bed houses	
<b>Any known developer interest?</b>	<b>unknown</b>
<b>Local Opinion (questionnaire responses)</b>	Partly considered under site E in the questionnaire. This site was not overly supported in the questionnaire; it was the fourth least popular option.

### Suitability

<b>Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)</b> 3. Minor constraints Listed buildings and surface water
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### Assessment conclusions

<b>Site Available</b>	Yes / <del>No</del> owner supportive
<b>Site Suitable</b>	Yes / <del>No</del> but only for conversion
<b>Site Achievable</b>	Yes / <del>No</del> but likely to be higher costs as conversion and listed buildings to consider
<b>Conclusion</b> The site owner is supportive and the site is suitable for conversion of existing buildings <b>not new build</b> . Any work would need to take account of the listed buildings and setting and be of a high standard. Suggest to public as an option.	

### Site Assessment Form

<b>Completed by:</b> RD, PH and PV <b>Date:</b> 20/11/17	
<b>Site Name / Ref</b>	Opposite the houses on Broad Marston Road (Site C)
<b>Site Address</b>	Opposite the houses on Broad Marston Road, Pebworth
<b>Site Area (hectares)</b>	

**Description/ Overview** Map and Photo to be inserted

### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation</b> (please state)	Edge of village
<b>Nature Conservation Designation</b>	
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	Some areas of surface water flooding
<b>Public Rights of Way</b>	Yes
<b>Planning History</b>	None known
<b>Other SWDP designations affecting site</b>	None
<b>Agricultural Grade</b>	Rough arable (grade 3)
<b>SHLAA reference and summary from non-Strategic Site Assessments</b>	
Not considered in the SHLAA	

### Site Appraisal

<b>Access to Site</b>	on main road  Any known restrictive covenant? Not known  Distance to bus stop? 250m between 2 stops
<b>Topography</b>	Flat
<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?) Easily viewed from road. Viewed from a distance
<b>Views out of the site</b>	(E.g. church spire etc.)  Church, Meon Hill, Cotswolds, Fire Station, allotments – wide all round views
<b>Vegetation</b>	(trees and hedgerows)  Traditional hedging, numerous trees
<b>Hydrological features</b>	(streams, ponds, watercourses) None
<b>Other on site features</b>	(particular features/ buildings etc.) None

<b>Signs of contamination?</b>	None
<b>Current use of site</b>	a) Agricultural b) Occupied planted c)Greenfield
<b>Any known previous use?</b>	Always been agricultural
<b>Utilities on site?</b>	Gas pipeline marker on roadside opposite
<b>Character of Area</b>	Rural
<b>Neighbouring Land Uses</b>	(Include if any issues e.g. odour/ noise etc.) Agricultural, forestry, allotments
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?) No
<b>Height and character of surrounding buildings</b>	General housing opposite

#### Availability

<b>Ownership</b>	Single
<b>Owner supportive of development?</b>	Unknown
<b>Time frame in which site could be developed</b>	Unknown

#### Development Potential

<b>Is the site considered appropriate for development?</b>	No
<b>Can the entire site be developed?</b>	Outside building line boundary (in the open countryside)
<b>Potential Development</b> (e.g. bungalows/ small dwellings consider neighbouring land uses, design issues and physical constraints captured above. Possible number of dwellings.) Not applicable	
<b>Any known developer interest?</b>	Not applicable
<b>Local Opinion (questionnaire responses)</b>	Not supported, least supported site in questionnaire

#### Suitability


<b>Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)</b> 2. Significant constraints
---

#### Assessment conclusions

<b>Site Available</b>	No
-----------------------	----

<b>Site Suitable</b>	No
<b>Site Achievable</b>	No
<b>Conclusion</b> Site is waterlogged, has public rights of way is a large area of arable land. The availability is not known, the land is unsuitable it is therefore unachievable. Development is not supported on this site.	

