

LEIGH AND BRANSFORD NEIGHBOURHOOD PLAN

POLICY LB/H/6: HOUSING: SITE ALLOCATION

ADDITIONAL EVIDENCE AND JUSTIFICATION

Taking all available information into account it was decided that the Leigh and Bransford Neighbourhood Plan proposes a site for allocation. The site is CFS0009: Land off A4103 Leigh Sinton.

The following information is included in this document:

- **Appendix J from the Neighbourhood Plan**
- **Map and Assessment Matrix following Call for Sites**
- **Extract from Appendix B of Sustainability Appraisal of the South Worcestershire Development Plan Review: Regulation 18 (II)**
- **Sustainability Appraisal of the South Worcestershire Development Plan Review: Regulation 18 (II): Mitigation Tables**
- **Additional Local Assessment Criteria**
- **Indicative layout of proposed site allocation**

LEIGH AND BRANSFORD NEIGHBOURHOOD PLAN

POLICY L/H/6: HOUSING; SITE ALLOCATION

ADDITIONAL EVIDENCE AND JUSTIFICATION

APPENDIX J FROM REGULATION 16 NEIGHBOURHOOD PLAN

APPENDIX J: Assessment of Proposed Site for Allocation

Each site from the Call for Sites was assessed against a specific set of criteria. The main criteria adopted were those used by Malvern Hills District Council during the 2018/19 SWDP-Review, including the SA. The criteria are reproduced below with the assessment of the proposed site for allocation. Four additional local criteria were also used: Linearity, Wildlife Corridors, Local Drainage Conditions, and Available Space for Community Sports and Other Amenities.

Malvern Hills District Council SHELAA Assessment of preferred site	
In the table below items 1 to 11 inc are considered by MHDC as "Major Criteria", and 12 to 28 inc as "Other Criteria".	
SHELAA Site Reference and Address	CFS0009 Land off A4103
1. Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 3
2. Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period (eg through SHELAA)	YES
3. Is the site within Flood Zone 1 or 2? If yes state Flood Zone.	Flood Zone 1 - 100%
4. Is the site within 450 metres of hazardous pipeline or gas compression station?	NO
5. Can the site be provided with safe access onto the public highway?	Access achievable onto A4103. Impact at the junction of A4103/B4503 will need to be carefully considered. We would like this junction to be signalised but local residents and Members not supportive
6. Are the Sewerage and Water supplies adequate in the area?	MEDIUM level impact - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network.
7. Would the development of the site compromise Internationally or Nationally designated site of ecological importance?	Impact zone of SSSI Natural England must be consulted if >100 units.
8. Is the site in Green Belt?	NO
9. Is the site in the AONB, or affect the setting of?	NO
10. Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NO
11. Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are?	YES - housing immediately adjacent; school and public house nearby
12. Would development of the site have an adverse impact on the Green Infrastructure Network?	TBC
13. Would development of the site result in a significant net loss of protected open space?	NO
14. Would development of the site have a detrimental impact on a conservation area or on archaeology?	POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation
15. Would development of the site have a detrimental impact on listed building(s)?	YES - Site is opposite 4 grade II LBs, part of open agricultural setting. Moat nearby - potential for archaeology.
16. Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	NO
17. Would development of the site have a detrimental impact on a Special Wildlife Site/ Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	NO

Malvern Hills District Council SHELAA Assessment of preferred site....continued	
In the table below items 1 to11 inc are considered by MHDC as “Major Criteria”, and 12 to 28 inc as “Other Criteria”.	
SHELAA Site Reference and Address	CFS0009 Land off A4103
18. Would development of the site have detrimental impact on TPO’s?	NO
19. Would development of the site have detrimental impact on a Significant Gap?	NO
20. Would development of the site have detrimental impact on ancient woodland?	NO
21. Would development of the site have detrimental impact on ancient hedgerow?	Hedgerow present up through centre of site. Will need to be assessed or retained.
21. Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Not assessed
22. Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	YES - Grade 2
23. Is the site on contaminated land? Is there contaminated land near to the site, close enough to impact its potential development?	PCL on site -Unknown filled ground (pond).Risk assessment and likely site investigation required
24. Is there a bus stop or train station within 400m of the site? Please state distance.	YES - 260m
25. How far is the site from the following key services- primary school, general store, post office, doctor’s surgery, and parish hall? Please list distance in travelling metres for each key service.	PRIMARY SCHOOL - 160m, GENERAL STORE - 400m, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - >2km
26. Would development of the site result in an adverse impact on local health provision?	YES
27. Would development of the site assist in delivering/ supporting identified community infrastructure needs eg in Neighbourhood Plan?	NO
28. Would development of the site, including the creation of an access, materially affect the character of the settlement?	POSSIBLE - development would naturally extend the built area of the settlement; Site is opposite 4 grade II LBs, part of open agricultural setting. Moat nearby - potential for archaeology.
29. Ruled in or out of SHELAA? If out, reason?	IN
30. Should the site be carried forward for potential allocation in the SWDPR?	YES- Including sports facility
SUMMARY	Site suitable for development- large site that will be limited for what residential development it can deliver; it will however be coming forward with a large area of a community sports facility; good connectivity and well situated near to services, possible access issues; southern portion of site would be congruent with surrounding development.

APPENDIX J: Criteria for Assessing Potential Development Sites...cont

In addition the Neighbourhood Plan has assessed the following criteria.

- **Linearity**

There was no clear community view. Whilst some respondents preferred a more central location it was accepted that there might be associated problems with additional traffic and parking. For these reasons other respondents favoured a more linear development. There is no doubt that the proposed allocation extends the village eastwards along the A4103 but it also balances the village north/south along the A4103.

- **Wildlife Corridors**

The area is surrounded by a continuous hedge/hedgerow with a single hedge running north/south bisecting the site. The boundary hedge adjacent to the A4103 was severely cut back c2017. It should be possible to maintain and improve the boundary hedge. The central hedge must be assessed and could be retained in the development layout; it is understood the hedge was planted c1995 to divide the field. There are two mature trees.

- **Local Drainage**

The drainage section of the SHELAA Assessment was not completed by MHDC. However, there are local reports that in times of sustained rain, or intense rain, the adjacent section of the A4103 has been flooded to the extent it was only passable with care. Parts of the site remain waterlogged after heavy rain.

- **Community Facilities**

Leigh Sinton currently has no open green space for exercise and recreation.

No single amenity has been identified by the community. Suggestions have included: tennis courts, a green space for general recreation and “kick about”, which could also serve as a village green, children’s play equipment, outdoor adult exercise machines and exercise facilities for the more elderly. Some members of the community, mainly from Leigh Sinton, also regard the Leigh and Bransford Memorial Hall as not conveniently accessible for smaller events and meetings; the hall is about a mile from Leigh Sinton centre along a lane with no footway. There may be an identified need for a meeting room or similar but in this case measures would have to be established for administration and maintenance.

