

Drakes Broughton									
SHELAA Site Reference and Address:		CFS0027 Land to the south of Walcot Lane, Drakes Broughton	CFS0095 Land adjacent to Mill Lane (off the B4084), Drakes Broughton	CFS0096 Site off Brickyard Lane, Drakes Broughton	CFS0097 Land off Worcester Road, Drakes Broughton	CFS0110 Land off Walcot Lane, Drakes Broughton	CFS0199 Fresh Fields, Stonebow Road, Drakes Broughton	CFS0297 Land at (to the rear of) The Grange, Chevington Lane, Drakes Broughton	
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1	Category 1	Category 1	Category 1	Category 1	Category 1	Category 1	
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes		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	Unknown	Yes		
	Are the Sewerage and Water supplies adequate in the area?	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. There are however known hydraulic flooding issues immediately downstream. 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. Site will likely require pumping to Shrubbery Road SPS.		There is already significant growth (circa 50% increase) planned for Drakes Broughton and an existing scheme in place to provide additional capacity in the network. With additional growth there is a danger that the existing scheme does not provide sufficient storage, therefore early warning about the likelihood of this site coming forward is recommended. There is known hydraulic flooding issues in Drakes Broughton. All sites will drain to Lewis Close SPS which is expected to have a capacity deficiency if all development sites come forward. This site will also likely require pumping to Worcester Road SPS. Detailed hydraulic modelling is recommended. It is possible a combined drainage strategy with CFS0110 pumping to Shrubbery Road SPS instead would be more sustainable. 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.	There is already significant growth planned for Drakes Broughton and an existing scheme in place to provide additional capacity in the network. With additional growth there is a danger that the existing scheme does not provide sufficient storage, therefore early warning about the likelihood of this site coming forward is recommended. There is known hydraulic flooding issues in Drakes Broughton. All sites will drain to Lewis Close SPS which is expected to have a capacity deficiency if all development sites come forward. The site will likely require pumping to Shrubbery Road SPS. 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.	There is already significant growth planned for Drakes Broughton and an existing scheme in place to provide additional capacity in the network. With additional growth there is a danger that the existing scheme does not provide sufficient storage, therefore early warning about the likelihood of this site coming forward is recommended. There is known hydraulic flooding issues in Drakes Broughton. All sites will drain to Lewis Close SPS which is expected to have a capacity deficiency if all development sites come forward. Detailed hydraulic modelling is recommended. A combined drainage strategy with CFS1050 is recommended.	
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No, unless infrastructure, air pollution, waste, combustion or water discharge		No, unless infrastructure, air pollution, waste, combustion or water discharge	No, unless infrastructure, air pollution, waste, combustion or water discharge	No, unless infrastructure, air pollution, waste, combustion or water discharge	No, unless infrastructure, air pollution, waste, combustion or water discharge	No, unless infrastructure, air pollution, waste, combustion or water discharge	
	Is the site in Green Belt?	No		No	No	No	No	No	
	Is the site in the AONB, or affect the setting of?	No		No	No	No	No	No	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Not directly		Not directly	Not directly	Not directly	Not directly	Not directly	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes, existing residential to the north and residential development currently under construction to the east.		Some residential to the north, including recent and currently under construction development, but mainly open countryside to the south and east.	Some residential to the north but mostly surrounded by open countryside.	Some residential to the north-east but mostly surrounded by open countryside.	Yes, residential opposite and to the north.			
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC	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	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 - Unknown Medieval Core.		No detrimental impact on any Conservation Area. Archaeology - Unknown Medieval Core.	No detrimental impact on any Conservation Area. Archaeology - Unknown Medieval Core.	No detrimental impact on any Conservation Area. Archaeology - Unknown Medieval Core.	No detrimental impact on any Conservation Area. Archaeology - Unknown Medieval Core.	No detrimental impact on any Conservation Area. Archaeology - Unknown Medieval Core.	
	Would development of the site have a detrimental impact on Listed Building (s).	No		No	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?	No		No	Yes, in open countryside away from main nucleated heart of the village. Affect on settlement pattern and landscape character as an indicator of that.	Yes, in open countryside away from main nucleated heart of the village. Affect on settlement pattern and landscape character as an indicator of that.	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		No	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 has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No		No	Yes, property in NW corner adjacent to the site has been flooded due to surface water and potential flood flow routes in SE corner.	No	Potential surface water flooding along SE boundary 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	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	No history of Previously Contaminated Land activities	Previously Contaminated Land on site (infilled pond). Risk Assessment and likely Site Investigation required.	No history of Previously Contaminated Land activities		
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 51, 52 and 53 Bus Stops 130m & 140m		Yes - 51, 52 and 53 Bus Stops 175m (& 450m)	Yes - 51, 52, S51 and X50 Bus Stops 175m	Yes - 51, 52 and 53 Bus Stops 200m	Yes - 51, 52 and 53 Bus Stops 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 - 100m; St Barnabas C of E First and Middle School - 240m; General Store and Post Office - 800m; no Doctors Surgery in the village.		Village Hall - 400m; St Barnabas C of E First and Middle School - 510m; General Store and Post Office - 810m; no Doctors Surgery in the village.	Village Hall - 570m; St Barnabas C of E First and Middle School - 470m; General Store and Post Office - 1km; no Doctors Surgery in the village.	Village Hall - 450m; St Barnabas C of E First and Middle School - 590m; General Store and Post Office - 570m; no Doctors Surgery in the village.	Village Hall - 605m; St Barnabas C of E First and Middle School - 560m; General Store and Post Office - 430m; no Doctors Surgery in the village.		