### Site Assessment Form

<b>Completed by:</b> RD, PH and PV	
<b>Date:</b> 20/11/17	
<b>Site Name / Ref</b>	Land between Broad Marston Road and Pebworth
<b>Site Address</b>	Land between Broad Marston Road and Pebworth Broad Marston Road.
<b>Site Area (hectares)</b>	
<b>Description/ Overview</b> Map and Photo to be inserted  	

### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation</b> (please state)	None
<b>Nature Conservation</b>	No

<b>Designation</b>	
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	Medium
<b>Surface Water Flooding</b>	Yes medium to high risk
<b>Public Rights of Way</b>	Yes
<b>Planning History</b>	None
<b>Other SWDP designations affecting site</b>	None
<b>Agricultural Grade</b>	Grade 3 and 4
<b>SHLAA reference and summary from non-Strategic Site Assessments</b>	
Not considered in SHLAA	

### Site Appraisal

<b>Access to Site</b>	on adopted road  Any known restrictive covenant? Not known  Distance to bus stop? 150m
<b>Topography</b>	Flat
<b>Views into the site</b>	(Can it be seen from a distance, are there gaps in the boundary?)  Can be seen from the road
<b>Views out of the site</b>	(E.g. church spire etc.)  Across to Cotswolds and Meon Hill. Open fields on other side of the road.
<b>Vegetation</b>	(trees and hedgerows)  Traditional hedging some low growing trees
<b>Hydrological features</b>	(streams, ponds, watercourses) Old sewage works behind
<b>Other on site features</b>	(particular features/ buildings etc.) Stables
<b>Signs of contamination?</b>	Not known
<b>Current use of site</b>	Mix Vacant Greenfield
<b>Any known previous use?</b>	None
<b>Utilities on site?</b>	Gas pipeline marker nearby on roadside
<b>Character of Area</b>	Rural

<b>Neighbouring Land Uses</b>	(Include if any issues e.g. odour/ noise etc.) None
<b>Design Layout Issues</b>	(Could the site be well integrated with the surrounding area?) No rural site with no surrounding residential development
<b>Height and character of surrounding buildings</b>	None

#### Availability

<b>Ownership</b>	Single
<b>Owner supportive of development?</b>	Unknown
<b>Time frame in which site could be developed</b>	Unknown

#### Development Potential

<b>Is the site considered appropriate for development?</b>	No
<b>Can the entire site be developed?</b>	No
<b>Potential Development</b> (e.g. bungalows/ small dwellings consider neighbouring land uses, design issues and physical constraints captured above. Possible number of dwellings.)  The site has poor access and forms a natural break between Pebworth and Broad Marston not suitable for residential development	
<b>Any known developer interest?</b>	No
<b>Local Opinion (questionnaire responses)</b>	The site was suggested in the questionnaire – local opinion has not been sought to date.

#### Suitability

<b>Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)</b> 2. Significant constraints and inappropriate
---

#### Assessment conclusions

<b>Site Available</b>	No
<b>Site Suitable</b>	No
<b>Site Achievable</b>	No
<b>Conclusion</b> Site is not available and it is not suitable as it has poor access and form a natural break between the settlements. It is not considered appropriate to allocate for housing.	

## **Appendix 3 Web Links to South Worcestershire Development Plan Evidence Base Documents**

Strategic Housing Land Availability Assessment covering Broad Marston and Pebworth:

[http://www.swdevelopmentplan.org/wp-content/uploads/2015/04/BroadMarstonCAT3\\_SHLAA5thEdition.pdf](http://www.swdevelopmentplan.org/wp-content/uploads/2015/04/BroadMarstonCAT3_SHLAA5thEdition.pdf)

[http://www.swdevelopmentplan.org/wp-content/uploads/2015/04/PebworthCAT3\\_SHLAA5thEdition.pdf](http://www.swdevelopmentplan.org/wp-content/uploads/2015/04/PebworthCAT3_SHLAA5thEdition.pdf)

South Worcestershire Development Plan Non-Strategic Sites Assessment 2014

<http://www.swdevelopmentplan.org/wp-content/uploads/2015/01/NonStrategicHousingAllocationBackgroundPaper2014.pdf>

Broad Marston assessments can be found at page 637 and Pebworth assessments can be found at page 713.