It is understood that Leigh and Bransford Badgers Football Club, who are currently split on several pitches across Malvern, would like to locate some pitches and develop changing rooms and a club house at one location. They have identified the proposed allocation as a suitable location. The parish council commissioned a Housing Needs Survey in the summer of 2021 and included additional questions regarding community facilities. This survey and further consultation with the community will assist the decision making process for new amenities. See Para 5.1.17

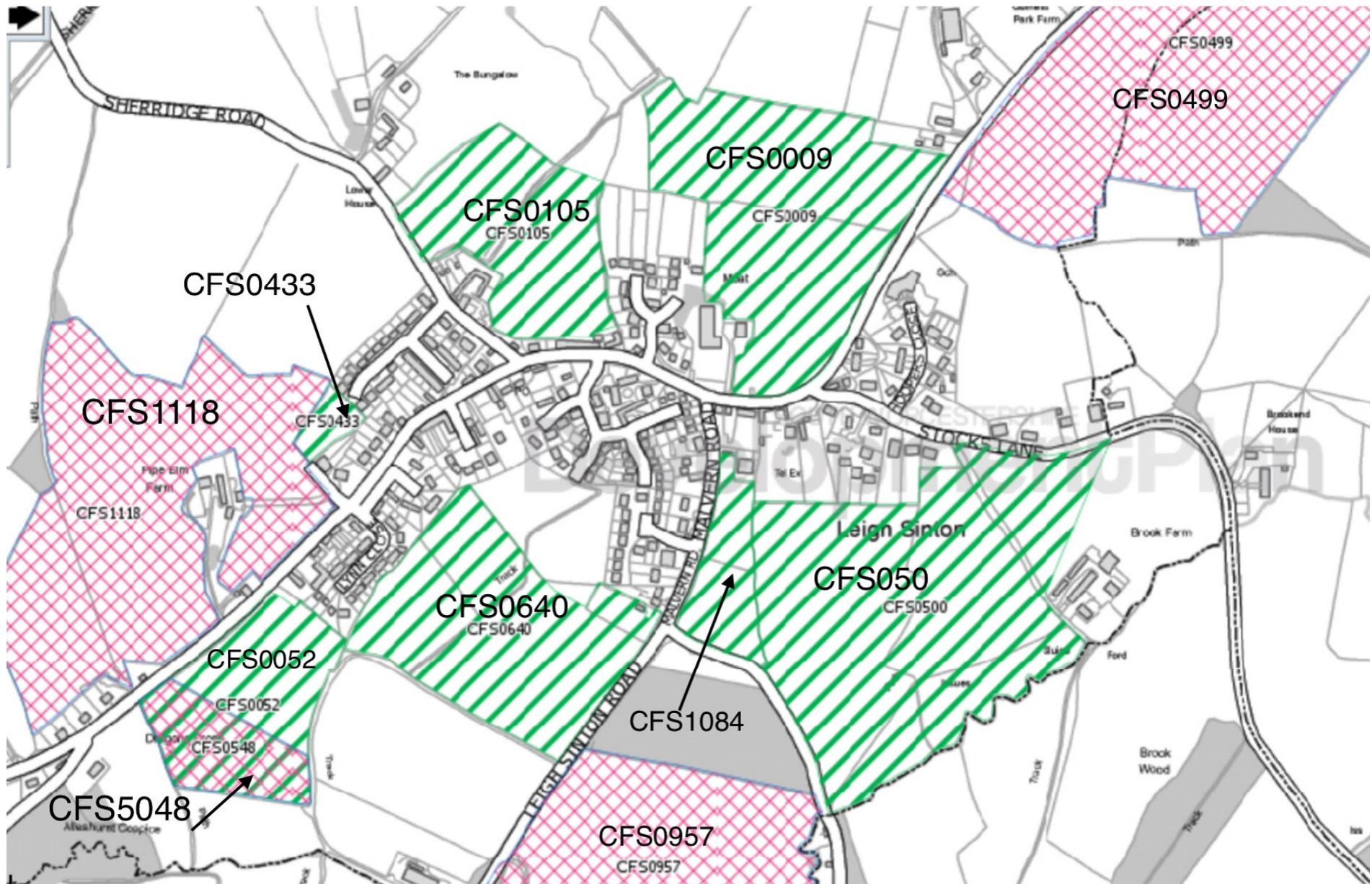
The outcome of this assessment was to propose allocation of the site for development in this Neighbourhood Plan.

Malvern Hills District Council: Call for Sites Information

Leigh Sinton.

Map and Assessment Matrix

Strategic Housing and Employment Land Availability Assessment 2019



Leigh Sinton

Key: = Ruled Out
 = Potential

SHELAA Site Reference and Address:		CFS0009 - Land off A4103 Leigh Sinton Leigh Sinton	CFS0052 - Land to the south west of Elmhurst Farm, Leigh Sinton, WR13 5EA Leigh Sinton	CFS0105 - Land to the north edge of Leigh Sinton next to Upper House Farm, Sherridge Road, Leigh Sinton, Malvern Worcestershire WR13 5DA Leigh Sinton	CFS0433 - Land at Hope Pole Green, Leigh Sinton, Worcestershire, WR13 5DP Leigh Sinton	CFS0499 - Land lying to the east of the A4103, Leigh Sinton, Malvern Leigh Sinton	CFS0500 - Land lying to the east of Lower Howsell Road, Leigh Sinton, Malvern Leigh Sinton	CFS0548 - Land to the south west of Elmhurst Farm, Leigh Sinton, WR13 5EA Leigh Sinton	CFS0640 - Leigh Sinton Road, Malvern Great Malvern	CFS0957 - Springbrook Farm, Lower Interfields, Malvern WR14 1UU	CFS1084 - Land adjoining Malvern Road Leigh Sinton
M A J O R C R I T E R I A	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Cat 3	Cat 3	Cat 3	Cat 3	Cat 3	Cat 3	Cat 3	Cat 3	Cat 3	
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g through SHELAA)?	YES	YES	YES	YES		YES		YES		
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 100%	Flood Zone 1 - 100%	Flood Zone 1 - 100%	Flood Zone 1 - 100%		Flood Zone 3b - 3%; Flood Zone 3a - 3%; Flood Zone 2 - 5%; Flood Zone 1 - 95%		Flood Zone 1 - 100%		
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	NO	YES	NO	POSSIBLY - site is directly on edge of buffer		NO		NO		
	Can the site be provided with safe access onto the public highway?	Access achievable onto A4103. Impact at the junction of A4103/B4503 will need to be carefully considered. We would like this junction to be signalled but local residents and Members not supportive	Unknown	Access achievable onto A4103. Impact at the junction of A4103/B4503 will need to be carefully considered. We would like this junction to be signalled but local residents and Members not supportive	Yes. Achieving appropriate vis play may be challenging.		Unknown		Unknown		
	Are the Sewerage and Water supplies adequate in the area?	MEDIUM level impact - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network.	LOW level impact - There are some known pollution issues downstream, however due to the size of the development is not expected that there will be any significant impact to the foul network providing surface water is managed sustainably.	MEDIUM level impact - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network.	LOW level impact - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network		MEDIUM level impact - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network.		MEDIUM level impact - Due to the size of the development and the significant increase in population at Leigh Sinton compared to the existing network it is recommended that hydraulic modelling is done to understand the impact. There are some known pollution issues in the downstream network.		
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Impact zone of SSSI Natural England must be consulted if >100 units.	Impact zone of SSSI- Consult NE >50 units residential	Impact zone of SSSI. Consult NE for applications of >100 units residential	Impact zone of SSSI- Consult NE >50 units residential. Less than 100m from SSSI		Impact zone of SSSI Natural England must be consulted if >100 units.		Impact zone of SSSI Natural England must be consulted if >100 units.		
	Is the site in Green Belt?	NO	NO	NO	NO		NO		NO		
	Is the site in the AONB, or affect the setting of?	NO	NO	NO	NO		NO		NO		
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NO	NO	NO	NO		NO		NO		
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	YES - housing immediately adjacent; school and public house nearby	YES - housing adjacent to site	YES - housing adjacent and general store nearby	YES - housing adjacent; bus stop within walking distance		NO - cut off from main developmen		YES - modern development directly adjacent / possibly connected to site		
	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC	TBC	TBC	TBC		TBC		TBC		
	Would development of the site result in a significant net loss of protected open space?	NO	NO	NO	NO		NO		NO		
Would development of the site have a detrimental impact on a conservation area or archaeology?	POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation	POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation	POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation	POSSIBLY - Medieval potential; targeted evaluation and possible mitigation		POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation		POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation			
Would development of the site have a detrimental impact on Listed Building (s).	YES - Site is opposite 4 grade II LBs, part of open agricultural setting. Moat nearby - potential for archaeology.	NO	YES -Site is remaining open land surrounding a grade II listed farmstead.	NO		Scale may effect number of Listed Buildings		POSSIBLE - Potential to impact grade II manse nearby			
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	NO	NO	NO	NO		NO		NO			

