

Crowle and Crowle Green							
SHELAA Site Reference and Address:		CFS0019 Land off Church Road, Crowle	CFS0024 Church Road, Crowle	CFS0137 Land off Froxmere Road, Crowle	CFS0138 Land off Old Turnpike Road, Crowle	CFS0404 Land off Church Road, Crowle	CFS0451 Land off Froxmere Road, Crowle
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Category 2	Category 2	Category 2
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes	Yes		Yes	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1	Flood Zone 1		Flood Zone 1	Flood Zone 1	Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes		Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Yes	Unknown		Unknown	Yes	Yes
	Are the Sewerage and Water supplies adequate in the area?	Due to the size of the development compared with the existing network, it is recommended that detailed hydraulic modelling is required to identify the improvements required. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.	Development site will drain to Crowle Green SPS which currently served a population of 143. This plus surrounding proposed developments would more than double the population served by the SPS and improvements will be required. It is recommended that detailed hydraulic modelling is required to identify the improvements required. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.		Development site will drain to Crowle Green SPS which currently served a population of 143. This plus surrounding proposed developments would more than double the population served by the SPS and improvements will be required. It is recommended that detailed hydraulic modelling is required to identify the improvements required. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.	Due to the size of the development compared with the existing network, it is recommended that detailed hydraulic modelling is required to identify the improvements required. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.	Due to the size of the development compared with the existing network, it is recommended that detailed hydraulic modelling is required to identify the improvements required. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No, unless infrastructure, air pollution, waste, combustion or water discharge	No, unless infrastructure, air pollution, waste, combustion or water discharge		Yes, any residential development of 100 or more houses outside existing settlements/urban areas.	No, unless infrastructure, air pollution, waste, combustion or water discharge	No, unless infrastructure, air pollution, waste, combustion or water discharge
	Is the site in Green Belt?	No	No		No	No	No
	Is the site in the AONB, or affect the setting of?	No	No		No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Crowle and Crowle Green	No Neighbourhood Plan for Crowle and Crowle Green		No Neighbourhood Plan for Crowle and Crowle Green	No Neighbourhood Plan for Crowle and Crowle Green	No Neighbourhood Plan for Crowle and Crowle Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes, residential to north and opposite.	Yes, residential to north and south.		Some residential to south but mostly open countryside surrounding the site.	Residential to the north but there is a gap, and mostly open countryside to the south and west.	Residential to the east but mostly open countryside to the north, east and south.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC	TBC		TBC	TBC	TBC
	Would development of the site result in a significant net loss of protected open space?	No	No		No	No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No detrimental impact on any Conservation Area. Archaeology - Prehistoric-Medieval Settlement.	Detrimental impact on Conservation Area. Archaeology - Prehistoric-Medieval Settlement.		No detrimental impact on any Conservation Area. Archaeology - Prehistoric-Medieval Settlement.	No detrimental impact on any Conservation Area. Archaeology - Prehistoric-Medieval Settlement.	No detrimental impact on any Conservation Area. Archaeology - Prehistoric-Medieval Settlement.
	Would development of the site have a detrimental impact on Listed Building (s).	No	Yes, impact on separation between Crowle and Crowle Green and the listed buildings therein.		No	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	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?	Concern regarding potential impact on hedges.	Coalescence of separate settlements of Crowle Green and Crowle, would impact adversely on landscape character and separate identities of the two settlements.		Yes, disproportionately large site for size of hamlet. Not respect local landscape character of wayside dwellings or identified Discrete settlement clusters typical of Landscape Type Wooded Estate/lands. On rising ground - visibility in wider landscape.	No	No
	Would development of the site have a detrimental impact on TPOs.	No	No		No	No	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	Yes		No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No	No		No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No		No	No	No
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Potential surface water flows within the site but no details to confirm there has been a surface water flooding event.	Yes, overland flow across the site.		Potential surface water flows across the northern boundary of the site but no details to confirm there has been a surface water flooding event.	No details to confirm there has been a surface water flooding event.	No 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, Grade 3	No, Grade 3		No, Grade 3	No, Grade 3	No, Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No history of Previously Contaminated Land activities.	Previously Contaminated Land on site - (in-filled pond). Risk Assessment and likely Site Investigation required.		No history of Previously Contaminated Land activities.	No history of Previously Contaminated Land activities.	No history of Previously Contaminated Land activities on site. Previously Contaminated Land record adjacent to site (Kerosene spill), therefore Risk Assessment required.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 356 Bus Stops 350m	Yes - 356 Bus Stop 150m		Yes - 356 Bus Stop 160m	No - 356 Bus Stops 450m	Yes - 356 Bus Stop 200m
	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.	Village Hall - 180m; Crowle C of E First School - 410m; General Store - 180m; Post Office - 850m; no Doctors Surgery in the village.	Village Hall - 900m; Crowle C of E First School - 340m; General Store - 900m; Post Office - 150m; no Doctors Surgery in the village.		Village Hall - 1.1km; Crowle C of E First School - 580m; General Store - 1.1km; Post Office - 160m; no Doctors Surgery in the village.	Village Hall - 20m; Crowle C of E First School - 540m; General Store - 20m; Post Office - 1km; no Doctors Surgery in the village.	Village Hall - 1.1km; Crowle C of E First School - 660m; General Store - 1.1km; Post Office - 1.2km; no Doctors Surgery in the village.