Hard copies of these extracts will be available at the public consultation events if required.

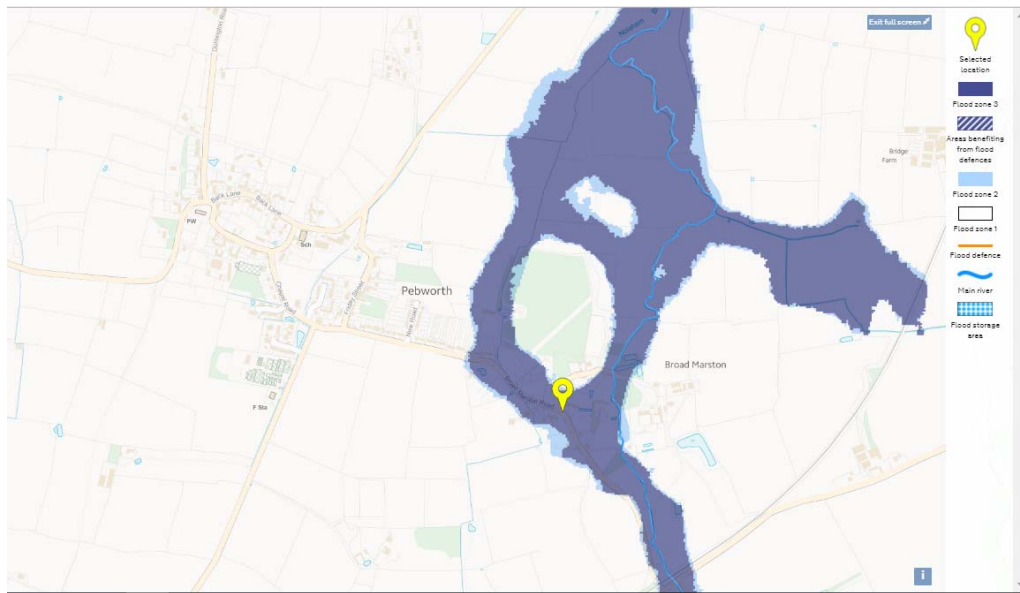


## Appendix 4 Public Rights of Way Screen Shots

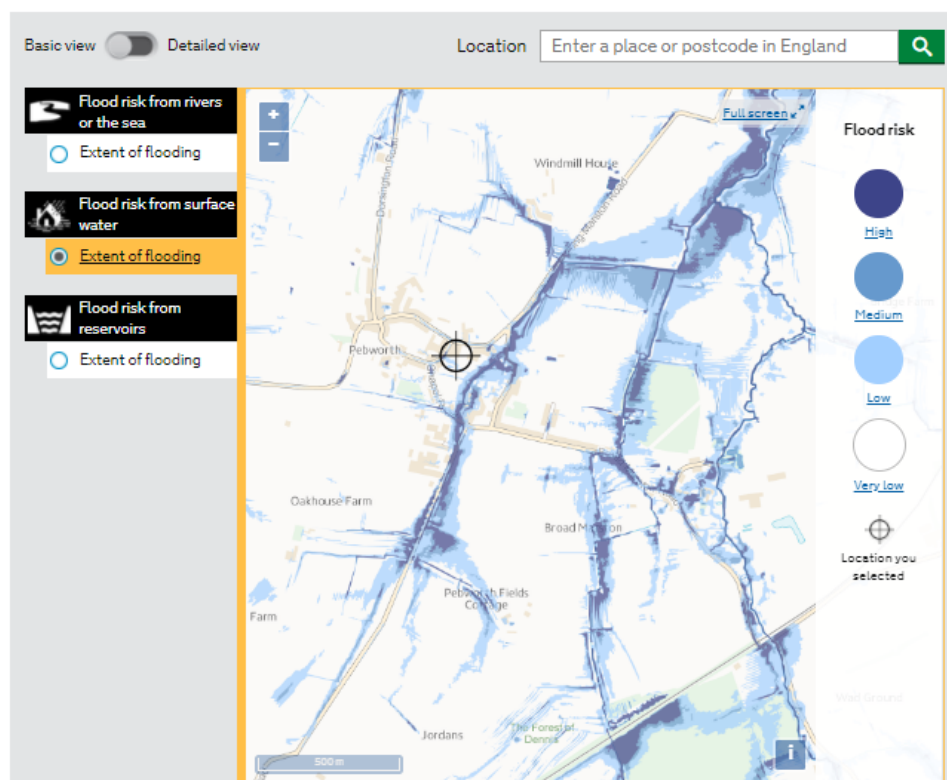


Source Worcestershire Council website 2017

## Appendix 5 Flood Risk Screen Shots



Extent of flood risk from fluvial sources. © Environment Agency copyright and / or database rights 2018. All rights reserved. ©Crown Copyright and database right 2018. Ordnance Survey licence number 100024198