O T H E R C R I T E R I A	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	NO	NO	Less than 100m from LWS, BAP Woodland habitat and SSSI	YES - possibly as this site overlaps a traditional orchard; unimproved/semi-improved grassland?? Great crested newt record nearby		YES - possibly; LWS carey's brook along southern boundary. Impacts possible.		NO			
	Would development of the site have a detrimental impact on TPOs.	NO	NO	NO	NO		NO		YES - TPO woodland within site NE			
	Would development of the site have a detrimental impact on a Significant Gap?	NO	YES	NO	NO		YES		YES			
	Would development of the site have a detrimental impact on ancient woodland?	NO	NO	NO	NO		NO		NO			
	Would development of the site have a detrimental impact on ancient hedgerow?	Hedgerow present up through centre of site. Will need to be assessed or retained.	NO	NO	NO	NO		hedgerow present up through centre of site. Will need to be assessed or retained.		NO		
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?											
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	YES - Grade 2	YES - Grade 2	YES - Grade 2	YES - Grade 2			Small portion of site within Grade 2		YES - Grade 2		
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	PCL on site -Unknown filled ground (pond).Risk assessment and likely site investigation required	No History of PCL activities	PCL on site -Unknown filled ground (pond). Risk assessment and likely site investigation required	No History of PCL activities			No History of PCL activities		PCL on site -Unknown filled ground (pond).Risk assessment and likely site investigation required		
	Is there a bus stop or train station within 400m of the site? Please state distance.	YES - 260m	YES - 200m	YES - <10m	YES - 80m			NO		NO		
	How far is the site from the following key services - primary school, general store, post office, doctors surgery and parish/village hall? Please list the distance in travelling metres for each key service.	PRIMARY SCHOOL - 160m GENERAL STORE - 400m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - >2km	PRIMARY SCHOOL - 1.1km GENERAL STORE - 500m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - >2km	PRIMARY SCHOOL - 550m GENERAL STORE - 150m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 1.5km	PRIMARY SCHOOL - 930m GENERAL STORE - 370m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - 1.8km			PRIMARY SCHOOL - 550m GENERAL STORE - 840m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - >2km		PRIMARY SCHOOL - 720m GENERAL STORE - 800m DOCTORS SURGERY - N / A PARISH / VILLAGE HALL - >2km		
	Would development of the site result in an adverse impact on local health provision?	YES	YES	YES	NO			YES		YES		
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	NO	NO	NO	NO			NO		NO		
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	POSSIBLE - development would naturally extend the built area of the settlement; Site is opposite 4 grade II LBs, part of open agricultural setting. Most nearby - potential for archaeology.	YES - development would encroach on and see the removal of a portion of Significant Gap	POSSIBLY - Insofar that development has the potential to encroach further into the Open Countryside	NO - site would naturally extend the built form of the village			YES - development of whole site would be excessive and not in keeping with development adjacent		POSSIBLY - Insofar that site is completely covered by the Significant Gap policy			
Ruled in or out of SHELAA? If out, reason?	IN	IN	IN	IN	OUT - Location / Isolated	IN	OUT - Duplicate	IN	OUT - Location / Isolated	IN		
Should the site be carried forward for potential allocation in the SWDPR?	YES - Including sports facility	NO	NO - Other sites preferred	NO - Other sites preferred	NO	NO	NO	NO	NO	NO		
Summary	Site suitable for development - large site that will be limited for what residential development it can deliver; it will however be coming forward with a large area of a community sports facility; good connectivity and well situated near to services, possible access issues; southern portion of site would be congruent with surrounding development	Site not suitable for development - site completely covered by Significant Gap policy; would naturally extend existing development	Site suitable for development - new development to follow existing built form and naturally extend; possible access issues; mitigating measures to be undertaken re. listed farm house	Site suitable for development - site would naturally extend built form of village and is served from relatively new estate	Site not suitable for development - ruled out due to location		Site not suitable for development - development would unnaturally extend this area of the village whereby there is no precedent for development; site excessive in it's current submission; the frontage to the north could possibly be brought forward as a smaller cut as continued ribbon development	Site ruled out - duplicate (smaller cut)	Site not suitable for development - site would naturally extend to that built area of village; excessive in its current state; site is completely covered by Significant Gap policy	Site not suitable for development - ruled out due to location	Site not suitable for development - sit is covered by Significant Gap policy	

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**Extract from Appendix B of Sustainability Appraisal of the
South Worcestershire Development Plan Review
Regulation 18 (II) SA Report
Leigh Sinton**

This version of the Sustainability Assessment does not include three sites that were included in the original Call for Sites. Two sites were ruled out because of their location.

