

Whittington: Submission

Summary Sheet: Stage 1 Assessment

Settlement: Whittington

Site Ref	Site Name	Stage 2	Comments
WGN001	Land adjacent to Oaklands Drive	Yes	Combined with WGN021
WGN004	Land to the rear of Hershell House	Yes	Site has extant planning permission (OS2004/13172) for one dwelling which has been implemented but not progressed further.
WGN005	Land to South East of School	Yes	
WGN006	Land north of Daisy Lane	Yes	
WGN007	Land south of Dismantled Railway	Yes	
WGN008	County Council Depot, Park Hall	No	Site in active use as a Highway Depot, with additional accommodation being constructed on site. No longer being promoted by Shropshire Council for alternative use.
WGN014	Castle Court	No	Site is below 0.2Ha (0.09Ha)
WGN015	Highfields Farm	Yes	
WGN016	Land at Glebe Farm	Yes	
WGN017	Rose Hill Nursery	Yes	
WGN018	Land to North West of Cambrian Avenue	Yes	
WGN019	Land at rear of Mountfield House	Yes	
WGN020	Land at Donnett Cottage	No	Site is below 0.2Ha (0.08Ha)
WGN021	Land adj. to Big House & Leefields	Yes	
WGN022	Land north of Penybryn Avenue	No	Site is not currently promoted
WGN023	Land north of Mount Farm.	No	Site is not currently promoted
WGN024	Land rear of Boot Street	Yes	
WGN025	Land adj. to Big House	No	Site is below 0.2Ha (0.07Ha). Combined with WGN021
WGN026	Land at 7 Top Street	Yes	
WGN027	Land at Brookside	No	Site is not well related to settlement (around 300m from edge of settlement).
WGN028	Land east of Whittington	Yes	
WGN029	Land north west of Briarfields	No	Site is not currently promoted
WGN031	Land at The Mount, Top Street	Yes	
WGN033	Land at New Rectory	Yes	
WGN034	Land off Penbryn Avenue	Yes	
WGN036	Dismantled Railway south west of B5009	Yes	
WGN037	Land north east of Briarfields	Yes	
WGN038	A-Z Engineering LTD	No	Extant permission towards north of site (10/05578/FUL Erection of a

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Site Ref	Site Name	Stage 2	Comments
			detached dwelling with an attached double garage). Not currently promoted.
WGN039/10	Land north of Castle	Yes	Part of site falls within Scheduled Ancient Monument of Whittington Castle
WGN040	Whittington Business Park	No	Brownfield site, historically associated with Park Hall Military Camp, now a small business park. Site is detached from village and not well related to current development boundary for Whittington (around 500m from boundary).

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Site ref: WGN001		Site Name: Land adjacent to Oaklands Drive	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Part of WGN021
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: Do Not Progress to Stage 2 assessment.

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Site ref: WGN004		Site Name: Land to the rear of Hershell House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Part of site has extant planning permission (OS2004/13172) for one dwelling which has been implemented but not progressed
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment*

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Site ref: WGN005		Site Name: Land to South East of School	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Part of site is within the development boundary whilst most of site adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: WGN006		Site Name: Land north of Daisy Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Permission for extension to the cemetery extension (OS2005/13791) lapsed 06.06.11
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: WGN007		Site Name: Land south of Dismantled Railway	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: WGN008		Site Name: County Council Depot, Park Hall	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site contiguous with site adjoining the current development boundary, but is not well related to the settlement. Adjoins local authority housing at Drenwydd, Park Hall
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site in active use as a Highway Depot, with additional accommodation being constructed on site. No longer being promoted by Shropshire Council for alternative use.

Recommendation: Do not progress to Stage 2 assessment – not being promoted

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Site ref: WGN014		Site Name: Castle Court	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.09Ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: Do not progress to Stage 2 assessment – too small.

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Site ref: WGN015		Site Name: Highfields Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site adjoins current boundary.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: WGN016		Site Name: Land at Glebe Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site adjoins current boundary.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: WGN017		Site Name: Rose Hill Nursery	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site adjoins current boundary.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: WGN018		Site Name: Land to North West of Cambrian Avenue	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: WGN019		Site Name: Land at rear of Mountfield House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: Whittington

Site ref: WGN020		Site Name: Land at Donnett Cottage	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.08Ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: Do not progress to Stage 2 assessment – too small.

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Site ref: WGN021		Site Name: Land adj. to Big House & Leefields	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Part of site is within flood Zone 3.
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: Whittington

Site ref: WGN022		Site Name: Land north of Penybryn Avenue	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site is not currently promoted

Recommendation: Do not progress to Stage 2 assessment – not promoted.

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Site ref: WGN023		Site Name: Land north of Mount Farm.	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site is not currently promoted

Recommendation: Do not progress to Stage 2 assessment – not promoted.

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Site ref: WGN024		Site Name: Land rear of Boot Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: WGN025		Site Name: Land adj to Big House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.07Ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: Do not Progress to Stage 2 assessment – consider in conjunction with WGN021.

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Site ref: WGN026		Site Name: Land at 7 Top Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site within current development boundary.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: Whittington

Site ref: WGN027		Site Name: Land at Brookside	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site is not well related to settlement (around 300m from edge of settlement).
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: Do not progress to Stage 2 assessment.