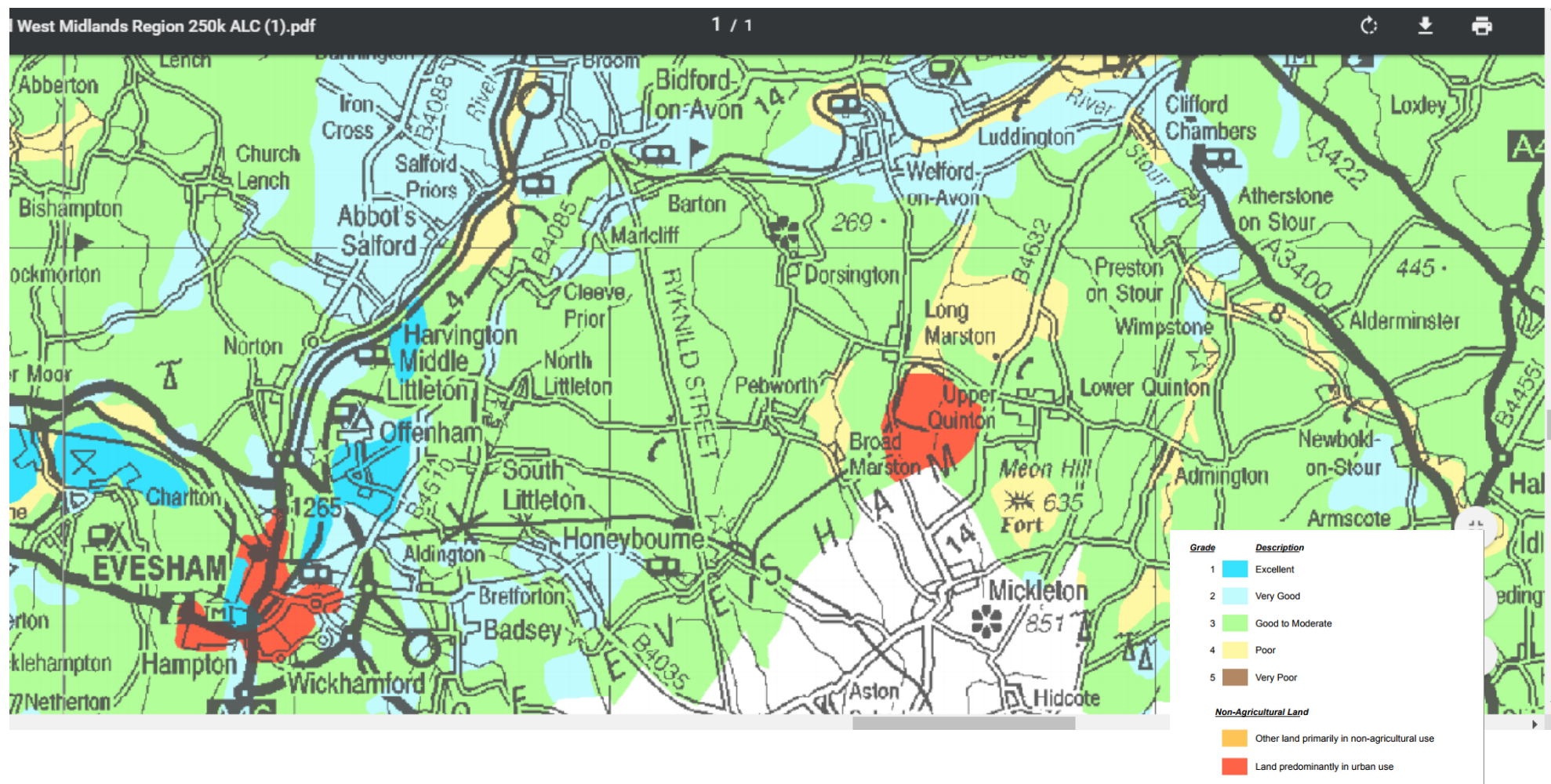


Extent of flood risk from surface water run-off. © Environment Agency copyright and / or database rights 2018. All rights reserved. ©Crown Copyright and database right 2018. Ordnance Survey licence number 100024198

## Appendix 6 Agricultural Grading

Agricultural Land Classification map West Midlands Region (ALC004) - Source Natural England 2011

<http://publications.naturalengland.org.uk/publication/130044?category=5954148537204736>



## Appendix 7 Housing Site Options Survey Results

# Housing Site Option Survey Results

Pebworth NDP June 2018



## Overview

- Surveys posted out 21<sup>st</sup> May