Site CFS0499 (Land lying to the east of Leigh Sinton off the A4103):

“Site not suitable for development-ruled out due to location”

Site CFS0957 (Springbrook Farm, Lower Interfields)

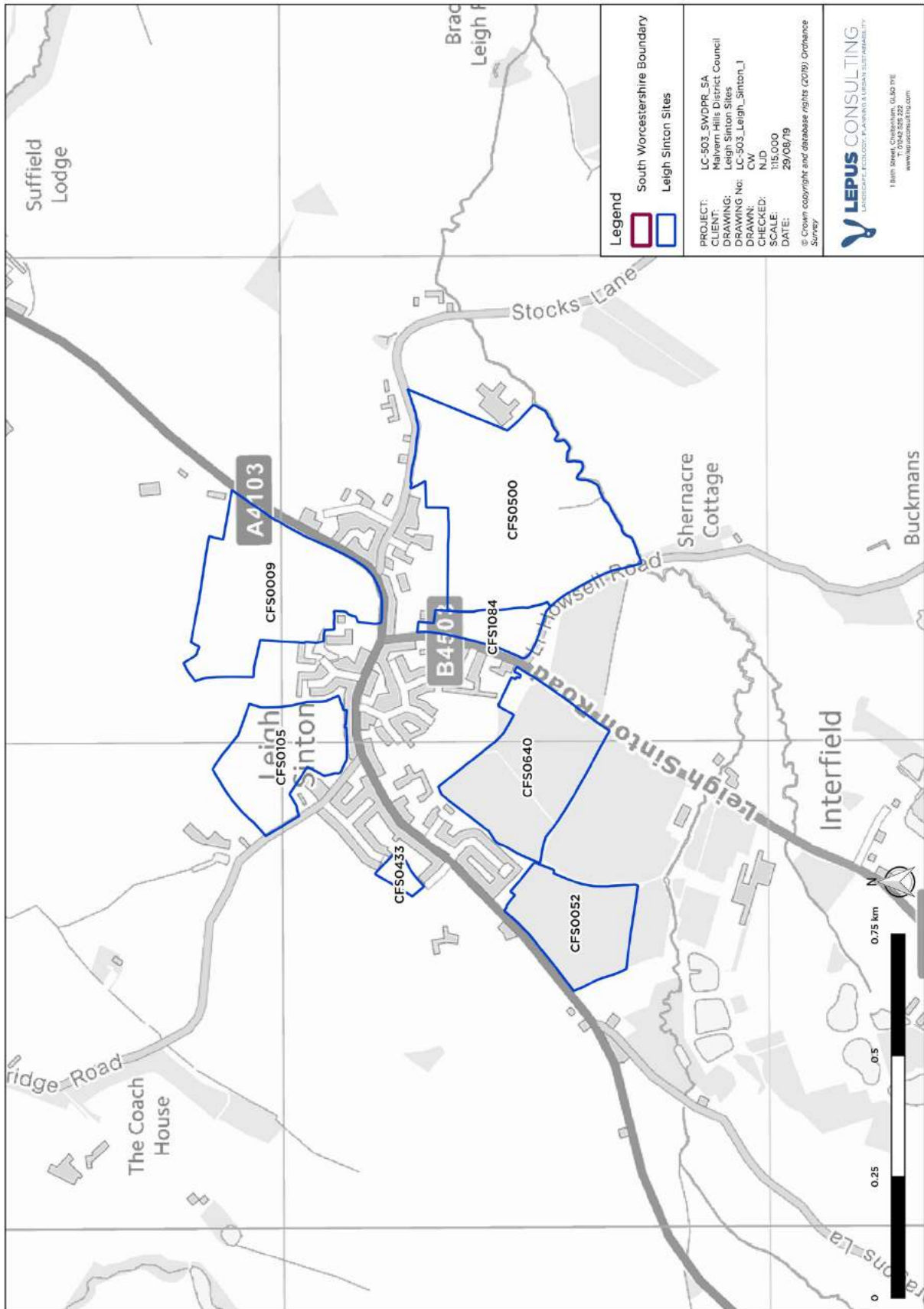
“Site not suitable for development-ruled out due to location”

Site CFS1118 (Land off the north of A4103, west of Leigh Sinton)

Site ruled out primarily because of scale but with secondary reasons: public rights of way run through the centre of the site, loss of Grade 2 agricultural land, and proximity to Aislehurst Coppice SSSI

Appendix B includes text referring to Site CFS1084, which was not included in detail in the original CFS results matrix. This text was considered as part of the NP process. The site was put forward later than other sites but was considered by MHDC to be, “not suitable for development – site is covered by Significant Gap Policy”

B.14 Leigh Sinton



Leigh Sinton Cluster				
This cluster is located in the centre and towards the west in the Malvern Hills District. See the Leigh Sinton cluster map for locations of each site.				
Site Reference Number	Site Address	Site use	Area (ha)	Housing number (if applicable)
CFS0009	Land off A4103 Leigh Sinton	Residential	8.64	156
CFS0052	Land to the south west of Elmhurst Farm, Leigh Sinton	Residential	4.38	79
CFS0105	Land to the north edge of Leigh Sinton next to Upper House Farm, Sherridge Road, Leigh Sinton	Residential	4.73	85
CFS0433	Land at Hope Pole Green, Leigh Sinton	Residential	0.43	10
CFS0500	Land lying to the east of Lower Howsell Road, Leigh Sinton	Residential	13.23	238
CFS0640	Leigh Sinton Road	Residential	6.8	122
CFS1084	Land adjoining Malvern Road, Leigh Sinton	Residential	1.67	29

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
CFS0009	0	-	-	-	--	-	++	-	-	-	-	+
CFS0052	0	+	-	-	-	-	+	-	0	-	--	+
CFS0105	0	-	-	-	-	-	+	-	-	-	-	+
CFS0433	0	+	-	-	-	-	+	-	0	-	-	+
CFS0500	-	--	-	-	--	-	++	-	-	-	-	+
CFS0640	0	+	-	-	--	-	++	-	0	-	-	+
CFS1084	0	--	-	-	-	-	+	-	-	-	-	+

B.14.1 SA Objective 1 - Climate Change Mitigation

B.14.1.1 **Carbon Emissions:** Sites CFS0009, CFS0052, CFS0105, CFS0433, CFS0640 and CFS1084 are proposed for the development of 169 dwellings or less. The proposed development at these six sites would therefore be likely to result in a negligible contribution to Malvern Hills' total carbon emissions. Site CFS0500 is proposed for the development of 238 dwellings. The proposed development at this site could potentially increase local carbon emissions, as a proportion of Malvern Hills' total, by

more than 0.1%. Therefore, a minor negative impact on Malvern Hills' carbon emissions would be expected.