	Would development of the site result in an adverse impact on local health provision?	Yes, due to scale	Yes, due to scale		Yes, due to scale	Yes, due to scale	Yes, due to scale
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A		N/A	N/A	N/A
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Possibly, due to scale	Yes, loss of Significant Gap between Crowle and Crowle Green		Yes, due to scale and location	Possibly, due to location	Possibly, due to location	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled In	Ruled Out - Historic Environment / Flood Risk	Ruled Out - Duplicate (Smaller Cut)	Ruled Out - Scale	Ruled In	Ruled In
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	No	No	No - CFS0019 Preferred	No - CFS0019 Preferred
	Summary	Good site with no major constraints. Would form natural extension to Crowle and as such is carried forward for allocation in the SWDPR.	Development of site would have significant impact on Conservation Area and Listed Buildings, and would effectively merge Crowle and Crowle Green. In addition, there are surface water flooding issues across the site.	Site Ruled Out of the SHELAA due to Duplicate (Smaller Cut).	Site disproportionately large in comparison to Crowle Green and would have significant impact on the landscape.	Good site overall with no major constraints, however it is slightly detached from development on this side of Church Road. CFS0019 is more centrally located, and as such is preferred.	Good site overall with no major constraints, however access to services is more difficult from this site and as such, CFS0019 is preferred.

Crowle and Crowle Green					
SHELAA Site Reference and Address:		CFS0452 Land off Old Turnpike Road, Crowle	CFS0494 Field at Rose Cottage, Netherwood Lane, Crowle Green	CFS1011 Land on the north side of Bredicot Lane, Crowle	CFS1022 Land south of Froxmere Road, Crowle
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 2	Category 2	Category 2	Category 2
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes	Yes		Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1	Flood Zone 1		Flood Zone 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes		Yes
	Can the site be provided with safe access onto the public highway?	Unknown	Unknown		Unknown
	Are the Sewerage and Water supplies adequate in the area?	Development site will drain to Crowle Green SPS which currently served a population of 143. This plus surrounding proposed developments would more than double the population served by the SPS and improvements will be required. It is recommended that detailed hydraulic modelling is required to identify the improvements required. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.	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. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.		Due to the size of the development compared with the existing network, it is recommended that detailed hydraulic modelling is required to identify the improvements required. Possible additional risks if a surface water is unable to be managed on site through SuDS or to watercourses/ponds where available. Lack of surface water network and distance to watercourse indicates this may be a risk if surface water is allowed to connect to the foul network.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No, unless infrastructure, air pollution, waste, combustion or water discharge	No, unless infrastructure, air pollution, waste, combustion or water discharge		Yes, any residential development of 100 or more houses outside existing settlements/urban areas.
	Is the site in Green Belt?	No	No		No
	Is the site in the AONB, or affect the setting of?	No	No		No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No Neighbourhood Plan for Crowle and Crowle Green	No Neighbourhood Plan for Crowle and Crowle Green		No Neighbourhood Plan for Crowle and Crowle Green
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Some dispersed residential nearby.	Some dispersed residential nearby.		Residential to north and west but open countryside to east and south.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC	TBC		TBC
	Would development of the site result in a significant net loss of protected open space?	No	No		No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	No detrimental impact on any Conservation Area. Archaeology - Prehistoric-Medieval Settlement.	No detrimental impact on any Conservation Area. Archaeology - Prehistoric-Medieval Settlement.		Detrimental impact on Conservation Area. Archaeology - Prehistoric-Medieval Settlement.
	Would development of the site have a detrimental impact on Listed Building (s).	Yes	No		No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No		No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No	Development would not respect local character of wayside dwellings in this hamlet. Also likely impact on landscape due to tree loss. Site overlaps a traditional orchard.		Yes, disproportionately large site for size of village. Would impact on local landscape character and enjoyment of rural public footpaths to edge of village - visual impact.
	Would development of the site have a detrimental impact on TPOs.	No	Yes, trees on the periphery and within may be seriously compromised by any development.		No
	Would development of the site have a detrimental impact on a Significant Gap?	No	No		No
	Would development of the site have a detrimental impact on ancient woodland?	No	No		No
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No		No
	Has the site 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.	Yes, overland flood flow entering top of site and flowing south.		Potential surface water flows within the site but 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, Grade 3	No, Grade 3		No, Grade 3
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No history of Previously Contaminated Land activities.	No History of Previously Contaminated Land activities on site. Previously Contaminated Land site adjacent (garage), therefore Risk Assessment required.		Current use as Jonagold Farm is a Previously Contaminated Land activity, therefore Risk Assessment required.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 356 Bus Stop 160m	Yes - 356 Bus Stop 310m		Yes - 356 Bus Stop 240m
	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.	Village Hall - 1.1km; Crowle C of E First School - 580m; General Store - 1.1km; Post Office - 160m; no Doctors Surgery in the village.	Village Hall - 1.3km; Crowle C of E First School - 810m; General Store - 1.3km; Post Office - 310m; no Doctors Surgery in the village.		Village Hall - 700m; Crowle C of E First School - 240m; General Store - 700m; Post Office - 760m; no Doctors Surgery in the village.
	Would development of the site result in an adverse impact on local health provision?	Yes, due to scale	No		Yes, due to scale
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A		N/A
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Possibly, due to location	Yes		Yes, due to scale	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Ruled Out - Scale	Ruled Out - Flood Risk	Ruled Out - Nature Designation	Ruled Out - Scale / Historic Environment
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	No
	Summary	Site too large in comparison to Crowle Green and would constitute backland development where linear development is a feature.	Site has surface water flooding issues with overland flow entering top of site and flowing south. In addition, development unlikely to respect local character and have an impact on trees within and on the periphery of the site.	Site Ruled Out of the SHELAA due to Nature Designation (Level 1).	Site disproportionately large in comparison to village and development would have a detrimental impact on the Conservation Area.