

Wychbold Category 1

SHELAA Site Reference and Address:		0428 - Land at Crown Lane, Wychbold	0720 - Land at School Road, Wychbold	0721 - Land at St Richards Close, Wychbold
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary - Cat 1	Yes - Within Development Boundary - Cat 1	Yes - Within Development Boundary - Cat 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 - available within 5 years	Yes - available within 5 years	Yes - available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1. (less than 1% Flood Zone 2). No historical flooding recorded.	100 % Flood Zone 1. No historical flooding recorded.	100 % Flood Zone 1. No historical flooding recorded.
	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	Yes	No comments received, however access appears achievable
	Are the Sewerage and Water supplies adequate in the area?	MEDIUM - Crown Lane CSO is downstream and has a history of pollution. Hydraulic modeling is required to determine the impact. Estimated spare hydraulic capacity of 53 dwellings. Significant headroom available in terms of quality performance	LOW - 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. Estimated spare hydraulic capacity of 53 dwellings. Significant headroom available in terms of quality performance	LOW - 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. Estimated spare hydraulic capacity of 53 dwellings. Significant headroom available in terms of quality performance
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless infrastructure, air pollution, waste, combustion or water discharge	No - unless infrastructure, air pollution, waste, combustion or water discharge	No - unless infrastructure, air pollution, waste, combustion or water discharge
	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	YES - residential	YES - residential	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Restore	GI - Protect and Enhance	GI - Protect and Enhance
	Would development of the site result in a significant net loss of protected open space?	NO	NO	YES
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not in Conservation Area: Archaeology: Romano/British, medieval potential - DBA, survey, targeted evaluation and possible mitigation	Site not in Conservation Area: Archaeology: Romano/British, medieval potential - Mitigation	Site not in Conservation Area: Archaeology: Romano/British, medieval potential - Evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	No detrimental impact on listed buildings.	No detrimental impact on listed buildings.	No detrimental impact on listed buildings.
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	NO	NO	NO
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	Potentially - LWS	No	No
	Would development of the site have a detrimental impact on TPOs.	No	Yes - A TPO will compromise development of this site.	Yes - Trees with significant amenity value will compromise the development of this site.
	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 has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	2% 30 yr, 3% 100 yr and 7% 1000 yr surface water flooding, potential surface water ponding in SW corner of the site 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 surface water flooding (less than 1% 1000 yr), 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?	All of site within grade 3 land	All of site within grade 3 land	All of site within grade 3 land
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Adjacent to Wychbold AQMA. Within Wychbold AQMA Consultation Zone. Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ± 10 residential dwellings. Contamination - PCL on site - arable agricultural. Within 2x 250m landfill buffer. Risk Assessment and likely Site Investigation required.	Air Quality - Within Wychbold AQMA Consultation Zone. Consult WRS on Air Quality - Contamination - No History of PCL activities	Air Quality - Within Wychbold AQMA Consultation Zone. Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ± 10 residential dwellings. Contamination - No history of PCL activities.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes, the closest bus stop is 322 metres (0.2 miles) away. The closest train station (Droitwich Spa Station) is 5794 metres (3.6 miles) from site.	Yes, bus stop is 322 metres (0.2 miles) away. The closest train station is 5793 metres (3.6 miles) away.	Bus stop (135m)
	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 (Wychbold First and Nursery School) is 805 metres (0.5 miles). General Store (Londis) is 483 metres (0.3 miles). Post office (Wychbold Post Office) is 805 metres (0.5 miles). Doctors Surgery (St. Johns Surgery) is (0.5 miles). Village Hall (Wychbold Village Hall) is 866 metres (0.6 miles).	Primary school (Wychbold First and Nursery School) is 11 metres (367ft). General Store (Londis) is 805 metres (0.5 miles). Post office (Wychbold Post Office) is 805 metres (0.5 miles). Doctors Surgery (St. Johns Surgery) is 29 metres. Village Hall (Wychbold Village Hall) is 161 metres (0.1 miles).	Wychbold First School (643m); Londis (643m); Post Office (643m); Doctors (482m); Village Hall (643m)
	Would development of the site result in an adverse impact on local health provision?	YES - Road noise from M5 excessive (24hrs and night time) https://shapeas.net/place/E54000019#14/52.2947/-2.1125/-rindb-057/sc-pc-sc-sc also close to an AQMA which runs from M5 jcn through centre of the village along the A38. Development would add to traffic congestion. Possible mitigation for air pollution would have to include electric car charging points at every property and visitor charging points too however, this would be unlikely to have an impact in the short - medium term and not over come noise pollution issues from the M5	Potentially yes - loss of a social club	YES - Loss of publicly available green space
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	A Neighbourhood Plan has not been adopted. However, a Neighbourhood Area Application was approved 19/04/2019.	A Neighbourhood Plan has not been adopted. However, a Neighbourhood Area Application was approved 19/04/2019.	A Neighbourhood Plan has not been adopted. However, a Neighbourhood Area Application was approved 19/04/2019.
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Conservation comments: LWS, TPO	NO objection	yes - incidental open space contributes to quality of local environment (green - health & wellbeing etc.). Already designated as Green Space	
OUTCOME PREFERRED OPTIONS 2019	Rule in or out of SHELAA? If out, reason?	In	In	Out - Loss of Valued Open Space
	Should the site be carried forward for potential allocation in the SWDPR?	No	Yes	No
OUTCOME PUBLICATION 2022	Summary	Not considered suitable site for development - too close to the motorway - potential pollution and noise issues. Site area is 5.29ha which would give 95 units with 40% GI. Not considered suitable for B1 units on this site in terms of marketability.	Take forward site as a potential allocation. Site suitable for small development - possible 5 units. British Legion Club. Lease still running. TPO issue. Site area 0.18 ha	Rule out - site sits within protected POS and there is a possible TPO issue. Not considered suitable for development.
	Rule in or out of SHELAA? If out, reason?	No Change	Out - loss of Community Facility & Availability Unknown	No Change
OUTCOME PUBLICATION 2022	Should the site be carried forward for potential allocation in the SWDPR?	No Change	No	No Change
	Summary	No Change	Rule out - Loss of important Community facility and availability unknown. Long lease on site still running so may not be deliverable.	No Change