- Deadline 8<sup>th</sup> June
- 695 surveys circulated to 347 homes
- 208 responses received
- 30% response rate

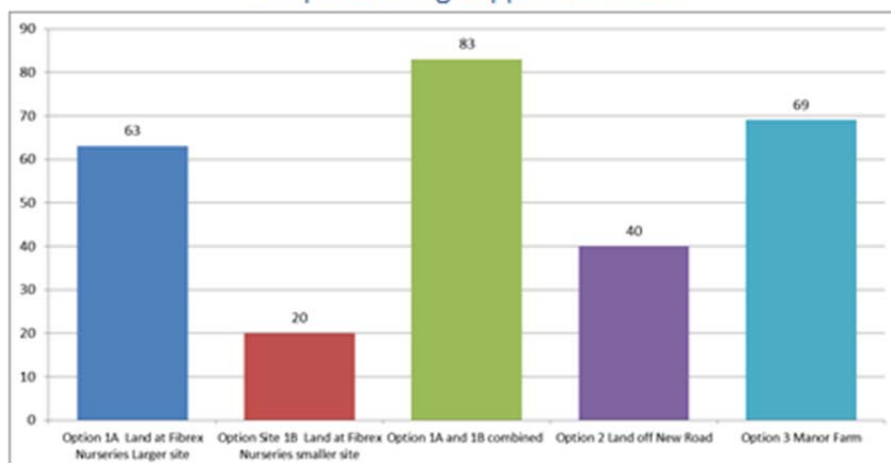




Question 1: Please let us know which option you support by ticking the appropriate box. Only choose ONE preferred option and object to all others or leave them blank.

\*All votes cast for the Fibrex Nursery site, regardless of which size parcel of land is preferred (1A or 1B), will be added together to identify which general location is preferred by the community. Should Fibrex Nurseries come first, account will then be taken of which sized site is most popular and this option will be included in the Draft Plan.