Whittington: Submission

Stage 1 Site Assessment: Whittington

Site ref: WGN028		Site Name: Land east of Whittington	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Whittington: Submission

Stage 1 Site Assessment: Whittington

Site ref: WGN029		Site Name: Land north west of Briarfields	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site is not promoted

Recommendation: *Do not progress to Stage 2 assessment – not promoted*

Whittington: Submission

Stage 1 Site Assessment: Whittington

Site ref: WGN031		Site Name: Land at The Mount, Top Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Whittington: Submission

Stage 1 Site Assessment: Whittington

Site ref: WGN033		Site Name: Land at New Rectory	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Whittington: Submission

Stage 1 Site Assessment: Whittington

Site ref: WGN034		Site Name: Land off Penbryn Avenue	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Whittington: Submission

Stage 1 Site Assessment: Whittington

Site ref: WGN036		Site Name: Dismantled Railway south west of B5009	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is contiguous with site adjoining the current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Whittington: Submission

Stage 1 Site Assessment: Whittington

Site ref: WGN037		Site Name: Land north east of Briarfields	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins the current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Whittington: Submission

Stage 1 Site Assessment: Whittington

Site ref: WGN038		Site Name: A-Z Engineering LTD	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Extant permission towards north of site (10/05578/FUL Erection of a detached dwelling with an attached double garage)
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site is not currently promoted

Recommendation: Do not progress to Stage 2 assessment – not promoted

Whittington: Submission

Stage 1 Site Assessment: Whittington

Site ref: WGN039		Site Name: Land north of Castle	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	Southern part of site falls within Scheduled Ancient Monument of Whittington Castle.
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Whittington: Submission

Stage 1 Site Assessment: Whittington

Site ref: WGN040		Site Name: Whittington Business Park	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Brownfield site, historically associated with Park Hall Military Camp, now a small business park. Site is detached from village and not well related to current development boundary for Whittington (around 500m from boundary).
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Do not progress to Stage 2 assessment*

Whittington: Submission

Housing Sites Assessment: Stage 2a

Site ref: WGN004		Site Name: Land to the rear of Hershell House		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	--	CA

Whittington: Submission

Site ref: WGN004		Site Name: Land to the rear of Hershell House		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN005		Site Name: Land to South East of School		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	CA buffer

Whittington: Submission

Site ref: WGN005		Site Name: Land to South East of School		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN006		Site Name: Land north of Daisy Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Children's play area only just within 480m
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	CA buffer

Whittington: Submission

Site ref: WGN006		Site Name: Land north of Daisy Lane		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -	0	Historic landfill buffer
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Former rail line

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN007		Site Name: Land south of Dismantled Railway		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	--	CA
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	0	

Whittington: Submission

Site ref: WGN007		Site Name: Land south of Dismantled Railway		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN015		Site Name: Highfields Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	CA buffer

Whittington: Submission

Site ref: WGN015		Site Name: Highfields Farm		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -	0	Historic landfill buffer
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN016		Site Name: Land at Glebe Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	CA buffer

Whittington: Submission

Site ref: WGN016		Site Name: Land at Glebe Farm		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	-	Single TPO
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Former rail line

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN017		Site Name: Rose Hill Nursery		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	CA buffer

Whittington: Submission

Site ref: WGN017		Site Name: Rose Hill Nursery		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN018		Site Name: Land to North West of Cambrian Avenue		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	CA buffer

Whittington: Submission

Site ref: WGN018		Site Name: Land to North West of Cambrian Avenue		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN019		Site Name: Land at rear of Mountfield House		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	CA Buffer

Whittington: Submission

Site ref: WGN019		Site Name: Land at rear of Mountfield House		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN021		Site Name: Land adj. to Big House & Leefields		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	CA buffer

Whittington: Submission

Site ref: WGN021		Site Name: Land adj. to Big House & Leefields		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Filled ground <1ha

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN024		Site Name: Land rear of Boot Street		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	CA Buffer

Whittington: Submission

Site ref: WGN024		Site Name: Land rear of Boot Street		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN026		Site Name: Land at 7 Top Street		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	--	Part in CA
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	Part CA buffer

Whittington: Submission

Site ref: WGN026		Site Name: Land at 7 Top Street		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	Historic Landfill buffer
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN028		Site Name: Land east of Whittington		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	50%
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Only a small part of west of site is within 480m of a children's play area
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	CA buffer

Whittington: Submission

Site ref: WGN028		Site Name: Land east of Whittington		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN031		Site Name: Land at The Mount, Top Street		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	CA buffer

Whittington: Submission

Site ref: WGN031		Site Name: Land at The Mount, Top Street		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN033		Site Name: Land at New Rectory		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	CA buffer

Whittington: Submission

Site ref: WGN033		Site Name: Land at New Rectory		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN034		Site Name: Land off Penbryn Avenue		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Only just within 480m
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	0	

Whittington: Submission

Site ref: WGN034		Site Name: Land off Penbryn Avenue		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN036		Site Name: Dismantled Railway south west of B5009		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	--	CA
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	0	

Whittington: Submission

Site ref: WGN036		Site Name: Dismantled Railway south west of B5009		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Former railway

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN037		Site Name: Land north east of Briarfields		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	--	CA
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	0	

Whittington: Submission

Site ref: WGN037		Site Name: Land north east of Briarfields		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Former railway

Whittington: Submission

Site Assessment: Stage 2a

Settlement: Whittington

Site ref: WGN039/10		Site Name: Land north of Castle		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			Part Whittington Castle Grounds
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	-	
	▪ an amenity green-space	-/0	-	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Whittington Castle within site
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	--	CA
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	0	

