

Great Witley Category 1

SHELAA Site Reference and Address:	CFS0800 Woodbury House, Worcester Road, Great Witley, Worcester, WR6 6HP	CFS0870 Land off Worcester Road, Great Witley	CFS0911 Land off Stourport Road and the B4197, Great Witley, (Site 1)	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1	Category 1	Category 1
	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
	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?	Yes	There is an existing access to the site	principle of 2 new accesses may be acceptable, subject to detail
	Are the Sewerage and Water supplies adequate in the area?	Small site so 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	impact zone of SSSI >100 units if outside settlement	Impact zone of SSSI Natural England must be consulted if >100 units.
	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 Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan
OTHER CRITERIA	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes, residential	Yes, residential, memorial hall.	Yes (mostly), residential, school, village hall, doctors surgery, historic park and garden
	Would development of the site have an adverse impact on Green Infrastructure Network?	Protect and Enhance	Protect and Enhance	Protect and Enhance
	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 or on archaeology?	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	Yes - Adj. to GII* park and garden and several GII LBs	Yes - partly within GII* park and garden and several GII LBs
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	DBA, survey, targeted evaluation and possible further 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	within 500m of LWS, adjacent to woodland - adjacent to wildlife corridor woodland and LWS	within 500m of a LWS to north and south. Main sett - badger 2011 - adjacent to wildlife corridor woodland and LWS
	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?	No	No	No
	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	No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No	low to 'high' along watercourse - refer to LLFA for DS requirements	low to 'high' through site from The Glebe - refer to LLFA for DS requirements
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No	No	Yes
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No History on site. Potential Contaminated Land site adjacent - Cemetery. Risk assessment required	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.	Yes - 70m	No - 1.1km	Yes - 60m
	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.	100m to primary school, 580m to shop, 20m to doctors surgery and 90m to village hall	250m to primary school, 710m to shop, 150m to doctors surgery and 180m to village hall	adjacent to primary school, 340m to shop, adjacent to doctors surgery and adjacent to village hall
	Would development of the site result in an adverse impact on local health provision?	No	No	Yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No Neighbourhood Plan	No Neighbourhood Plan	No Neighbourhood Plan
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	Yes, small site at edge of village but is adjacent to GII* park and garden and a development of 5 or more homes in this location is likely to be out of character with this part of the village where properties in larger landscaped plots.	Yes, large site would effectively double size of the village, and within GII* park and garden, ecology issues too. Smaller out (approx. 2.45ha) could be acceptable with access off Stourport Rd.	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Ruled out - site too small	Ruled out - historic environment	Ruled out - scale
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No
	Summary	Ruled out - site too small	Small site at edge of village but is adjacent to GII* park and garden and a development of 5 or more homes in this location is likely to be out of character with this part of the village where properties in larger landscaped plots. Standard Mitigation Measures for air quality applicable to sites of ≥10 residential dwellings	Site too large, would effectively double size of the village, and within GII* park and garden, potential ecology interests too. Medium impact on sewerage network. If greater than 100 properties an AQ Assessment may be required. Standard Mitigation Measures for air quality applicable to sites of ≥10 residential dwellings.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	No Change	No change	No change
	Should the site be carried forward for potential allocation in the SWDPR?	No Change	No change	No change
	Summary	No Change	No change	No change

Great Witley Category 1

SHELAA Site Reference and Address:	CFS0911sc Land off Stourport Road and the B4197, Great Witley, (Site 1)	CFS0950 Land off Stourport Road and the B4197, Great Witley, (Site 2) (part of CFS0911)
MAJOR CRITERIA	Category 1	Category 1
	Yes	Yes
	100% flood zone 1	100% Flood Zone
	Yes	Yes
	Yes	principle of new access may be acceptable, subject to detail
	Sewerage: Site will drain to The Glebe SPS. The development would increase the population served by the SPS and hydraulic modelling is recommended. No comments on water supply.	Medium impact on sewerage network (officer note although this may be less for smaller cut with much fewer dwellings). No comments on water supply.
	Impact zone of SSSI Natural England must be consulted if >100 units. Smaller cut is approx. 440m from large regional/local wildlife site to north and 730m from small regional/local wildlife site to south-east.	Impact zone of SSSI Natural England must be consulted if >100 units. Approx. 530m from large regional/local wildlife site to north and 460m from small regional/local wildlife site to south-east.
	No	No
	No	No
	No Neighbourhood Plan	No Neighbourhood Plan
Yes residential on 3 sides and agricultural land rear of school to east.	Yes (mostly), residential, school, village hall, doctors surgery, historic park and garden. PROW diagonally crosses the site (from south-west corner to north-east corner)	
OTHER CRITERIA	Protect and Enhance	Protect and Enhance
	No	No
	No	No
	Yes and possible impact on setting of listed park and garden. But to note: Smaller cut is not immediately adjacent to either GI1* park and garden (approx. 320m away) or GI1 LBs (nearest approx. 110m away)	Yes - Partly within GI1* park and garden and several GI1 LBs
	DBA, survey, targeted evaluation and possible further mitigation.	DBA, survey, targeted evaluation and possible further mitigation.
	within 500m of a LWS to north and south. Main sett-badger 2011 - adjacent to wildlife corridor woodland and LWS	within 500m of a LWS to north and south. Main sett-badger 2011 - adjacent to wildlife corridor woodland and LWS
	No	No
	No	No
	No	No
	No	No
	low' to 'high' through site from The Glebe - refer to LLFA for DS requirements	low' to 'high' through site from The Glebe - refer to LLFA for DS requirements
	Yes	Yes
	No history, but caution contamination from any previous agricultural practices?	No history, but caution contamination from any previous agricultural practices?
	Yes - 70m	Yes - opposite site
	adjacent to primary school, 340m to shop, adjacent to doctors surgery and adjacent to village hall	adjacent to primary school, 600m to shop, adjacent to doctors surgery and adjacent to village hall
Yes but all are addressable	Yes	
No Neighbourhood Plan	No Neighbourhood Plan	
Smaller cut (approx. 2.45ha) is further from heritage assets and lessens the impact on the village with access off Stourport Rd.	Yes, is adjacent to GI1* park and garden, ecology issues too, although close to school, doctors surgery and village hall.	
OUTCOME PREFERRED OPTIONS 2019	In (with access off Stourport Rd)	Ruled out - historic environment
	Yes	No
	Smaller cut (approx. 2.45ha) likely to be acceptable with access from Stourport Rd - is not adjacent to GI1* park and garden, could accommodate approx. 44 dwellings. Site is within 500m of a LWS to north, may be ecology issues (badgers), adjacent to wildlife corridor woodland. Medium impact on sewerage network (officer note although this may be less for smaller cut with much fewer dwellings). Note - If greater than 100 properties an AQ Assessment may be required and standard Mitigation Measures for air quality applicable to sites of ≥10 residential dwellings. Drainage engineer advises Watercourses on boundary	Within GI1* parkland garden, potential ecology interests too. Development in this location is likely to be out of character with this part of the village where properties in larger landscaped plots. Medium impact on sewerage network. If greater than 100 properties an AQ Assessment may be required. Standard Mitigation Measures for air quality applicable to sites of ≥10 residential dwellings.
OUTCOME PUBLICATION 2022	No change	No change
	No change	No change
	No change	No change