B.14.2 SA Objective 2 – Climate Change Adaptation

B.14.2.1 Fluvial Flooding: The south of Site CFS0500 coincides with Flood Zones 2 and 3. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding; therefore, a major negative impact would be expected. Sites CFS0009, CFS0052, CFS0105, CFS0433, CFS0640 and CFS1084 are located wholly within Flood Zone 1. Therefore, a minor positive impact would be expected at these six sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.14.2.2 Surface Water Flooding: The centre of Site CFS1084 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. The north west and south corners of Site CFS0009, the south of Site CFS0500 and the centre of Site CFS0105 coincide with areas determined to be at low and medium risk of surface water flooding. The proposed development at these three sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.14.3 SA Objective 3 - Biodiversity & Geodiversity

B.14.3.1 SSSI/IRZ: All sites in this cluster are located within 950m of 'Aileshurst Coppice' SSSI. Site CFS0052 is located approximately 65m north east of this SSSI. Sites CFS0009, CFS0052, CFS0105, CFS0433, CFS0500, CFS0640 and CFS1084 are located within an IRZ which states that "*all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures*" should be consulted on. All sites are located outside the Leigh Sinton development boundary. Therefore, the proposed development at Sites CFS0009, CFS0052, CFS0105, CFS0433, CFS0500, CFS0640 and CFS1084 would be likely to result in a minor negative impact on the features for which this SSSI has been designated.

B.14.3.2 Ancient Woodland: Site CFS0052 is located approximately 70m north east of 'Ailshurst Coppice'. Site CFS0640 is located approximately 340m north east of this stand of ancient woodland. The proposed development at these two sites could potentially have a minor negative impact on this ancient woodland due to an increased risk of disturbance.

B.14.3.3 LWS: Site CFS0500 is located adjacent to 'Carey's Brook' LWS. The proposed development at this site could potentially have a minor negative impact on this LWS, due to an increased risk of development related threats and pressures.

B.14.3.4 Priority Habitats: The entirety of Site CFS0433 coincides with traditional orchard priority habitat. The proposed development at this site would be likely to result in the loss of this habitat, and therefore have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.14.4 SA Objective 4 – Landscape & Townscape

B.14.4.1 Landscape Character: All sites within the Leigh Sinton cluster are located within the LCT 'Principal Timbered Farmlands'. A key characteristic of this LCT is "*notable pattern of hedgerow trees, predominantly oak and hedgerow boundaries to fields*". The proposed development at Sites CFS0009, CFS0052, CFS0105, CFS0500, CFS0640 and CFS1084 could potentially be discordant with the guidelines and key characteristics of the 'Principal Timbered Farmlands' LCT (in particular, resulting in the loss of hedgerow bordered fields and arable land) and therefore, a minor negative impact on the local landscape character would be expected for these six sites. It would be unlikely that the proposed development at Site CFS0433 would be discordant with the guidelines and key characteristics of this LCT, due to the small scale of development proposed.

B.14.4.2 Views from the PRow Network: Several PRowNs are located in close proximity to the Leigh Sinton cluster, with footpaths coinciding with Sites CFS0009, CFS0052 and CFS0500. The proposed development at Sites CFS0009, CFS0052, CFS0105, CFS0433, CFS0500, CFS0640 and CFS1084 could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

B.14.4.3 Views for Local Residents: The development proposed at Sites CFS0009, CFS0052, CFS0105, CFS0433, CFS0500, CFS0640 and CFS1084 could potentially alter the views experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.

B.14.4.4 Urban Sprawl: All sites within this cluster are located in the open countryside surrounding Leigh Sinton. The proposed development at these seven sites would be likely to contribute towards urban sprawl into the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.14.5 SA Objective 5 – Pollution & Waste

B.14.5.1 Main Road: The A4103 passes through the centre of Leigh Sinton. Sites CFS0009, CFS0052 and CFS0105 are located adjacent to this road. Sites CFS0433, CFS0500, CFS0640 and CFS1084 are located partially or wholly within 200m of this road. The proposed development at these seven sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A4103 would be expected to have a minor negative impact on air quality and noise at these sites.

B.14.5.2 Air Quality: Sites CFS0009, CFS0500 and CFS0640 are proposed for the development of 100 dwellings or more. The proposed development at these three sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact would be expected. Sites CFS0052, CFS0105, CFS0433 and CFS1084 are proposed for the development of between ten and 99 dwellings. Therefore, the proposed development at these four sites could potentially have a minor negative impact on air pollution in the local area.

B.14.5.3 Watercourse: Site CFS0500 is located adjacent to a minor watercourse. Site CFS0052 is located partially within 200m of this watercourse. Site CFS0105 is also located partially within 200m of a minor watercourse. The proposed development at these three sites could potentially increase the risk of contamination of this watercourse, and therefore a minor negative impact would be expected.

B.14.5.4 Waste: Sites CFS0052, CFS0105, CFS0433, CFS0640 and CFS1084 are proposed for the development of 143 dwellings or less. Therefore, the proposed development at these five sites would be expected to have a

negligible impact on household waste generation in comparison to current levels. Sites CFS0009 and CFS0500 are proposed for the development of between 144 and 1,425 dwellings, and therefore would be expected to increase household waste production by more than 0.1% in comparison to current levels. The proposed development at these two sites could potentially result in a minor negative impact on waste generation.

B.14.6 SA Objective 6 – Natural Resources

B.14.6.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at Sites CFS0009, CFS0052, CFS0105, CFS0433, CFS0500, CFS0640 and CFS1084 would be likely to result in a minor negative impact on natural resources due to the loss of less than 20ha of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.14.6.2 ALC: All sites in this cluster are situated on ALC Grades 2 or 3 land, which are considered to be some of South Worcestershire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these seven sites, due to the loss of this important natural resource.

B.14.7 SA Objective 7 - Housing

B.14.7.1 Net Gain: Sites CFS0052, CFS0105, CFS0433 and CFS1084 are proposed for the development of 99 dwellings or less; therefore, a minor positive impact on housing provision would be expected at these four sites. Sites CFS0009, CFS0500 and CFS0640 are proposed for the development of 100 or more dwellings; therefore, the proposed development at these three sites would be expected to result in a major positive impact on housing provision.

B.14.8 SA Objective 8 – Health & Wellbeing

B.14.8.1 NHS Hospital: The closest hospital with an A&E department is Worcestershire Royal Hospital, located approximately 10.5km north east of the cluster. The proposed development at the seven sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

- B.14.8.2 **GP Surgery:** The closest GP surgery is St Saviours Surgery, located approximately 2.8km south east of the cluster. The proposed development at the seven sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.14.8.3 **Leisure Centre:** The closest leisure facility is Sport Dyson Perrins Leisure Centre, located approximately 2.4km south of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore a minor negative impact on the health and wellbeing of site end users would be expected.
- B.14.8.4 **AQMA:** All seven sites in this cluster are located over 200m from the nearest AQMA, and therefore a minor positive impact would be expected for the health and wellbeing of site end users.
- B.14.8.5 **Main Road:** All sites in this cluster are located adjacent to or within 200m of the A4103. The proposed development at these seven sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users.
- B.14.8.6 **Access to Public Greenspace:** All sites in this cluster are located over 600m from a public greenspace. Therefore, the proposed development at these seven sites could potentially have a minor negative impact on the access of site end users to outdoor space.
- B.14.8.7 **PRoW/Cycle Network:** All sites in this cluster are located within 600m of the PRoW network. The proposed development at these seven sites would be likely to provide site end users with good pedestrian access and encourage physical activity, and therefore have a minor positive impact on the health and wellbeing of local residents.
- B.14.9 SA Objective 9 – Cultural Heritage**
- B.14.9.1 **Grade II Listed Buildings:** Site CFS0009 is located approximately 20m from the Grade II Listed Buildings ‘Iris Cottage Jasmine Cottage Peony Cottage’ and ‘Ahimsa Malvern House Cottage’, and approximately 50m from ‘The Oast House’ and ‘Sinton House Farmhouse’. Site CFS0105 is located approximately 30m from ‘Upper House Farmhouse’ and approximately 120m from ‘The Moorings’. Sites CFS0500 and CFS1084 are located within 80m from ‘The Oast House’ and ‘Sinton House