Whittington: Submission

Site ref: WGN039/10		Site Name: Land north of Castle		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	Historic Landfill buffer
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Filled ground <1ha

Whittington: Submission

Notes

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. and 3. Designated sites and their buffer zones

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m
Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

4. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Whittington: Submission

Housing Sites Assessment: Stage 2b

Site Ref: WGN001	Site Name: Land adjacent to Oakland's Drive
Size (ha)	1.27
Indicative capacity	38
General location	This is an agricultural field on the southern edge of Whittington, at the end of Oaklands Drive and adjacent to the primary school.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Pasture
Topography	Flat
Adjoining land uses and boundary features	Housing and the primary school form the western and northern boundaries respectively with agricultural land to the east and south.
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is part of site OWWT17-45 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a high to medium landscape sensitivity. It is described as being "low lying, partly within the floodplain of Common Brook, along which deciduous vegetation contributes, even in winter, to filtering views into/from the wider landscape. Housing extends the length of the northern and western boundaries of the site, which is bound to the east by the B5009 (with significant woodland beyond), and the railway further to the west is on a slight embankment. These factors contribute to reducing the linkage of this site with the wider landscape and it has a settlement-edge character due to the small scale of the fields and the presence of scattered houses further to the south"</p> <p>The Report goes on to state that the area has a high/medium capacity for housing: "...with the exclusion of the south eastern area which lies within a floodplain, and the small north eastern area which lies within the Conservation Area. Good linkage to the local settlement and its facilities could be readily created. Care would be required to avoid any degradation of the Conservation Area, although this southern edge already appears degraded. Consideration would be required of the TPO on part of the northern boundary.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries.
Other constraints	n/a
General site related benefits	Potential for school drop off / pick up area
Transport and	n/a

Whittington: Submission

Site Ref: WGN001	Site Name: Land adjacent to Oakland's Drive
Highways related benefits	
Strategic fit	Well located to village centre services
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p>
Trees	Trees and hedgerows will be a limited constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Whittington: Submission

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that the site has that the area has a high/medium capacity for housing and benefits from good linkage to the local settlement. Care would be required to avoid any degradation of the Conservation Area. Trees and hedgerows will be a limited constraint to development on this site and consideration would be required of the TPO on part of the northern boundary.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences• Additional biodiversity surveys will be required to assess potential impacts on protected species;• development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17;• New roads accessing these sites should be designed in such a way that the development should not provide the ability to 'rat run' between Station Road and the B5009.

Whittington: Submission

Site Ref:WGN004	Site Name: Land to the rear of Hershell House
Size (ha)	0.29
Indicative capacity	8
General location	Close to village centre, east of primary school
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Garden land
Topography	level
Adjoining land uses and boundary features	Residential (N&E); community centre & school (W); agriculture
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is part of site OWWT17-45 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a high to medium landscape sensitivity. It is described as being “low lying, partly within the floodplain of Common Brook, along which deciduous vegetation contributes, even in winter, to filtering views into/from the wider landscape. Housing extends the length of the northern and western boundaries of the site, which is bound to the east by the B5009 (with significant woodland beyond), and the railway further to the west is on a slight embankment. These factors contribute to reducing the linkage of this site with the wider landscape and it has a settlement-edge character due to the small scale of the fields and the presence of scattered houses further to the south”</p> <p>The Report goes on to state that the area has a high/medium capacity for housing: “...with the exclusion of the south eastern area which lies within a floodplain, and the small north eastern area which lies within the Conservation Area. Good linkage to the local settlement and its facilities could be readily created. Care would be required to avoid any degradation of the Conservation Area, although this southern edge already appears degraded. Consideration would be required of the TPO on part of the northern boundary.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a

Whittington: Submission

Site Ref:WGN004	Site Name: Land to the rear of Hershell House
Strategic fit	Well located to village centre services
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	The site is within the historic settlement core and the impact of development on the character of the Conservation Area needs to be considered. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

Whittington: Submission

More detailed assessment in Stage 2b assessment highlights the fact that the site has that the area has a high/medium capacity for housing and benefits from good linkage to the local settlement. The site is within the historic settlement core and the impact of development on the character of the Conservation Area needs to be considered. Trees and hedgerows will be a limiting constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences• Additional biodiversity surveys will be required to assess potential impacts on protected species;• development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17;• New roads accessing these sites should be designed in such a way that the development should not provide the ability to 'rat run' between Station Road and the B5009.

Whittington: Submission

Site Ref:WGN005	Site Name: Land to the south east of the school
Size (ha)	0.6
Indicative capacity	18
General location	Close to village centre, east of primary school
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	agricultural
Topography	level
Adjoining land uses and boundary features	Residential (N); community centre & school (W); agriculture
Local highway capacity/ constraints	Vehicular access depends on either WGN001 (Land adjacent to Oakland's Drive) or WGN004 (Land to the rear of Heshell House) being developed but cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is part of site OWWT17-45 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a high to medium landscape sensitivity. It is described as being “low lying, partly within the floodplain of Common Brook, along which deciduous vegetation contributes, even in winter, to filtering views into/from the wider landscape. Housing extends the length of the northern and western boundaries of the site, which is bound to the east by the B5009 (with significant woodland beyond), and the railway further to the west is on a slight embankment. These factors contribute to reducing the linkage of this site with the wider landscape and it has a settlement-edge character due to the small scale of the fields and the presence of scattered houses further to the south”</p> <p>The Report goes on to state that the area has a high/medium capacity for housing: “...with the exclusion of the south eastern area which lies within a floodplain, and the small north eastern area which lies within the Conservation Area. Good linkage to the local settlement and its facilities could be readily created. Care would be required to avoid any degradation of the Conservation Area, although this southern edge already appears degraded. Consideration would be required of the TPO on part of the northern boundary.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries.
Other constraints	n/a
General site related benefits	n/a
Transport and	n/a

