

Whittington							
SHELAA Site Reference and Address:		CFS0057 Land adjacent to Goldcliffe, Church Lane	CFS0058 Land off Church Lane	CFS0150 Land to the West Side of Church Lane	CFS0527 SO 87592 52724	CFS0918 Land Opposite, Goldcliffe, Church Lane	CFS0938 Land off the A4440
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes	Yes	Yes	Yes	Yes	
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes	Yes	Yes	Yes	Yes	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?			Highways England: 1km from M5 Junction 7 access, existing junctions likely to be used; Cumulative impact on Whittington required			
	Are the Sewerage and Water supplies adequate in the area?	Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply	Medium impact on sewerage network. No comments on water supply
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	No	No	No
	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 - residential and agricultural	Yes - residential and agricultural but site backs onto M5	Yes - residential and agricultural	Yes - residential	Yes - residential and agricultural		
Would development of the site have an adverse impact on Green Infrastructure Network?							
Would development of the site result in a significant net loss of protected open space?	No	No	No	No	No	No	
Would development of the site have a detrimental impact on a conservation area?	No	No	No	Yes - on immediate boundary of CA	No	No	
Would development of the site have a detrimental impact on Listed Building (s).	No	No	No - but 3 listed buildings close to site, potential impact	No	No	No	
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	Prehistoric, Romano/British , medieval potential - Mitigation	Prehistoric, Romano/British , medieval potential - DBA, survey, targeted evaluation and possible mitigation	Prehistoric, Romano/British , medieval potential - DBA, survey, targeted evaluation and possible mitigation	Prehistoric, Romano/British , medieval potential - Mitigation	Prehistoric, Romano/British , medieval potential - Evaluation, possible mitigation	Prehistoric, Romano/British , medieval potential - DBA, survey, targeted evaluation and possible mitigation	
Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No landscape objection subject to retention and supplementation of boundary vegetation	No	No	No	No landscape objection subject to retention and supplementation of boundary vegetation	Landscape: Yes - site within Significant Gap and designated Green Space. Adjacent to larger proposed site in Worcester City. Would extend the village of Whittington across the main A4440 which would affect the character of the village - development on this and the adjacent site would effectively join together Whittington and Worcester. Prominent elevated site in wider landscape - adverse visual impact of development on rising ground.	
Would development of the site have a detrimental impact on TPOs.	No	No	No	No	No	No	
Would development of the site have a detrimental impact on a Significant Gap?	No - The site is entirely within the Significant Gap but its loss is unlikely to have a significant impact on purpose of the Significant Gap.	Yes	Yes	No - The site is entirely within the Significant Gap but its loss is unlikely to have a significant impact on purpose of the Significant Gap.	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?	Yes, possibly	Yes, possibly	Yes, possibly	No	Yes, possibly		
Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No details to confirm there has been a surface water flooding event	potential ponding against railway line at NE boundary but no details to confirm there has been a surface water flooding event	No details to confirm there has been a surface water flooding event	No details to confirm there has been a surface water flooding event	No details to confirm there has been a surface water flooding event	No details to confirm there has been a surface water flooding event	
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No	No	No	No	No	
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No history, but caution contamination from any previous agricultural practices?	No history, but caution contamination from any previous agricultural practices?	No	No history, but caution contamination from any previous agricultural practices?	No history, but caution contamination from any previous agricultural practices?	No history, but caution contamination from any previous agricultural practices?	
Is there a bus stop or train station within 400m of the site? Please state distance.	No - 480m	No - 470m	Yes - 370m	Yes - 150m	No - 500m		
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.	410m from primary school, no shop/post office or doctors surgery in village, 150m from village hall	400m from primary school, no shop/post office or doctors surgery in village, 110m from village hall	290m from primary school, no shop/post office or doctors surgery in village, site opposite village hall	adjacent to primary school, no shop/post office or doctors surgery in village, 280m from village hall	430m from primary school, no shop/post office or doctors surgery in village, 170m from village hall		
Would development of the site result in an adverse impact on local health provision?	No	Yes	Yes	No	Yes	Yes	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A	N/A	N/A	N/A		
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes - unless the site was developed with houses fronting onto Church Lane - but this is unlikely to generate 5 dwellings due to the triangular shape of the site and the pond in the eastern corner.	Yes - large site would increase size of the village by about 50% and would join up 2 currently separate built up areas of the village.	Yes - large site would increase size of village by more than 50%	No - small site within development boundary	Yes - would create a visually separate area of development with tenuous links to the neighbouring built form which would appear incongruous in the village.		
Ruled in or out of SHELAA? If out, reason?	In	Ruled out - scale	Ruled out - scale	In	In	Ruled out - not proposed for residential	
Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No	No	No	
Summary	The development of the site would be out of character with the area unless the site was developed with houses fronting onto Church Lane - but this is unlikely to generate 5 dwellings due to the triangular shape of the site and the pond in the eastern corner. Possible detrimental impact on ancient hedgerow. Note - Noise assessment required to determine the extent and impacts of noise at this location - mitigation may be required. Standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings.	Large site would increase size of the village by about 50% and would join up 2 currently separate built up areas of the village, would result in significant loss of Significant Gap. Possible detrimental impact on ancient hedgerow. Notes - Noise assessment required - some areas of the site may be unsuitable for residential development; consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings.	Large site would increase size of the village by more than 50% and would result in significant loss of Significant Gap. Possible detrimental impact on ancient hedgerow. Note - Noise assessment required to determine the extent and impacts of noise at this location - mitigation may be required; Highways England: 1km from M5 Junction 7 access, existing junctions likely to be used - cumulative impact on Whittington required	Small site within development boundary, adjacent to Conservation Area and although 0.2ha, site has an odd shape and there is insufficient space to sensitively accommodate 5 or more dwellings. Notes - Noise assessment required to determine the extent and impacts of noise at this location - mitigation may be required; No air quality Mitigation Measures Required; Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings.	Would create a visually separate area of development with tenuous links to the neighbouring built form which would appear incongruous in the village and its loss would harm the purpose of the Significant Gap. Notes - noise assessment required to determine the extent and impacts of noise at this location - mitigation may be required; Standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings.	Site not proposed for residential. Notes - Standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings.	

