

Crophorne								
SHELAA Site Reference and Address:		CFS0243 Land at Crophorne, Church Leys	CFS0255 Land North of Blacksmiths Lane, Crophorne	CFS0265 Kimberleys Field, Field Barn Lane	CFS0360 Land off Field Barn Lane	CFS0568a Land at the Daves, Middle Lane	CFS0568b - Land at the Daves, Middle Lane	CFS0598 Land adj to Evergreen Bank
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	No - Cat 2	Yes - Cat 2	No - Cat 2	Yes - Cat 2	Yes - Cat 2	Yes - Cat 2	No - Cat 2
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?		Yes - Available now		Yes - Available now	Yes - Available now	Yes - Available now	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.		Flood Zone 1 - 100%. No risk of flooding from surface water in 100years.		Flood Zone 1 - 100%. No flood risk from surface water in 100years	Flood Zone 1 - 100%. No flood risk from surface water in 100years	Flood Zone 1 - 100%. 25% risk of flooding from surface water in 100years	
	Is the site more than 450 metres of hazardous pipeline or gas compression station?		Yes		Yes	Yes	Yes	
	Can the site be provided with safe access onto the public highway?		TBC FROM WCC. No comment from HE.		The site has been submitted to WCC Highways, no comments received.	The site has been submitted to WCC Highways, no comments received.	The site has been submitted to WCC Highways, no comments received. .	
	Are the Sewerage and Water supplies adequate in the area?		LOW IMPACT - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.		LOW IMPACT - Site will drain to Crophorne PC - Main St SPS which has storage deficiencies and a history of pollutions. Due to the size of this development it is unlikely to result in significant impact on the foul network, providing surface water is managed sustainably and doesn't drain to the foul network. MEDIUM IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	LOW IMPACT - Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	MEDIUM IMPACT - Site will drain to Crophorne - Main St SPS which has storage deficiencies and a history of pollutions. Combined impact of growth would likely have higher impact. Hydraulic modelling is recommended. LOW IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		Yes - any residential development of 50 houses or more outside existing settlement		Any residential development of 100 units or more, or 50 outside existing settlements	Any residential development of 100 units or more, or 50 outside existing settlements. Brook Meadow Nature Reserve adjacent	Yes - any residential development of 50 houses or more outside existing settlement Brook Meadow Nature Reserve adjacent	
	Is the site in Green Belt?		No		No	No	No	
	Is the site in the AONB, or affect the setting of?		No		No	No	No	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?		No		No	No	No	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.		Yes - housing / adj playing fields		Yes - housing, r/o school	Yes - housing	Yes - housing		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?		TBC WCC		TBC WCC	TBC WCC	TBC WCC	
	Would development of the site result in a significant net loss of protected open space?		No		No	No	No	
	Would development of the site have a detrimental impact on a conservation area or Archaeology?		CA - No. Archaeology - Medieval agricultural activity, could mask significant previous activity or occupation Evaluation, possible mitigation.		No - CA. Medieval agricultural activity, could mask significant previous activity or occupation Evaluation, possible mitigation.	No - CA. Medieval agricultural activity, could mask significant previous activity or occupation Evaluation, possible mitigation.	No - CA. Medieval agricultural activity, could mask significant previous activity or occupation, survey, targeted evaluation and possible mitigation	
	Would development of the site have a detrimental impact on Listed Building (s).		No		No	No	No	
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		No		No	No	No	
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?		Yes - Crophorne is in the Landscape Type Principal Village farmlands which has an identified settlement pattern of Nucleated pattern of expanded rural villages. Development on this site would not respect settlement pattern as an indicator of landscape character.		No landscape concerns at this stage	Yes - Crophorne is in the Landscape Type Principal Village farmlands which has an identified settlement pattern of Nucleated pattern of expanded rural villages. Development on this site would not respect settlement pattern as an indicator of landscape character. Also visual impact and enjoyment of rural public footpath	Yes - Crophorne is in the Landscape Type Principal Village farmlands which has an identified settlement pattern of Nucleated pattern of expanded rural villages. Development on this site would not respect settlement pattern as an indicator of landscape character. Also visual impact and enjoyment of rural public footpath	
	Would development of the site have a detrimental impact on TPOs.		No		No	No	No	
	Would development of the site have a detrimental impact on a Significant Gap?		No		No	No	No	
	Would development of the site have a detrimental impact on ancient woodland?		No		No	No	No	
	Would development of the site have a detrimental impact on ancient hedgerow?		No		No	No	No	
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?		no details to confirm there has been a surface water flooding event		no details to confirm there has been a surface water flooding event	no details to confirm there has been a surface water flooding event	no details to confirm there has been a surface water flooding event. Flood zone 2 & 3along SW boundary	
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?		No		No	No	No	
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL activities		Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL activities	Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL activities	Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL activities	
	Is there a bus stop or train station within 400m of the site? Please state distance.		Yes - 380m		Yes - 380m	No - 600m	No - 600m	
	How far is the site from the following key services - primary school, general store, post office, doctors surgery and parish/village hall? Please list the distance in travelling metres for each key service.		518m - school, 450 - Village Hall		360m - school, 520m- Village Hall	420m - school, 740m- Village Hall	420m - school, 740m- Village Hall	