Whittington: Submission

Site Ref:WGN005	Site Name: Land to the south east of the school
Highways related benefits	
Strategic fit	Well located to village centre services
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	The impact of development on the character of the Conservation Area needs to be considered. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17</p>
Trees	Trees and hedgerows will be a significant constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

Whittington: Submission

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that the site has that the area has a high/medium capacity for housing and benefits from good linkage to the local settlement. The impact of development on the character of the Conservation Area needs to be considered. Trees and hedgerows will be a significant constraint to development on this site

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences• Additional biodiversity surveys will be required to assess potential impacts on protected species;• development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17;• New roads accessing these sites should be designed in such a way that the development should not provide the ability to 'rat run' between Station Road and the B5009.

Whittington: Submission

Site Ref:WGN006	Site Name: Land north of Daisy Lane
Size (ha)	1.88
Indicative capacity	56
General location	North of village, following line of former railway
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	A small area in the north-eastern part of this site is in a Mineral Safeguarding Area for sand and gravel. However, the small size of this site means that it is unlikely that extraction of the mineral will be commercially viable.
Current use	grazing
Topography	Rising to NW
Adjoining land uses and boundary features	Residential (S); agriculture
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is site OWWT12/227 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a high to medium landscape sensitivity. It is described as forming "... part of the farmland around Highfields and currently in use for grazing cattle. It relates well to the wider landscape, especially when viewed from the north west, where the site is an obvious continuation of the flowing landforms typical of that landscape. Part of the site relates also to the settlement, providing a Public Right Of Way adjacent to the cemetery"</p> <p>The Report goes on to state that the area has a high/medium capacity for housing: "The larger part of this site has medium/low capacity for housing development by reason of its relationship to both the wider landscape and the settlement. However, there may be some capacity for development of the area adjacent to the B5009, to provide a more pleasing entrance to the settlement and if the linkage of the farm buildings to the wider farmed landscape were to be retained."</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Less well related to village centre services than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth.
Other relevant information	n/a

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
Biodiversity	The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17. Great Crested Newts are known to be present nearby and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. In addition the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings, Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use. It is negative for access to the primary school, a young people's recreational facility, proximity to Conservation Area and for agricultural land quality. The assessment also shows that the site lies within 250 of a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair

More detailed assessment in Stage 2b assessment highlights the fact that the site is within the Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17. Great Crested Newts are known to be present nearby and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. Trees and hedgerows will be a limiting constraint to development on this site.

Whittington: Submission

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites.
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Whittington: Submission

Site Ref:WGN007	Site Name: Land south of dismantled railway
Size (ha)	4.16
Indicative capacity	125
General location	North-west of castle, adjacent to former railway line
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	grazing
Topography	level
Adjoining land uses and boundary features	Residential (SW & NE); castle (SAM) to SE; agriculture
Local highway capacity/ constraints	Vehicular access is not currently acceptable but could easily be made so if development were to take place. Similarly, cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is site OWWT10-226 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a high to medium landscape sensitivity. It is described as being "...visible from the well used castle car park and environs and forms part of a strong green visual corridor through the village connecting the core to the surrounding rural landscape.</p> <p>The Report goes on to state that the area has a low capacity for housing: "The site has no capacity for housing development as it would impinge on the green corridor cutting off the link between the village core and wider landscape, including the railway embankment. The castle and environs and surrounding fields are a key characteristic of the village. The loss of this open field would enclose this area and change the village character fundamentally."</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth. Sensitive context for development
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Development on this site is likely to have a substantial negative impact on the setting of the Scheduled Ancient Monument and on the character of the Conservation Area. Allocation of this site is not recommended.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, and no reports have been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b.
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable as there is an unmapped small watercourse.
Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility and agricultural land quality and shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

Whittington: Submission

More detailed assessment in Stage 2b assessment highlights the fact that the site has a low capacity for housing. Development is likely to have a substantial negative impact on the setting of the Scheduled Ancient Monument and on the character of the Conservation Area and is not therefore recommended. A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Trees and hedgerows will be a limiting constraint to development on this site.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice. Significant potential impact on setting of Whittington Castle.
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Whittington: Submission

Site Ref:WGN015	Site Name: Highfields Farm
Size (ha)	0.6
Indicative capacity	18
General location	North of village and north of Gobowen Rd adjacent to former railway
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Farm buildings /
Topography	Mostly flat
Adjoining land uses and boundary features	Residential SE & SW; agriculture
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is site OWWT12-227 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a high to medium landscape sensitivity. It is described as forming "...part of the farmland around Highfields and is currently in use for grazing cattle. It relates well to the wider landscape, especially when viewed from the north west, where the site is an obvious continuation of the flowing landforms typical of that landscape. Part of the site relates also to the settlement, providing a Public Right Of Way adjacent to the cemetery.</p> <p>The Report goes on to state that "The larger part of this site has medium/low capacity for housing development by reason of its relationship to both the wider landscape and the settlement. However, there may be some capacity for development of the area adjacent to the B5009, to provide a more pleasing entrance to the settlement and if the linkage of the farm buildings to the wider farmed landscape were to be retained."</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries. Further from village centre services than some alternatives.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth.
Other relevant information	n/a

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	The impact of development on the character of the Conservation Area needs to be considered. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
Biodiversity	Great Crested Newts are known to be present nearby and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. In addition the following surveys will be needed before development could commence: Extended Phase 1 Bats Great Crested Newts Reptiles The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site
Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows that the site is within 250m of a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor

More detailed assessment in Stage 2b assessment highlights the fact that Great Crested Newts are known to be present nearby and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence.

