

Whittington Category 2

SHELAA Site Reference and Address:	CFS0057 - Land adjacent to Goldcliffe, Church Lane, Whittington	CFS0058 - Land off Church Lane, Whittington	CFS0150 - Land to the West Side of Church Lane, Whittington	CFS0527 - SO 87592 52724, Whittington	CFS0918 - Land Opposite, Goldcliffe, Church Lane, Whittington	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Category 2	Category 2
	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
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Yes	Presume so as fronts onto Church Lane	Highways England: 1km from M5 Junction 7 access, existing junctions likely to be used; Cumulative impact on Whittington required	Utilise either or both of 2 existing accesses	Yes
	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
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	No	No
	Is the site in Green Belt?	No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	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
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - residential and agricultural	Yes - residential and agricultural	Yes - residential and agricultural	Yes - residential	Yes - residential and agricultural	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Protect and restore	Protect and restore	Protect and restore	Protect and restore	Protect and restore
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No	No	No	Yes - on immediate boundary of CA	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
	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
	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
	Would development of the site have a detrimental impact on TPOs.	No	No	No	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No - site is entirely within the Significant Gap but its loss is unlikely to have a significant impact on purpose of SG.	No - the Significant Gap is proposed to be deleted	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.	Proposed to remove the Significant Gap in this location.
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Yes, possibly		Yes, possibly	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 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
	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
	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?
	Is there a bus stop or train station within 400m of the site? Please state distance.	No - 480m	No - 480m	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	390m from primary school, no shop/post office or doctors surgery in village, 120m 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	No	Yes	No	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.	Yes - It would increase the size of the village by about 50% and in effect join together two currently separate parts of the built form 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.	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	In	In	Ruled out - scale	In	In
	Should the site be carried forward for potential allocation in the SWDPR?	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.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	No change	No change	No change	No change	No change
	Should the site be carried forward for potential allocation in the SWDPR?	No change	No change	No change	No change	No change
	Summary	The site is triangular in shape with the widest part on the road frontage. However, a minimum of 5 dwellings could not be accommodated on the site to a layout or density that would be in keeping with the other homes on this side of Church Lane. This is particularly so because of the increasingly narrow width of the site as it extends back from the road.	The site is not within the proposed boundaries of Worcestershire Parkway and the Significant Gap designation is proposed to be deleted. The scale of the site is too large and would join together 2 currently separate parts of the village increasing the size of the village by approx. 30%.	No change	No change	Proposed to remove the Significant Gap that currently covers the site. Would create a visually separate area of development with tenuous links to the neighbouring built form which would appear incongruous in the village. 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.

Whittington Category 2

SHELAA Site Reference and Address:	CFS0998 - Land off Church Lane, Whittington	CFS0999 - Land to the south of Whittington CoE Primary School, Whittington	CFS1000 - Land off Brewers Lane, Whittington
MAJOR CRITERIA	Category 2	Category 2	Category 2
	Yes	Yes	Yes
	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1
	Yes	Yes	Yes
	Yes	Access onto Church Lane can be achieved but it will probably require the signalisation of Whittington Roundabout to control vehicle movements.	Yes
	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
	No	No	No
	No	No	No
	No	No	No
	Yes - residential, village hall and agricultural	Yes - residential, school and agricultural but abuts M5	Yes - residential and agricultural but site abuts M5
OTHER CRITERIA	Protect and restore	Protect and restore	Protect and restore
	No	No	No
	Yes - site crosses into CA, very close to several listed buildings	Yes - part of site on immediate boundary of CA	No
	Yes - site crosses into CA, very close to several listed buildings	No	No
	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
	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
	No	No	No
	Proposed to remove the Significant Gap in this location.	Proposed to remove the Significant Gap in this location.	Yes
	No	No	No
	No	No	Yes, possibly
	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
	No	No	No
	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 ad - Pond (infilled), Risk Assessment and likely Site Investigation required.
	Yes - 200m	Yes - 200m	No - 790m
	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
No	Yes	Yes	
N/A	N/A	Yes - residential and agricultural but site abuts M5	
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.	Yes - out of character with predominantly frontage development in the village	Yes - would lead to the coalescence of Whittington and existing allocated site	
OUTCOME PREFERRED OPTIONS 2019	In	In	In
	No	No	No
	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 mainly to rear of existing built development and would be out of character with predominantly frontage development in the village. Butts up to M5 and there are a couple of PROW that cross the site. 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 ad - Pond (infilled), Risk Assessment and likely Site Investigation required.
OUTCOME PUBLICATION 2022	No change	No change	No change
	No change	No change	No change
	Proposed Significant Gap to be deleted in this area. No other changes to PO summary.	Proposed Significant Gap to be deleted in this area. No other changes to PO summary.	No change