	Would development of the site result in an adverse impact on local health provision?	No		No	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.	Drakes Broughton and Wadborough with Pirton Neighbourhood Plan policy DBWP10 priorities funding generated from development to the Sports Pavilion, provision and enhancement of Children's Play Areas, and to the Village Hall.		Drakes Broughton and Wadborough with Pirton Neighbourhood Plan policy DBWP10 priorities funding generated from development to the Sports Pavilion, provision and enhancement of Children's Play Areas, and to the Village Hall.	Drakes Broughton and Wadborough with Pirton Neighbourhood Plan policy DBWP10 priorities funding generated from development to the Sports Pavilion, provision and enhancement of Children's Play Areas, and to the Village Hall.	Drakes Broughton and Wadborough with Pirton Neighbourhood Plan policy DBWP10 priorities funding generated from development to the Sports Pavilion, provision and enhancement of Children's Play Areas, and to the Village Hall.	Drakes Broughton and Wadborough with Pirton Neighbourhood Plan policy DBWP10 priorities funding generated from development to the Sports Pavilion, provision and enhancement of Children's Play Areas, and to the Village Hall.		
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No		Yes, additional encroachment into the open countryside to the south and east.	Yes, encroachment into the open countryside.	Yes, encroachment into the open countryside.	No			
Ruled in or out of SHELAA? If out, reason?	Ruled In	Ruled Out - Isolated	Ruled In	Ruled Out - Scale	Ruled Out - Scale	Ruled In	Ruled Out - Isolated		
Should the site be carried forward for potential allocation in the SWDPR?	Yes	No	No - CFS0027 Preferred	No	No	No - CFS0027 Preferred	No		
Summary	Good small site within walking distance of several services in Drakes Broughton. No major constraints. Carried forward as an allocation in the SWDPR.	Site Ruled Out of the SHELAA as it is isolated.	Good site overall with no major constraints, however development of this site would result in encroachment into the open countryside in an area of the village where existing housing development is more sparse and as such CFS0027 is preferred.	Site not of an appropriate size given its location in the village meaning it is likely to negatively impact the settlement pattern, and also has potential surface water flooding issues. No Smaller Cut considered appropriate for potential allocation in the SWDPR.	Site not of an appropriate size given its location in the village meaning it is likely to negatively impact the settlement pattern.	Overall a good site with no major constraints (subject to there being no surface water flooding issues), however development of this site would encroach into the open countryside in this part of the village where there is not currently significant development. As such, CFS0027 is preferred.	Site Ruled Out of the SHELAA as it is isolated.		

Drakes Broughton						
SHELAA Site Reference and Address:		CFS0654 Land rear of Beech Avenue, Drakes Broughton	CFS0837 Land off Worcester Road, Drakes Broughton	CFS0981 Greenacres, Mill Lane, Drakes Broughton	CFS1050 Thornleigh Farm, Stonebow Road, Drakes Broughton	CFS1053 Land rear Hawthorne Close, Drakes Broughton
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1	Category 1	Category 1	Category 1	Category 1
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes	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
	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?	Yes	Unknown		Unknown	Yes but may be difficult to achieve appropriate visibility
	Are the Sewerage and Water supplies adequate in the area?	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.	There is already significant growth planned for Drakes Broughton and an existing scheme in place to provide additional capacity in the network. With additional growth there is a danger that the existing scheme does not provide sufficient storage, therefore early warning about the likelihood of this site coming forward is recommended. There is known hydraulic flooding issues in Drakes Broughton. All sites will drain to Lewis Close SPS which is expected to have a capacity deficiency if all development sites come forward. Detailed hydraulic modelling is recommended. 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.		There is already significant growth planned for Drakes Broughton and an existing scheme in place to provide additional capacity in the network. With additional growth there is a danger that the existing scheme does not provide sufficient storage, therefore early warning about the likelihood of this site coming forward is recommended. There is known hydraulic flooding issues in Drakes Broughton. All sites will drain to Lewis Close SPS which is expected to have a capacity deficiency if all development sites come forward. Detailed hydraulic modelling is recommended.	There is already significant growth planned for Drakes Broughton and an existing scheme in place to provide additional capacity in the network. With additional growth there is a danger that the existing scheme does not provide sufficient storage, therefore early warning about the likelihood of this site coming forward is recommended. There is known hydraulic flooding issues in Drakes Broughton. All sites will drain to Lewis Close SPS which is expected to have a capacity deficiency if all development sites come forward. Detailed hydraulic modelling is recommended.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	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
	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?	Not directly	Not directly		Not directly	Not directly
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes, residential to the south and east.	Yes, residential opposite.		Yes, residential opposite and to the north.	Yes, residential opposite and to the south.	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	TBC	TBC		TBC	TBC
	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 on archaeology?	No detrimental impact on any Conservation Area. Archaeology - Unknown Medieval Core.	No detrimental impact on any Conservation Area. Archaeology - Unknown Medieval Core.		No detrimental impact on any Conservation Area. Archaeology - Unknown Medieval Core.	No detrimental impact on any Conservation Area. Archaeology - Unknown Medieval Core.