The impact of development on the character of the Conservation Area needs to be considered. Trees and hedgerows will be a limiting constraint to development on this site.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref:WGN016	Site Name: Land at Glebe Farm
Size (ha)	4.19
Indicative capacity	126
General location	West of railway line and north of Station Rd
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	agriculture
Topography	Mostly level
Adjoining land uses and boundary features	Residential (SE); commercial (NW); agriculture
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	The Oswestry Landscape Sensitivity and Capacity Report does not cover this site but the Stage 2a assessment records it as having a low landscape sensitivity .
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is some distance from village services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17</p>
Trees	There are no significant tree or hedgerow constraints

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site has a medium risk of groundwater flooding (between 25% and 50%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities, flood risk and previous land use (a former railway line). It is negative for access to the primary school, a local park or garden, a young people's recreational facility, proximity to the Conservation Area and agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that the site has a medium risk of groundwater flooding.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref:WGN017	Site Name: Rose Hill Nursery
Size (ha)	1.61
Indicative capacity	48
General location	West of village centre, west of railway line
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Residential / agriculture
Topography	Level
Adjoining land uses and boundary features	Residential (N&W); railway (E); agriculture
Local highway capacity/ constraints	Vehicular access is not currently acceptable and could only be made so if the whole of the site were developed . Cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	The Oswestry Landscape Sensitivity and Capacity Report does not cover this site but the Stage 2a assessment records it as having a low landscape sensitivity
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
Biodiversity	<p>Great Crested Newts are known to be present nearby and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. In addition the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is also adjacent to an Environmental Network and any development</p>

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility and proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.

More detailed assessment in Stage 2b assessment highlights the fact that Great Crested Newts are known to be present nearby and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. Trees and hedgerows will be a limiting constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref:WGN018	Site Name: Land to north west of Cambrian Avenue
Size (ha)	1.18
Indicative capacity	35
General location	West of village centre, north of current and former railway lines
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	agriculture
Topography	Level
Adjoining land uses and boundary features	Residential (SE); railway (SW); agriculture
Local highway capacity/ constraints	Vehicular access is not currently acceptable and could only be made so if the whole of the site were developed. Cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	The Oswestry Landscape Sensitivity and Capacity Report does not cover this site but the Stage 2a assessment records it as having a low landscape sensitivity
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services, but more distant than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17</p>

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, and no reports have been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b
Drainage: Surface water flooding	A small part of the site (around 4%) is at risk from surface water flooding.
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	The watercourse on site is almost like a dry ditch but the easement must be maintained. Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that a watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. A small part of the site is at risk from surface water flooding. Trees and hedgerows will be a moderate constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref: WGN019	Site Name: Land at rear of Mountfield House
Size (ha)	0.35
Indicative capacity	10
General location	North of village centre, north of Top St.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Garden/ grazing
Topography	Rising to North
Adjoining land uses and boundary features	Residential (S, E & W); cemetery (NW); agriculture N
Local highway capacity/ constraints	More information is needed about the proposed access point. Cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is site OWWT4-223 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a medium –low landscape sensitivity. It is described as being “well screened by existing development but is overlooked from two houses on Top Street and from new development on its western boundary.”</p> <p>The Report goes on to state that “this site has high/medium capacity for housing development as long as some conditions are met, as it is well screened and lies well within the settlement envelope. Before any development is given consent, a full tree survey should be undertaken and all healthy mature trees retained. Also, appropriate access would be required, in scale and form to contribute to the Top Street streetscape. In addition, sufficient land should be excluded from development to provide appropriate curtilages to the two houses on its southern boundary.”</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth.
Other relevant information	n/a

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	The impact of development on the character of the Conservation Area needs to be considered. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
Biodiversity	Great Crested Newts are known to be present nearby and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. In addition the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this sit
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that more information is needed about the proposed access point. Great Crested Newts are known to be present nearby and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. The impact of development on the character of the Conservation

Whittington: Submission

Area needs to be considered. Trees and hedgerows will be a moderate constraint to development on this site

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref:WGN021	Site Name: Land adj to Big House and Leefields
Size (ha)	4.38
Indicative capacity	131
General location	South of village centre, west of B5009
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agriculture
Topography	Mostly level
Adjoining land uses and boundary features	Residential (N&W); agriculture
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is part of site OWWT17-45 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a high to medium landscape sensitivity. It is described as being “low lying, partly within the floodplain of Common Brook, along which deciduous vegetation contributes, even in winter, to filtering views into/from the wider landscape. Housing extends the length of the northern and western boundaries of the site, which is bound to the east by the B5009 (with significant woodland beyond), and the railway further to the west is on a slight embankment. These factors contribute to reducing the linkage of this site with the wider landscape and it has a settlement-edge character due to the small scale of the fields and the presence of scattered houses further to the south”</p> <p>The Report goes on to state that the area has a high/medium capacity for housing: “...with the exclusion of the south eastern area which lies within a floodplain, and the small north eastern area which lies within the Conservation Area. Good linkage to the local settlement and its facilities could be readily created. Care would be required to avoid any degradation of the Conservation Area, although this southern edge already appears degraded. Consideration would be required of the TPO on part of the northern boundary.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Consistent with community preference for strategic direction of growth. The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related	n/a