Graph showing support for sites

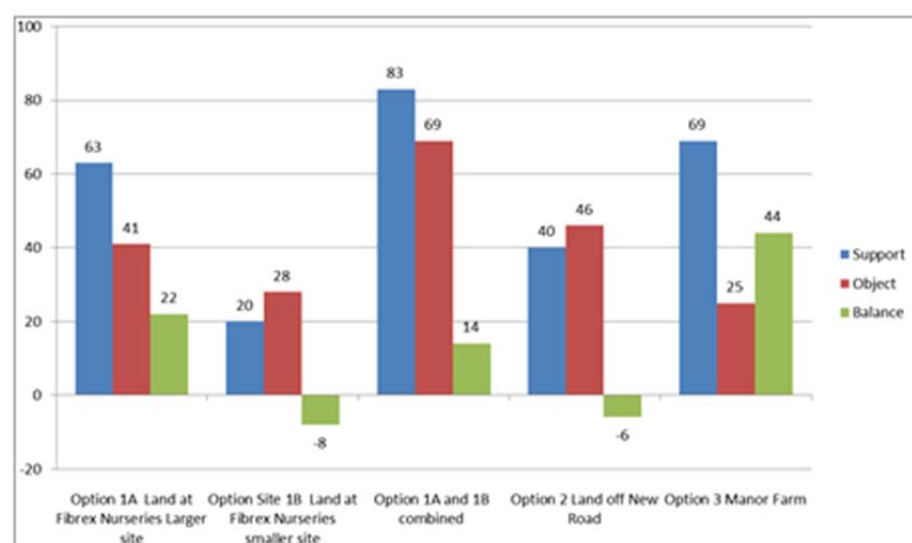


2 left this question blank ; 4 stated no development at all and 10 people voted for 2 options

A few people filled in the form incorrectly and supported 2 options but this would not have made any difference to the overall outcome

	1 answer given	2 answers given	Sum once those that had voted for 2 added
Option 1A Land at Fibrex Nurseries Larger site	63	4	67
Option Site 1B Land at Fibrex Nurseries smaller site	20	3	23
Option 1A and 1B combined	83	7	90
Option 2 Land off New Road	40	5	45
Option 3 Manor Farm	69	8	77
None	6		

Taking account of those that objected to sites the preferred site would be Manor Farm.



140 people left all the "object to" boxes blank; 2 of these wrote in the comment box and they stated that they objected to all sites, but did not tick any.

The few people filled in the form incorrectly and supported 2 options once again would not have made any difference to the overall outcome

	Support	Object	Balance
Option 1A Land at Fibrex Nurseries Larger site	67	41	26
Option Site 1B Land at Fibrex Nurseries smaller site	23	28	-5
Option 1A and 1B combined	90	69	21
Option 2 Land off New Road	45	46	-1
Option 3 Manor Farm	77	25	52

## 50 people added comments

### **Site 1A/1B Fibrex Nurseries**

Supporters (17) comments were:

- Land already developed/ brownfield land
- Site close to amenities
- In need of regeneration
- Good access
- On edge of settlement doesn't affect people
- 2 supported more homes on the site than stated
- Support and request for bungalows
- 5 stated their support for the smaller cut of land (1B)

Objectors (4) comments were:

- Should remain Horticultural
- Site too Large
- Disturbs existing residents

### **Site 2 New Road**

Supporters (3) comments were:

- Access already there
- Support extension
- Site allows for different types of housing specified

Objectors (16) comments were:

- Important habitat
- Greenfield site
- Land important for flood prevention
- Already too much development here
- Site too large
- Detrimental impact on the footpath

### Site 3 Manor Farm

Supporters (19) comments were:

- Brownfield site
- Would improve the area
- Buildings of historic value support restoration
- Attractive buildings
- Infill
- Least impact

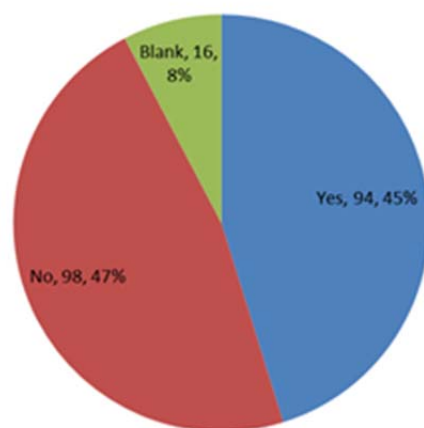
Neutral (3) comments were

- Prefer workshops or business use
- Does not specify number of dwellings

Objectors (2) comments included:

- Disturbs existing residents
- Buildings of historic value

Question 2: Would you support the inclusion of more than one site?