Farmhouse' and within 110m from 'Meadow View, Eastleigh, and former Manse adjoining to south-west'. The proposed development at these four sites could potentially have a minor negative impact on the setting of these Listed Buildings. Sites CFS0052 and CFS0433 are located within 170m of 'Pipe Elm Farmhouse' and Site CFS0640 is located approximately 60m from 'Meadow View, Eastleigh, and former Manse adjoining to south-west'. However, these sites and Listed Buildings are separated by built-form and/or trees within Leigh Sinton. Therefore, the proposed development at these three sites would be expected to have a negligible impact on the setting of these Listed Buildings.

B.14.10 SA Objective 10 - Transport & Accessibility

- B.14.10.1 Bus Stop:** Sites CFS0052, CFS0105, CFS0433 and CFS0640 are located within the target distance to bus stops on Sherridge Road and Somers Close, providing regular services. The proposed development at these four sites would be likely to have a minor positive impact on site end users' access to bus services. Sites CFS0009, CFS0500 and CFS1084 are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to bus services.
- B.14.10.2 Railway Station:** The closest railway station to Leigh Sinton is Malvern Link Railway Station, located approximately 3km to the south of the cluster. Therefore, the proposed development at these seven sites would be likely to have a minor negative impact on site end users' access to rail services.
- B.14.10.3 Pedestrian Access:** Sites CFS0009, CFS0052 and CFS0500 are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites CFS0105, CFS0433, CFS0640 and CFS1084 currently have poor access to the surrounding footpath network. The proposed development at these four sites could potentially have a minor negative impact on local accessibility.
- B.14.10.4 Road Access:** Site CFS0433 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility. Sites CFS0009, CFS0052, CFS0105, CFS0500, CFS0640 and CFS1084 are well connected to the existing road network. The proposed development at

these six sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

- B.14.10.5 **Local Services:** The nearest convenience store to Leigh Sinton is Leigh Sinton Stores. Sites CFS0009, CFS0105, CFS0433, CFS0640 and CFS1084 are located within the target distance to this convenience store. Therefore, the proposed development at these five sites would be expected to have a minor positive impact on site end users' access to local services. Sites CFS0052 and CFS0500 are located partially outside the target distance to this convenience store. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to local services.

B.14.11 SA Objective 11 - Education

- B.14.11.1 **Primary Schools:** Leigh Sinton is served by Leigh and Bransford Primary School. Sites CFS0009, CFS0105, CFS0433, CFS0500, CFS0640 and CFS1084 are located within the target distance to this primary school. The proposed development at these six sites would situate new residents in locations with good access to primary education, and therefore a minor positive impact would be expected. Site CFS0052 is located outside the target distance to this primary school, and therefore the proposed development at this site would be expected to have a minor negative impact on the access of new residents to primary education.

- B.14.11.2 **Secondary Schools:** The closest secondary school to Leigh Sinton is Dyson Perrins C of E High School, located approximately 3km to the south of the cluster. Sites CFS0009, CFS0052, CFS0105, CFS0433, CFS0500, CFS0640 and CFS1084 are located outside the target distance to this secondary school, and therefore the proposed development at these seven sites would be expected to have a minor negative impact on the access of new residents to secondary education.

- B.14.11.3 The proposed development at Site CFS0052 would be expected to have a major negative impact on new residents' access to both primary and secondary education.

B.14.12 SA Objective 12 - Economy

- B.14.12.1 **Primary Employment Location:** There are a number of key employment locations within the target distance of the Leigh Sinton cluster, including Guinness Park Farm located approximately 1.5km from the cluster. The proposed development at all seven sites would therefore be expected to locate site end users in areas with good access to employment opportunities and have a minor positive impact on the local economy.

DRAFT

**Extract from Appendix B of Sustainability Appraisal of the South
Worcestershire Development Plan Review**

Regulation 18 (II) SA Report

Mitigation Tables

The following tables indicate the “scoring” for significant effects of individual developments. The Tables for pre-mitigation, and post mitigation are included.

Table 2.3: Guide to scoring significant effects

Significance	Definition (not necessarily exhaustive)
Major Negative --	<p>The size, nature and location of a development proposal would be likely to:</p> <ul style="list-style-type: none"> • Permanently degrade, diminish or destroy the integrity of a quality receptor, such as a feature of international, national or regional importance; • Cause a very high-quality receptor to be permanently diminished; • Be unable to be entirely mitigated; • Be discordant with the existing setting; and/or • Contribute to a cumulative significant effect.
Minor Negative -	<p>The size, nature and location of development proposals would be likely to:</p> <ul style="list-style-type: none"> • Not quite fit into the existing location or with existing receptor qualities; and/or • Affect undesignated yet recognised local receptors.
Negligible 0	<p>Either no impacts are anticipated, or any impacts are anticipated to be negligible.</p>
Uncertain +/-	<p>It is entirely uncertain whether impacts would be positive or adverse.</p>
Minor Positive +	<p>The size, nature and location of a development proposal would be likely to:</p> <ul style="list-style-type: none"> • Improve undesignated yet recognised receptor qualities at the local scale; • Fit into, or with, the existing location and existing receptor qualities; and/or • Enable the restoration of valued characteristic features.
Major Positive ++	<p>The size, nature and location of a development proposal would be likely to:</p> <ul style="list-style-type: none"> • Enhance and redefine the location in a positive manner, making a contribution at a national or international scale; • Restore valued receptors which were degraded through previous uses; and/or • Improve one or more key elements/features/characteristics of a receptor with recognised quality such as a specific international, national or regional designation.