Whittington: Submission

Site Ref:WGN021	Site Name: Land adj to Big House and Leefields
benefits	
Strategic fit	Well located to village centre services
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	The impact of development on the character of the Conservation Area needs to be considered. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
Biodiversity	The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles
Trees	Trees and hedgerows will be a significant constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. A strip of land running west, then south through the site from the B5009 to the site boundary is in Flood zone 3a. However, no watercourse flooding has been recorded to date, and no reports have been made to the Flood Forum
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site is not susceptible to ground water flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	The indicative flood map suggests that more modelling will be needed to ascertain how much of the site is developable. Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies	n/a

Whittington: Submission

responses to date	
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Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, flood risk and previous land use (a small area of filled ground). It is negative for access to a young people's recreational facility, proximity to a both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that a watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. The impact of development on the character of the Conservation Area needs to be considered. Trees and hedgerows will be a significant constraint to development on this site.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes (in part)
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences• Additional biodiversity surveys will be required to assess potential impacts on protected species;• development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17;• New roads accessing these sites should be designed in such a way that the development should not provide the ability to 'rat run' between Station Road and the B5009.

Whittington: Submission

Site Ref: WGN024	Site Name: Land rear of Boot Street
Size (ha)	1.7
Indicative capacity	51
General location	East of village centre, SE of Boot St
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	grazing
Topography	Rising to NW
Adjoining land uses and boundary features	Residential (N&W); agriculture
Local highway capacity/ constraints	Vehicular access is not currently acceptable and could only be made so if the whole of the site were developed. Cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is site OWWT8-228 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a high to medium landscape sensitivity. It is described as ...”forming part of a green corridor through the village core. Whilst not widely visible it allows views out to the countryside to the east from around the village pond which is one of the natural foci of the village. The widely spaced linear building pattern, especially to the north means that the village character is visually permeable. Any development on this site would significantly reduce this permeability.</p> <p>The Report goes on to state that” The site has no capacity for housing as it forms part of an important view and green corridor through the core of the village which complements the village Conservation Area.”</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	The impact of development on both the setting of the Scheduled Ancient

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	Monument and the character of the Conservation Area need to be considered. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
Biodiversity	The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded to date but one report has been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution.
Countryside	No comments received for this site
Environment Agency	The watercourse in the site needs further assessment/modelling to support any allocation and ascertain how much of the site is developable.
Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

Whittington: Submission

More detailed assessment in Stage 2b assessment highlights the fact that a watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. The impact of development on both the setting of the Scheduled Ancient Monument and the character of the Conservation Area need to be considered. Trees and hedgerows will be a moderate constraint to development on this site.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref:WGN026	Site Name: Land at 7 Top Street
Size (ha)	0.24
Indicative capacity	7
General location	Linear site to North of village centre, running north from property on Top St.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Garden land
Topography	Rising to North
Adjoining land uses and boundary features	Residential (S, E & W), agriculture (N)
Local highway capacity/ constraints	Vehicular access is not currently acceptable but could easily be made so if development were to take place. Similarly, cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	The Oswestry Landscape Sensitivity and Capacity Report does not cover this site but the Stage 2a assessment records it as having a low landscape sensitivity
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	The impact of development on the character of the Conservation Area needs to be considered. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
Biodiversity	Great Crested Newts are known to be present nearby and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. In addition the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	<ul style="list-style-type: none"> ▪ Reptiles <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17</p>
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, and flood risk. It is negative for access the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and a former landfill site as well as agricultural land quality. The assessment also shows that the site is partly in the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that Great Crested Newts are known to be present nearby and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. The impact of development on the character of the Conservation Area needs to be considered. Trees and hedgerows will be a limiting constraint to development on this site.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref: WGN028	Site Name: Land east of Whittington
Size (ha)	12.25
Indicative capacity	367
General location	Large site to East of village centre, between Ellesmere Rd and Castle St
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	A small area in the north-eastern part of this site is in a Mineral Safeguarding Area for sand and gravel. However, the small size of this site means that it is unlikely that extraction of the mineral will be commercially viable.
Current use	Grazing
Topography	Rising gently to NW
Adjoining land uses and boundary features	Residential (NW & SW); agriculture
Local highway capacity/ constraints	Vehicular access is not currently acceptable and could only be made so if the whole of the site were developed. Cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This site is included in sites OWWT9-227 and 9-229 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the area as having a medium landscape sensitivity. The northern part of the site is described as "...forming part of the view corridor to open countryside from the core of the village by the pub/pond. The settlement adjacent is in the Conservation Area and a former farm complex has recently been developed for housing with no apparent planting to mitigate its impact in views from the south." Views into the southern part of the site are "limited to the adjacent houses and from the Ellesmere Road. Though the site is open to view to the south, there are no public footpaths or viewpoints in this area. Former strip fields are no longer in evidence."</p> <p>The Report goes on to state that "the site has limited capacity for housing as it is part of open countryside to the east of the settlement with clear views from the adjacent A495 and adjacent housing. Development would significantly expand the settlement to the east, albeit below the skyline."</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries. Further from village centre services than some alternative sites.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth

Whittington: Submission

Other relevant information	n/a
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17</p>
Trees	Trees and hedgerows will be a significant constraint
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, and no reports have been made to the Flood Forum. A small area of land on the southern boundary of the site is in Flood Zone 3a.
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site has a low susceptibility to groundwater flooding (less than 25%).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	The indicative flood map suggests that more modelling will be needed to ascertain how much of the site is developable

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and

Whittington: Submission

the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that a watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. A small area of land on the southern boundary of the site is in Flood Zone 3a. Trees and hedgerows will be a significant constraint to development on this site.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref:WGN031	Site Name: Land at the Mount, Top Street
Size (ha)	0.41
Indicative capacity	12
General location	North of village centre, north of Top St behind existing property
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Garden land
Topography	Rising to North
Adjoining land uses and boundary features	Residential (S&W); Farm (N)
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is site OWWT11-223 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a medium landscape sensitivity. It is described as being “set well within the settlement envelope. Whilst the western part of the garden is clearly associated with the house and acts as its setting the eastern part is less so.”</p> <p>The Report goes on to state that “this site has medium capacity for housing development on at least the eastern part of it unless the garden is found to be of historic or landscape significance, with the following conditions: (a) an assessment should be carried out of the site's potential historic landscape significance, related to The Mount : (b) a full tree survey should be carried out and all healthy mature trees, especially those along the northern boundary, should be retained: (c) land should be excluded from development along the site's western half to provide an appropriate curtilage to The Mount: (d) safe access to the site would be required, of a scale and materials to fit within and enhance the existing streetscape of Top Street.”</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth
Other relevant information	n/a
Comments from internal consultees, plus Environment Agency site specific comments	

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
Biodiversity	Great Crested Newts are known to be present nearby and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. In addition the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17</p>
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site
Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities and flood risk. It is negative for access to the primary school, both a young people's recreational facility and a children's play area, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor. More detailed assessment in Stage 2b assessment highlights the fact that Great Crested Newts are known to be present nearby and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. Trees and hedgerows will be a limiting constraint to development on this site.

Whittington: Submission

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref: WGN033	Site Name: Land at New Rectory
Size (ha)	1.99
Indicative capacity	60
General location	East of village centre backing properties on east side of Castle Street
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Grazing
Topography	Mostly level
Adjoining land uses and boundary features	Residential (S&E); agriculture
Local highway capacity/ constraints	Vehicular access is not currently acceptable but could easily be made so if development were to take place. Similarly, cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is site OWWT13-228 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a medium landscape sensitivity. It is described as “abutting the settlement edge to the south and west, all of which is Conservation Area. The hedge to the east is low allowing glimpse views from the north east although there are no PROWs or other views from the east and south east. The site has very limited visibility from the public realm of the village.”</p> <p>The Report goes on to state that the area has a high to medium capacity for housing: “....as it does not contribute significantly to the village character or the Conservation Area, and is not widely visible. The most sensitive part of the site is to the north by the stream corridor which has glimpse views from the village centre. This should be planted to filter views and to maintain a strong stream corridor. Tree planting to the eastern boundary would also assist in mitigating effects. “</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth
Other relevant information	n/a

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	The impact of development on both the setting of the Scheduled Ancient Monument and the character of the Conservation Area need to be considered. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.
Trees	Trees and hedgerows will be a significant constraint
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded to date but one report has been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b.
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	The Flood Zone needs further assessment/modelling to support any allocation and ascertain how much of the site is developable
Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

Whittington: Submission

More detailed assessment in Stage 2b assessment highlights the fact that a watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. The impact of development on both the setting of the Scheduled Ancient Monument and the character of the Conservation Area need to be considered. Trees and hedgerows will be a significant constraint to development on this site.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref: WGN034	Site Name: Land off Penbryn Avenue
Size (ha)	3.07
Indicative capacity	92
General location	NW of village centre to North of Ellesmere Rd
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area for sand and gravel. An assessment of the viability of prior extraction of these minerals will be needed before development could commence
Current use	agriculture
Topography	Rising to North
Adjoining land uses and boundary features	Residential (W); agriculture
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is site OWWT14-227 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a high to medium landscape sensitivity. It is described as being “dome-shaped, with a southern flank sloping down towards the A495, which is here in cutting. Although there is a hedge along this boundary and a fairly dense tree belt on the sloping road verge, the site is distinguishable from areas to the south of Whittington. The site is flanked to the west by mid-20th century housing development and is otherwise surrounded by land in pastoral cultivation, forming part of the wider farmed landscape that surrounds the settlement.</p> <p>The Report goes on to state that the area has a low capacity for housing: “due to its visual prominence and location outside the settlement envelope.”</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	More distant from village centre services than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
Biodiversity	There are no known protected species on site but the following surveys will