Wychbold Category 1

SHELAA Site Reference and Address:		0486 - Land at Chequers Lane, Wychbold	1209 - Land at Crown Lane/Chequers Lane, Stoke Road, Wychbold
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Adjacent to Development Boundary - Cat 1	Yes - Adjacent to Development Boundary - Cat 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 - available within 5 years	Yes - available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100 % Flood Zone 1. No historical flooding recorded.	100 % Flood Zone 1. No historical flooding recorded.
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	YES	YES
	Can the site be provided with safe access onto the public highway?	Yes	Yes - however Vehicular access via Chequers Lane is not supported
	Are the Sewerage and Water supplies adequate in the area?	LOW - 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. Estimated spare hydraulic capacity of 53 dwellings. Significant headroom available in terms of quality performance	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
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No - unless infrastructure, air pollution, waste, combustion or water discharge	No - unless infrastructure, air pollution, waste, combustion or water discharge
	Is the site in Green Belt?	No	No
	Is the site in the AONB, or affect the setting of?	NO	NO
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	NO	NO
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	YES - residential	YES - residential	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Restore	GI - Protect and Enhance
	Would development of the site result in a significant net loss of protected open space?	NO	NO
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Site not in Conservation Area: Archaeology: Romano/British, medieval potential -Evaluation	Site not in Conservation Area: Archaeology: Romano/British, medieval potential -Evaluation
	Would development of the site have a detrimental impact on Listed Building (s).	No detrimental impact on listed buildings.	No detrimental impact on listed buildings.
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	NO	NO
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No	The status of the grassland on site must be confirmed prior to allocation. If it is priority habitat allocations here should be avoided. May be scope for some development to the north-western half of the site, with adequate boundary buffer to NE and SE. Southern part should be kept open to preserve rural setting to church and to maintain views
	Would development of the site have a detrimental impact on TPOs.	TPO nearby	NO
	Would development of the site have a detrimental impact on a Significant Gap?	NO	NO
	Would development of the site have a detrimental impact on ancient woodland?	NO	possibly on boundaries
	Would development of the site have a detrimental impact on ancient hedgerow?	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 surface water flooding (1% 1000 yr), no details to confirm there has been a surface water flooding event.	No surface water flooding (1% 1000 yr), 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?	All of site within grade 3 land	All of site within grade 3 land
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Air Quality - Within Wychbold AQMA Consultation Zone. Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - No history of PCL activities.	Air Quality - Within Wychbold AQMA Consultation Zone. Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contamination - No history of PCL activities.
	Is there a bus stop or train station within 400m of the site? Please state distance.	No, the closest bus stop is 482 metres (0.3 miles) away. The closest train station is 4526 metres (3.0 miles) away.	No, the closest bus stop is 482 metres (0.3 miles) away. The closest train station is 4526 metres (3.0 miles) away.
	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 (Wychbold First and Nursery School) is 966 metres (0.6 miles). General store (Londis) is 805 metres (0.5 miles). Post Office is 644 metres (0.4 miles). Doctors Surgery 805 metres (0.5 miles). Village Hall (Wychbold Village Hall) is 986 metres (0.6 miles)	Primary school (Wychbold First and Nursery School) is 966 metres (0.6 miles). General store (Londis) is 805 metres (0.5 miles). Post Office is 644 metres (0.4 miles). Doctors Surgery 805 metres (0.5 miles). Village Hall (Wychbold Village Hall) is 986 metres (0.6 miles)
	Would development of the site result in an adverse impact on local health provision?	NO - Ensure walking/cycling access to school via the school field adjacent to the site to promote walking/cycling culture.	yes but all are addressable
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	A Neighbourhood Plan has not been adopted. However, a Neighbourhood Area Application was approved 18/04/2019.	A Neighbourhood Plan has not been adopted. However, a Neighbourhood Area Application was approved 18/04/2019.
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No objection subject to satisfactory peripheral landscaping	lies within IRZ with concerns for res. Dev. of 50 units or more outside exist. Settlements and 100 or more generally	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	In	Site submitted post Preferred Options
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	n/a
	Summary	Consider the site should be taken forward as an allocation for approx 24 units. PP submitted for 33 units 100% affordable scheme (18/02/398/FUL) - approved at cttee Sept 2019. Site area 1.34 ha	n/a
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	No Change	In
	Should the site be carried forward for potential allocation in the SWDPR?	No Change	No
	Summary	Further planning application submitted for 33 affordable units - W/22/01280/FUL - decision pending	Other site preferable for village at this time