	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?	No, subject to landscaping to eastern boundary	No		No	No
	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 been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Potential surface water flooding along northern boundary but no details to confirm there has been a surface water flooding event.	Yes, surface water flowing off the site towards Stonebow Road.		Yes surface water flooding at top part of the site where ponds are located also with boundary with Stonebow Road.	Yes, flooding associated with watercourse along entire length of SW boundary.
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No, Grade 3	Yes, mostly Grade 2		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		Current use as Thornleigh Farm is a Previously Contaminated Land activity, therefore Risk Assessment required.	No history of Previously Contaminated Land activities on site. Previously Contaminated Land site adjacent (sewage works), therefore Risk Assessment required.
	Is there a bus stop or train station within 400m of the site? Please state distance.	No - 51, 52 and 53 Bus Stops 540m	Yes - 51 and 52 Bus Stops 280m		Yes - 51, 52 and 53 Bus Stops 140m	Yes - 51, 52 and 53 Bus Stops 260m
	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; St Barnabas C of E First and Middle School - 1.2km; General Store and Post Office - 510m; no Doctors Surgery in the village.	Village Hall - 520m; St Barnabas C of E First and Middle School - 470m; General Store and Post Office - 540m; no Doctors Surgery in the village.		Village Hall - 700m; St Barnabas C of E First and Middle School - 690m; General Store and Post Office - 400m; no Doctors Surgery in the village.	Village Hall - 850m; St Barnabas C of E First and Middle School - 820m; General Store and Post Office - 535m; no Doctors Surgery in the village.
	Would development of the site result in an adverse impact on local health provision?	No	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.	Drakes Broughton and Wadborough with Pirton Neighbourhood Plan policy DBWP10 priorities funding generated from development to the Sports Pavilion, provision and enhancement of Children's Play Areas, and to the Village Hall.	Drakes Broughton and Wadborough with Pirton Neighbourhood Plan policy DBWP10 priorities funding generated from development to the Sports Pavilion, provision and enhancement of Children's Play Areas, and to the Village Hall.		Drakes Broughton and Wadborough with Pirton Neighbourhood Plan policy DBWP10 priorities funding generated from development to the Sports Pavilion, provision and enhancement of Children's Play Areas, and to the Village Hall.	Drakes Broughton and Wadborough with Pirton Neighbourhood Plan policy DBWP10 priorities funding generated from development to the Sports Pavilion, provision and enhancement of Children's Play Areas, and to the Village Hall.
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	Possibly, due to scale		No	No	
Ruled in or out of SHELAA? If out, reason?	Ruled In	Ruled Out - Scale / Flood Risk	Ruled Out - Isolated	Ruled Out - Scale / Flood Risk	Ruled Out - Access / Flood Risk	
Should the site be carried forward for potential allocation in the SWDPR?	No - CFS0027 Preferred	No	No	No	No	
Summary	No major constraints but query over achieving access and whether the development of 5 dwellings is possible. In any case, CFS0027 preferred.	Scale of site inappropriate in this location; development of entire site would lead to encroachment into the open countryside and associated impacts on the landscape. Also surface water flooding issues on the eastern boundary of the site, where access would need to be achieved off Stonebow Road.	Site Ruled Out of the SHELAA as it is isolated.	Scale of site inappropriate in this location; development of entire site would lead to encroachment into the open countryside and associated impacts on the landscape. Also surface water flooding issues at the top part of the site and on the boundary with Stonebow Road.	Access to the site may not be achievable due to adjacent railway bridge and the associated issues with visibility splays. Site also has surface water flooding history along entire length of south western boundary.	
OUTCOME						