Site References	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
CFS0185	0	+	0	-	-	-	+	-	0	-	--	+
CFS0300	0	-	0	0	-	-	+	-	0	-	-	+
CFS0555	0	-	0	-	-	-	+	-	0	--	--	+
CFS1023	-	-	-	-	--	-	++	-	0	-	--	+
Leigh Sinton												
CFS0009	0	-	-	-	--	-	++	-	-	-	-	+
CFS0052	0	+	-	-	-	-	+	-	0	-	--	+
CFS0105	0	-	-	-	-	-	+	-	-	-	-	+
CFS0433	0	+	-	-	-	-	+	-	0	-	-	+
CFS0500	-	--	-	-	--	-	++	-	-	-	-	+
CFS0640	0	+	-	-	--	-	++	-	0	-	-	+
CFS1084	0	--	-	-	-	-	+	-	-	-	-	+
Lower Broadheath												
CFS0045	0	+	0	-	-	-	+	-	0	-	-	+
CFS0119	-	+	-	-	--	--	++	-	-	-	--	+
CFS0182	0	+	0	-	-	-	+	-	-	-	-	+
CFS0504	0	-	0	-	-	-	+	-	-	-	-	+
CFS0686	0	--	-	-	-	-	+	-	0	-	-	+
CFS0780	0	+	0	-	-	-	+	-	0	-	-	+
CFS0819	0	+	0	-	-	-	+	-	0	--	-	+
CFS0848	0	+	0	-	-	-	+	-	0	-	-	+
Malvern												
CFS0153	0	-	-	-	-	-	+	-	0	-	-	+
CFS0213	-	-	-	-	--	-	++	-	-	-	-	+
CFS0328	0	+	0	-	-	+	+	-	-	-	++	++
CFS0353	0	-	-	-	-	-	+	-	0	-	-	+
CFS0405	0	+	-	-	-	-	+	-	-	-	-	+
CFS0407	-	--	-	-	--	--	++	-	--	-	--	+
CFS0412	0	+	-	-	-	-	+	-	-	-	--	++
CFS0416	0	+	-	-	-	+	+	-	-	-	--	--
CFS0441	-	-	-	-	--	-	++	-	--	-	-	+
CFS0456	-	--	-	-	--	--	++	-	-	-	-	++
CFS0482	-	-	-	--	--	--	++	-	0	-	-	+
CFS0518	0	-	-	-	-	-	+	-	-	-	++	+
CFS0682	0	+	0	-	-	-	+	-	--	-	-	+
CFS0835	0	-	-	-	-	-	+	-	-	-	-	+
CFS1003	0	--	-	-	-	-	+	-	-	++	--	+
CFS1030	0	-	0	0	-	-	++	-	0	++	++	+
CFS1034	-	--	-	-	--	--	++	-	-	-	-	++
CFS1046	-	-	-	-	--	-	+	-	-	-	--	+
CFS1093	-	--	-	-	--	--	++	-	--	-	--	+

Site References	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
CFS0189	0	0	0	-	0	-	+	-	0	-	-	+
CFS0343	0	+	0	-	-	-	++	-	0	-	-	+
CFS0344	0	+	0	-	-	-	++	-	0	-	-	+
CFS0390	0	+	0	-	0	-	+	-	0	-	-	+
CFS0432	0	+	0	0	0	-	+	-	0	-	-	+
CFS0496	0	0	0	0	0	-	+	-	0	-	-	+
CFS0688	0	+	0	0	0	-	+	-	0	-	-	+
CFS0738	0	+	0	-	-	-	++	-	0	-	-	+
CFS0951	0	+	0	0	0	-	+	-	0	-	-	+
Hanley Castle												
CFS0082	0	+	0	-	0	-	0	-	0	-	0	++
CFS0083	0	+	0	-	0	-	0	-	0	-	0	++
CFS0084	0	+	0	-	0	-	0	-	0	-	0	++
CFS0117	0	+	0	-	-	-	++	-	0	-	-	++
CFS0652	0	+	0	-	-	--	0	-	0	-	0	++
Hanley Swan												
CFS0242	0	+	0	-	-	-	++	-	0	-	-	+
CFS0242	0	+	0	-	0	-	+	-	0	-	-	+
CFS0761	0	+	0	-	0	-	+	-	0	-	-	++
Holt Heath												
CFS0177	0	+	0	-	0	-	+	-	0	-	-	+
CFS0493	0	+	0	-	0	-	+	-	0	-	-	+
CFS0801	0	+	0	-	-	-	++	-	0	-	-	+
Kempsey												
CFS0124b	0	0	0	-	-	-	++	-	0	-	-	+
CFS0184	0	+	0	-	-	-	++	-	0	-	-	+
CFS0185	0	+	0	-	0	-	+	-	0	-	-	+
CFS0300	0	+	0	0	0	-	+	-	0	-	-	+
CFS0555	0	+	0	-	0	-	+	-	0	-	-	+
CFS1023	0	+	0	-	-	-	++	-	0	-	-	+
Leigh Sinton												
CFS0009	0	+	0	-	-	-	++	-	0	-	-	+
CFS0052	0	+	0	-	0	-	+	-	0	-	-	+
CFS0105	0	+	0	-	0	-	+	-	0	-	-	+
CFS0433	0	+	0	-	0	-	+	-	0	-	-	+
CFS0500	0	0	0	-	-	-	++	-	0	-	-	+
CFS0640	0	+	0	-	-	-	++	-	0	-	-	+
CFS1084	0	+	0	-	0	-	+	-	0	-	-	+
Lower Broadheath												
CFS0045	0	+	0	-	0	-	+	-	0	-	-	+
CFS0119	0	+	0	-	-	--	++	-	0	-	-	+

LEIGH AND BRANSFORD NEIGHBOURHOOD PLAN.