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	<p>be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17</p>
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and to a local park or garden as well as flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that the site has a low capacity for housing. Trees and hedgerows will be a limiting constraint to development on this site.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref: WGN036	Site Name: Dismantled railway south west of B5009
Size (ha)	0.71
Indicative capacity	21
General location	North of village centre, West of B5009
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Wooded / grazing
Topography	Level embankment
Adjoining land uses and boundary features	agriculture
Local highway capacity/ constraints	Vehicular access is not currently acceptable but could easily be made so if development were to take place. Similarly, cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is part of site OWWT10-226 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a high to medium landscape sensitivity. It is described as being “visible from the well used castle car park and environs and forms part of a strong green visual corridor through the village connecting the core to the surrounding rural landscape.</p> <p>The Report goes on to state that “the site has no capacity for housing development as it would impinge on the green corridor cutting off the link between the village core and wider landscape, including the railway embankment. The castle and environs and surrounding fields are a key characteristic of the village. The loss of this open field would enclose this area and change the village character fundamentally.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the primary school and the village centre. There are no public footpaths either in the site or along the boundaries. More distant from village centre than some alternative sites.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth. Sensitive context for development
Other relevant information	n/a

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Development on this site is likely to have a substantial negative impact on the setting of the Scheduled Ancient Monument and on the character of the Conservation Area. Allocation of this site is not recommended.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17</p>
Trees	Trees and hedgerows will be a limiting constraint to development on this site.
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site
Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (disused railway). It is negative for access to the primary school, a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and for agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that the site has no capacity for housing. Development is likely to have a substantial negative impact on the setting of the Scheduled Ancient Monument and on the character of the Conservation Area and is not therefore recommended. Trees and hedgerows will be a limiting constraint to development on this site.

Whittington: Submission

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref: WGN037	Site Name: Land north-east of Briarfields
Size (ha)	0.32
Indicative capacity	10
General location	Section of former Ellesmere railway line, NW of village centre, E of railway
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Grazing
Topography	Level
Adjoining land uses and boundary features	Residential (SW); agriculture
Local highway capacity/ constraints	Vehicular access depends on site WGN036 (dismantled railway south –west of B5009) being developed. Cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	<p>This is part of site OWWT10-226 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a high to medium landscape sensitivity. It is described as being “visible from the well-used castle car park and environs and forms part of a strong green visual corridor through the village connecting the core to the surrounding rural landscape.</p> <p>The Report goes on to state that “the site has no capacity for housing development as it would impinge on the green corridor cutting off the link between the village core and wider landscape, including the railway embankment. The castle and environs and surrounding fields are a key characteristic of the village. The loss of this open field would enclose this area and change the village character fundamentally.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Peripheral location, more distant from village centre than some alternative sites.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth. Sensitive context for development
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments

Heritage	Development on this site is likely to have a substantial negative impact on
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Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	the setting of the Scheduled Ancient Monument and on the character of the Conservation Area. Allocation of this site is not recommended.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17
Trees	This site is not recommended for allocation
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding
Drainage: Surface water flooding	The site is not at risk from surface water flooding
Drainage: Groundwater flooding	The site is not at risk from groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (former railway). It is negative for access to the primary school, a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and for agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that the site has no capacity for housing. Development is likely to have a substantial negative impact on the setting of the Scheduled Ancient Monument and on the character of the Conservation Area and is not therefore recommended. Impacts on trees and hedgerows mean that development on this site is not recommended.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Whittington: Submission

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites
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Whittington: Submission

Site Ref:WGN039/1	Site Name: Land north of Castle
Size (ha)	7.89
Indicative capacity	237
General location	Large site, NW of castle and incorporating WGN007
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	grazing
Topography	level
Adjoining land uses and boundary features	Residential (SW & NE); castle (SAM) to SE; agriculture
Local highway capacity/ constraints	Vehicular access is not currently acceptable and could only be made so if the whole of the site were developed . However, cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	The Oswestry and Surrounding Area Place Plan (2011-2012) does not identify any critical infrastructure constraints for Whittington.
Inherent landscape character²	The Oswestry Landscape Sensitivity and Capacity Report does not cover this site but the Stage 2a assessment records it as having a low landscape sensitivity
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not consistent with community preference for strategic direction of growth. Sensitive context for development
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Part of this site is within the boundary of a Scheduled Ancient Monument (SAM) and development of the remainder would have a negative impact on the setting of the SAM. Allocation of this site is not recommended
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles The site is also adjacent to an Environmental Network and any development

Whittington: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, and no reports have been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b
Drainage: Surface water flooding	A very small part of the site (2%) is susceptible to surface water flooding
Drainage: Groundwater flooding	The site is not susceptible to groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	The watercourse in the site needs further assessment/modelling to support any allocation and ascertain how much of the site is developable
Community consultation response	Responses to question B6 (asking for a preferred direction for growth) in the Site Allocation and Management of Development DPD Issues and Options consultation indicated a slight preference for development to the south of the village. Responses to question B8 (asking if there were any locally valued environmental features for protection and enhancement) strongly supported safeguarding the castle and its surroundings. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (a small area of filled ground). It is negative for access to the primary school, a young people's recreational facility, agricultural land quality and proximity to an historic landfill site. The assessment also shows (negatively) that the site is within the following: the grounds of the castle (a Scheduled Ancient Monument); an amenity green space; an area of natural or semi-natural open space and the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that the site has a low capacity for housing. Development is likely to have a substantial negative impact on the setting of the Scheduled Ancient Monument and on the character of the Conservation Area and is not therefore recommended. A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Trees and hedgerows will be a limiting constraint to development on this site.

Whittington: Submission

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice. Significant potential impact on setting of Whittington Castle
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