	Would development of the site result in an adverse impact on local health provision?		No		Yes	No	Yes	
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.		No Neighbourhood Plan in Crophorne		No Neighbourhood Plan in Crophorne	No Neighbourhood Plan in Crophorne	No Neighbourhood Plan in Crophorne	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?		Yes		No	No	Yes - access / landscape		
OUTCOME	Ruled in or out of SHELAA? If out, reason?	OUT - Location	Out - Landscape	Out - Location	In	In	Out	Out
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	Yes	Yes	No	No
	Summary	The site is removed from the settlement boundary of Crophorne and therefore ruled out for Location.	This site would be out of keeping with the settlement pattern - Landscape objection. Other preferable sites.	The site is removed from the settlement boundary of Crophorne and therefore ruled out for Location	Site lies adjacent SWDP allocation consider access achieved through SWDP 60x.	Landscape Officer has raised objection as not in keeping with existing settlement pattern, see comments above. However consider frontage development to replicate the other side of the road. Pylons onsite.	Landscape Officer has raised objection as not in keeping with existing settlement pattern, see comments above. Pylons onsite. Impact on sewerage. Access maybe an issue but could be overcome if developed with CFS0568A.? Visibility - close to bend. Footpath running through the site.	Location

Croptorne					
SHELAA Site Reference and Address:		CFS0612 Land off Middle Lane and Field Barn Lane	CFS0746 Land off B4084	CFS0826 3 Acre Site, Main Road	CFS0828 Field Barn Lane
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Cat 2	No - Cat 2	No - Cat 2	Yes - Cat 2
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Available now			Yes - Available in 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 100%. No flood risk from surface water in 100years			100% FZ1, No flood risk from surface water in 100years
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes			Yes
	Can the site be provided with safe access onto the public highway?	No comment received from WCC. Access requires improvement. No comment from HE.			The site has been submitted to WCC Highways, no comments received.
	Are the Sewerage and Water supplies adequate in the area?	MEDIUM IMPACT - Site will drain to Croptorne - Main St SPS which has storage deficiencies and a history of pollutions. Combined impact of growth would likely have higher impact. Hydraulic modelling is recommended. MEDIUM IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.			MEDIUM IMPACT - Site will drain to Croptorne - Main St SPS which has storage deficiencies and a history of pollutions. Combined impact of growth would likely have higher impact. Hydraulic modelling is recommended. MEDIUM IMPACT - Surface water should be managed on site through SuDS or to watercourses/ponds where available.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Yes - any residential development of 50 houses or more outside existing settlement. Connectivity			Yes - any residential development of 50 houses or more outside existing settlement
	Is the site in Green Belt?	No			No
	Is the site in the AONB, or affect the setting of?	No			No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No			No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - housing			Yes - Adjacent caravan park, farm and industry	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC WCC			TBC WCC
	Would development of the site result in a significant net loss of protected open space?	No			No
	Would development of the site have a detrimental impact on a conservation area or Archaeology?	No - CA. Medieval agricultural activity, could mask significant previous activity or occupational, survey, targeted evaluation and possible mitigation			No - CA. Medieval agricultural activity, could mask significant previous activity or occupational, survey, targeted evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).	No			No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No			No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No landscape concerns at this stage			Yes - Croptorne is in the Landscape Type Principal Village farmlands which has an identified settlement pattern of Nucleated pattern of expanded rural villages. Development on this site would not respect settlement pattern as an indicator of landscape character. Also visual impact and enjoyment of rural public footpath
	Would development of the site have a detrimental impact on TPOs.	No			No
	Would development of the site have a detrimental impact on a Significant Gap?	No			No
	Would development of the site have a detrimental impact on ancient woodland?	No			No
	Would development of the site have a detrimental impact on ancient hedgerow?	No			No
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	yes overland flow from higher ground towards SW corner of the site flooded property in Lower Croft			No details to confirm there has been a surface water flooding event
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No			No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL activities			Standard Mitigation Measures applicable to sites of ≥10 residential dwellings. No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	No - 510m			No - 550m
	How far is the site from the following key services - primary school, general store, post office, doctors surgery and parish/village hall? Please list the distance in travelling metres for each key service.	580m - school, 555m- Village Hall			660m - school, 1000m- Village Hall
	Would development of the site result in an adverse impact on local health provision?	Yes			Yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No Neighbourhood Plan in Croptorne			No Neighbourhood Plan in Croptorne
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No			Yes	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	In	OUT	OUT	Out - Landscape
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No
	Summary	Large scale site. Impact on sewerage and surface water. Check medieval activity and impact on sewerage / drainage. Other sites preferable.	Location	Location	Landscape Officer has raised objection as not in keeping with existing settlement pattern and the visual impact, see comments above. High impact on sewerage as a result of the development.