- However, 5 people selected their first and second choice but didn't tick the question to say yes or no. That could potentially take the yes group to 98.
- A further 5 people ticked no, but went on to make a first and second choice. If those were added it would have taken the yes group to 104.
- Although this was not the preferred approach the results are presented overleaf for question 3



Question 3: Of those that ticked yes, the first choice was Fibrex Nurseries Site 1A:

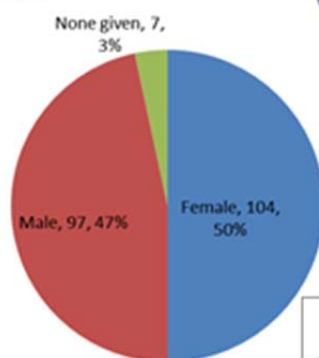
It was noticeable that not everyone understood the question as many put a different first choice to the one they had selected for question 1 and some completed their first and second choice even though they had selected no to question 2.

Response to Question 2	Yes	No	Blank	Total
Option 1A Land at Fibrex Nurseries Larger site	41	0	1	42
Option Site 1B Land at Fibrex Nurseries smaller site	8	4	1	13
Option 2 Land off New Road	17	1	3	21
Option 3 Manor Farm	27	4	1	32
No first choice stated	1	89	10	100

Question 3: Of those that ticked yes, the second choice was Manor Farm

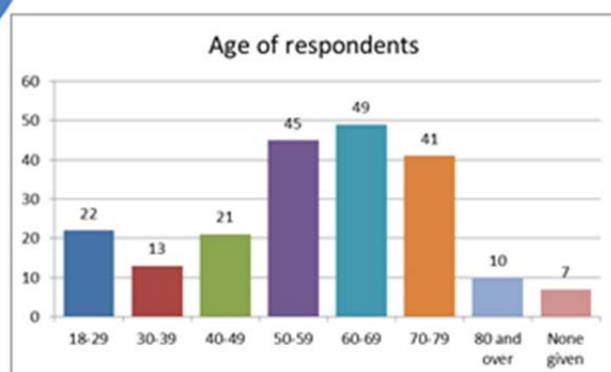
Response to Question 2	Yes	No	Blank	Total
Option 1A Land at Fibrex Nurseries Larger site	8	2	1	11
Option Site 1B Land at Fibrex Nurseries smaller site	27	2	2	31
Option 2 Land off New Road	11	0	0	11
Option 3 Manor Farm	40	1	2	43
No first choice stated	8	93	11	112

## Gender



## Who responded?

- Fairly equal split in gender responses
- Majority of respondents from older age brackets just over 25% 18-49



Postcode / street	Number
CV37 8XA / Back Lane	27
CV37 8XW / Friday Street	26
CV37 8XQ / Front Street	20
CV37 8AW / CV37 8XG / CV37 8XP / Pebworth	16
CV37 8XR / CV37 8XT / CV37 8YQ Broad Marston Road	16
CV37 8DJ / Wesley Gardens	12
CV37 8XB / CV37 8UL / Dorsington Road	11
CV37 8XL / Elm Close	9
CV37 8UX / Mill Field	8
CV37 8XY / Broad Marston	8
CV37 8DS / Orchard Close	7
CV37 8XS / New Road	7
None given	7
CV37 8XE / Little Meadows	5
CV37 8XZ / Priory Lane	5
CV37 8AP / Dorsington	4
CV37 8XJ / Chapel Road	4
WR11 8QH / Ullington	4
CV37 8YA / Norton Gardens	3
CV37	2
CV37 8AL / Long Marston Road	2
CV37 8XF / Middlesex	2
CV37 8XH / School Road	2
CV37 8AU	1

Fairly broad response from across the parish