POLICY LB/H/6: HOUSING: SITE ALLOCATION

ADDITIONAL EVIDENCE AND JUSTIFICATION

Local Criteria Additional to Sustainability Appraisal

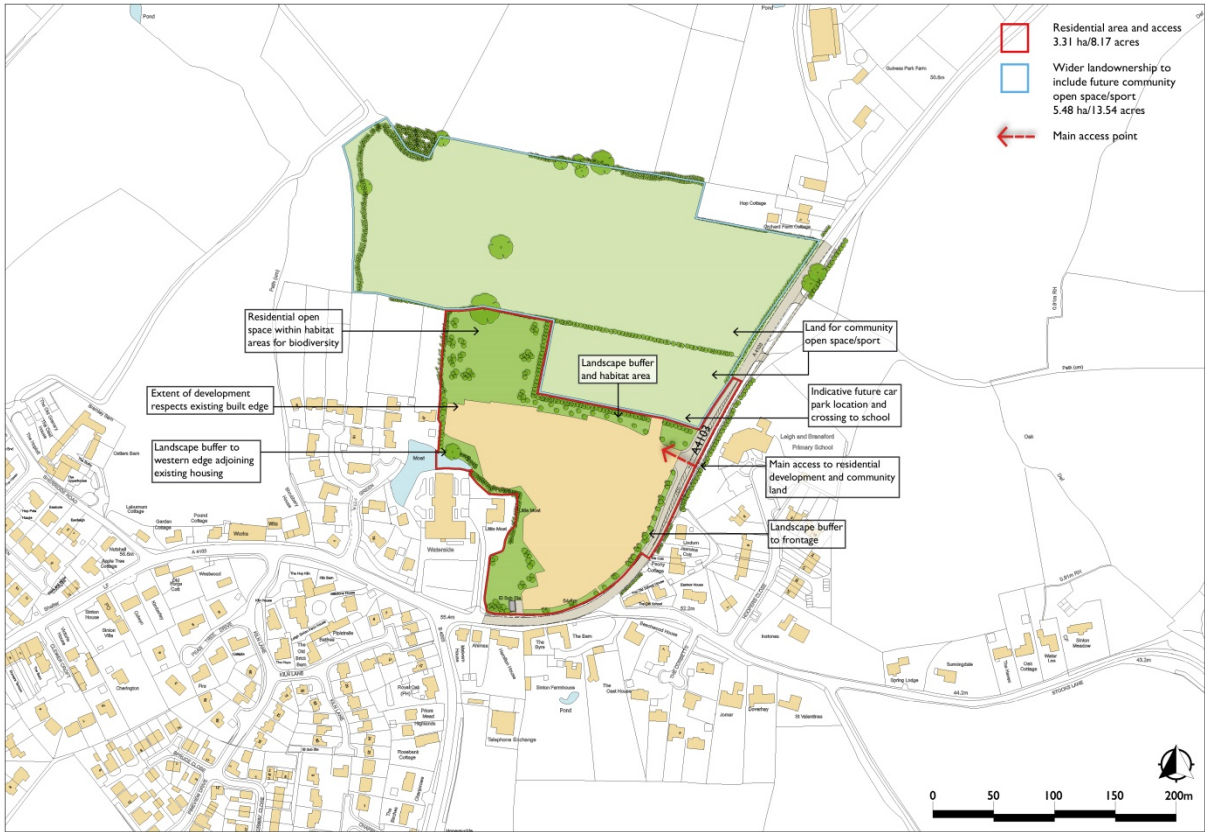
Each site from the Call for Sites was assessed against a specific set of criteria. The main criteria adopted were those used by Malvern Hills District Council during the 2018/19 SWDP-Review, including the SA. The criteria are reproduced below with the assessment of the proposed site for allocation. Four additional local criteria were also used: Linearity, Wildlife Corridors, Local Drainage Conditions, and Available Space for Community Sports and Other Amenities

Leigh and Bransford NP Assessment of Possible Development Sites: Leigh Sinton

Land Parcel	Linearity	Local Drainage	Wildlife Corridors	Space for sports/ Recreational facilities
	Does the development extend the ribbon development of LS or centralise? (See Footnote)	Any drainage problems from local knowledge (additional to main assessment)	Would the development sever wildlife corridors? Could development provide corridors?	Does the development have the option to provide adequate easily accessible space for sports/ recreation? (See Footnote)
CFS0009 Land off A4103	The proposed allocation extends the village eastwards along the A4103 but it also balances the village north/south along the A4103.	Parts of the site remain waterlogged after heavy rain. In times of sustained rain, or intense rain, the adjacent section of the A4103 has been flooded to the extent it was only passable with care Possible access issues if not resolved.	The area is surrounded by a continuous hedge/hedgerow with a single hedge running north/south bisecting the site. The boundary hedge adjacent to the A4103 was severely cut back c2017. It should be possible to maintain and improve the boundary hedge. The central hedge must be assessed and could be retained in the development layout; it is understood the hedge was planted c1995 to divide the field. There are two mature trees.	The site provides about 5Ha of open, relatively flat green space
CF00548 Land to the South West of Elmhurst Farm	Site is in the Significant Gap This site would unduly extend the linearity of Leigh Sinton. The site is more than 800m from the school.	None identified	Boundary hedges Site is close to Aileshurst Coppice (SSSI)	Minimum space for recreation
CFS0105 Land to The North Edge of LS Next to Upper House Farm	Site is central to the village	None identified	Boundary hedges	Space for recreation

CFS0433 Land at Hop Pole Green	Small parcel of infill	None identified	Most hedges removed or severely cut back a few years ago prior to an application.	Minimum/ No space for recreation
CFS0500 Land lying to the East of Lower Howsell Road LS	Site is in the Significant Gap	None identified	Boundary and transverse hedges.	Space for recreation
CFS0640 Leigh Sinton Rd	Site is in the Significant Gap.	Malvern Road floods adjacent to site, sometimes hazardous, occasionally making road impassable. Possible access issues if not resolved	Agricultural land used for Christmas trees. Boundary hedges	Space for recreation
CFS1084 Land adjoining Malvern Rd	Site is in the Significant Gap	Malvern Road floods near to site, sometimes hazardous, occasionally making road impassable. Possible access issues if not resolved.	Boundary hedges	Minimum/ no space for recreation.
CFS0499 Land Lying to the East of A4103 LS (Considered in Bransford by CFS assessment)	Extends linearity of Leigh Sinton and bounds on Bransford Parish.	At south/ west end of site in times of sustained rain, or intense rain, the adjacent section of the A4103 has been flooded to the extent it was only passable with care Possible access issues if not resolved.	Boundary hedges	Space for recreation
CFS0957 Springbrook Farm, Lower Interfields	Site is in the Significant Gap and not contiguous with existing development. Walk to school would exceed 800m, part of the route with no formal footway.	Malvern Road floods to north of site, sometimes hazardous, occasionally making road impassable. Possible access issues if not resolved.	Boundary hedges	Space for recreation

CFS1118 Land at Pipe Elm Farm	Extends bulk of Leigh Sinton to the west. Part of the site is more than 800m from the school.	None identified	Boundary hedges and hedgerows	Space for recreation
<p>Linearity: There was no clear community view. Whilst some respondents preferred a more central location it was accepted that there might be associated problems with additional traffic and parking. For these reasons other respondents favoured a more linear development. Developments should be contiguous with existing.</p> <p>Space for Recreational/ Sports Facilities: Leigh Sinton currently has no open green space for exercise and recreation. No single amenity has been identified by the community. Suggestions have included: tennis courts, a green space for general recreation and “kick about”, which could also serve as a village green, children’s play equipment, outdoor adult exercise machines and exercise facilities for the more elderly. Some members of the community, mainly from Leigh Sinton, also regard the Leigh and Bransford Memorial Hall as not conveniently accessible for smaller events and meetings; the hall is about a mile from Leigh Sinton centre along a lane with no footway. There may be an identified need for a meeting room or similar but in this case measures would have to be established for administration and maintenance.</p> <p>It is understood that Leigh and Bransford Badgers Football Club, who are currently split on several pitches across Malvern, would like to locate some pitches and develop changing rooms and a club house at one location. They have identified the proposed allocation as a suitable location.</p> <p>Except for the proposed site for allocation it is difficult to assess with accuracy how much recreational/ sports space might be provided by the sites identified; this would depend on the number of dwellings and the layout. Of the sites considered suitable for development none offers the area of the proposed site.</p>				



(Not to scale at this size)

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Leigh Sinton

Proposed Site Allocation for Development Indicative Layout