Whittington				
SHELAA Site Reference and Address:		CFS0998 Land off Church Lane	CFS0999 Land to the south of Whittington CofE Primary School	CFS1000 Land off Brewers Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes	Yes	Yes
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?		Access onto Church Lane can be achieved but it will probably require the signalisation of Whittington Roundabout to control vehicle movements.	
	Are the Sewerage and Water supplies adequate in the area?	Low impact on sewerage network. No comments on water supply	Medium impact on sewerage network. No comments on water supply	Low impact on sewerage network. No comments on water supply
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No
	Is the site in Green Belt?	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - residential, village hall and agricultural	Yes - residential, school and agricultural but abuts M5	Yes - residential and agricultural but site abuts M5	
Would development of the site have an adverse impact on Green Infrastructure Network?				
Would development of the site result in a significant net loss of protected open space?	No	No	No	
Would development of the site have a detrimental impact on a conservation area?	Yes - site crosses into CA, very close to several listed buildings	Yes - part of site on immediate boundary of CA	No	
Would development of the site have a detrimental impact on Listed Building (s).	Yes - site crosses into CA, very close to several listed buildings	No	No	
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	Prehistoric, Romano/British , medieval potential - Evaluation, possible mitigation	Prehistoric, Romano/British , medieval potential - DBA, survey, targeted evaluation and possible mitigation	Prehistoric, Romano/British , medieval potential - DBA, survey, targeted evaluation and possible mitigation	
Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	Landscape: this area provides visual and physical separation between the historic core of the village of Whittington and more recent residential development to the north-east. It is important in terms of the landscape character of the village to maintain this separation, maintaining a rural landscape setting for the main historic core of the village.	No	Landscape: yes - would lead to the coalescence of Whittington and existing allocated site, impacting on the landscape character of Whittington as a separate settlement. Suggest should remain as Significant Gap	
Would development of the site have a detrimental impact on TPOs.	No	No	No	
Would development of the site have a detrimental impact on a Significant Gap?	Yes	No - The site is entirely within the Significant Gap but its loss is unlikely to have a significant impact on purpose of the Significant Gap.	Yes	
Would development of the site have a detrimental impact on ancient woodland?	No	No	No	
Would development of the site have a detrimental impact on ancient hedgerow?	No	No	Yes, possibly	
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No details to confirm there has been a surface water flooding event	Potential surface water ponding on SE boundary but no details to confirm there has been a surface water flooding event	Potential surface water ponding on SE boundary but no details to confirm there has been a surface water flooding event	
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No	No	
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Potential Contamination Land on site - Pond (infilled), Risk Assessment and likely Site Investigation required.	Potential Contamination Land on site - 2x Pond (infilled), Risk Assessment and likely Site Investigation required.	Potential Contamination Land on site - Pond (infilled), PCL site adj - Pond (infilled), Risk Assessment and likely Site Investigation required.	
Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 200m	Yes - 200m	No - 790m	
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.	120m from primary school, no shop/post office or doctors surgery in village, adjacent to village hall	Adjacent to primary school, no shop/post office or doctors surgery in village, 400m from village hall	720m from primary school, no shop/post office or doctors surgery in village, 460m from village hall	
Would development of the site result in an adverse impact on local health provision?	No	Yes	Yes	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A	Yes - residential and agricultural but site abuts M5	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes - area provides visual and physical separation between the historic core of the village of Whittington and more recent residential development to the north-east.	No - site is well related to the existing built development	Yes - would lead to the coalescence of Whittington and existing allocated site	
Ruled in or out of SHELAA? If out, reason?	In	In	Ruled out - impact on village	
Should the site be carried forward for potential allocation in the SWDPR?	No	Yes	No	
Summary	This area provides visual and physical separation between the historic core of the village of Whittington and more recent residential development to the north-east. It is important in terms of the landscape character of the village to maintain this separation, maintaining a rural landscape setting for the main historic core of the village, partly within the Conservation Area and is close several listed buildings. Notes - Noise assessment required to determine the extent and impacts of noise at this location - mitigation may be required; standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings.	Site is well related to existing built development but butts up to M5 and there are a couple of PROW that cross the site - likely to need repositioning. Access onto Church Lane can be achieved but it will probably require the signalisation of Whittington Roundabout to control vehicle movements. Part of site on immediate boundary of Conservation Area. Medium impact on sewerage network. Potential Contamination Land on site - 2x Pond (infilled), Risk Assessment and likely Site Investigation required. Notes - noise assessment required - some areas of the site may be unsuitable for residential development; standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings.	Site is within the Significant Gap, its development would lead to the coalescence of Whittington and existing allocated site therefore contrary to the purposes of the significant Gap. Notes - noise assessment required - some areas of the site may be unsuitable for residential development; standard air quality Mitigation Measures applicable to sites of ≥10 residential dwellings; Potential Contamination Land on site - Pond (infilled). PCL site adj - Pond (infilled), Risk Assessment and likely Site Investigation required..	