

North and Middle Littleton						
SHELAA Site Reference and Address:		CFS0079 Pete Botts Skips, Land at Cleeve Road, Middle Littleton	CFS0028 Top Croft, Cleeve Road, Middle Littleton	CFS0856 Arrow Lane, North Littleton	CFS0055 Land at Junction of Cleeve Road and School Lane, Middle Littleton	CFS0929 Land at Lydstep, Cleeve Road, Middle Littleton
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 3	Category 3	Category 3	Category 3	Category 3
	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 - 100%	Flood Zone 1 - 92%, Flood Zone 2 - 8%	Flood Zone 1 - 100%	Flood Zone 1 - 100%
	Is the site more than 450 metres of hazardous pipeline or gas compression station?		NO	NO	NO	NO
	Can the site be provided with safe access onto the public highway?		Yes	Unknown	Yes	Unknown
	Are the Sewerage and Water supplies adequate in the area?		LOW level 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	MEDIUM level impact - The site will drain to Littleton School Lane SPS and South Littleton Farm Lane TPS which both have capacity and pollution issues. It is recommended that hydraulic modelling is undertaken for these sites to determine any improvement requirements.	MEDIUM level impact - The site will drain to Littleton School Lane SPS and South Littleton Farm Lane TPS which both have capacity and pollution issues. It is recommended that hydraulic modelling is undertaken for these sites to determine any improvement requirements.	MEDIUM level impact - The site will drain to South Littleton Farm Lane TPS which has capacity and pollution issues. It is recommended that hydraulic modelling is undertaken for these sites to determine any improvement requirements.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?		NO - within 500m of SSSI	NO	NO - within 500m of SSSI	NO - within 500m of SSSI
	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 adjacent	Minimal housing adjacent; public house nearby	YES - ribbon development adjacent; estate type development opposite; bus stop in immediate vicinity; employment nearby	YES - Site is opposite housing development and adjacent to employment site	
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 archaeology?		YES - Medieval potential; Evaluation, possible mitigation	YES - Medieval potential; DBA, survey, targeted evaluation and possible mitigation	POSSIBLY - Medieval potential; Evaluation, possible mitigation	POSSIBLY - Medieval potential; DBA, survey, targeted evaluation and possible mitigation
	Would development of the site have a detrimental impact on Listed Building (s).		NO	YES	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?		Any development on this site would impact adversely on/obliterate public views from road and public footpaths towards the historic Tith Barn. Would also bridge the gap between the nucleated core of the village and the separate development along Cleeve Road, affecting the landscape character of the village with respect to settlement pattern as an indicator of that.	Concern regarding permanent loss of views from the public highway and public footpath of the historic Tith Barn and church if this site is developed. At present filtered views through the hedge to School Lane, and the historic buildings can clearly be seen from the public footpath that enters the north-west corner of the site from Arrow Lane. These public views and the enjoyment of them in appreciating the historic buildings and their setting would be permanently lost as a result of development on this site. Users of public footpaths are considered to be amongst the most sensitive of visual receptors.	NO	less than 400m to LWS
	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	POTENTIALLY	UNSURE	POSSIBLE
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?		YES - major flood flow through the site from west to east	NO	NO	NO
	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?		No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	No History of PCL activities on site	No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required	PCL on site -Pete Botts Skips. Risk assessment and likely site investigation required
	Is there a bus stop or train station within 400m of the site? Please state distance.		YES - 190m	NO - 500m	YES - 20m	YES - >10m
	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.		PRIMARY SCHOOL - N / A, GENERAL STORE / PO - N / A, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 380m	PRIMARY SCHOOL - N / A, GENERAL STORE / PO - N / A, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 850m	PRIMARY SCHOOL - N / A, GENERAL STORE / PO - N / A, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 230m	PRIMARY SCHOOL - N / A, GENERAL STORE / PO - N / A, DOCTORS SURGERY - N / A, PARISH / VILLAGE HALL - 250m
	Would development of the site result in an adverse impact on local health provision?		NO	YES	YES	YES
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.		NO	NO	NO	NO	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?		NO - Development would sit between small housing developments (albeit existing developments back onto CFS submission site)	YES - Begins to conjoin the two settlements in a manner which detracts from their historic character and plan form.	NO - similar type development opposite and adjacent	YES - Would extend village of Middle Littleton across to the west of the B4085 and would not retain pattern of strongly nucleated villages as per the Landscape Guidelines for the Landscape Type Village Farmlands with Orchards within which the village is located.	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	OUT - Duplicate	IN	IN	IN	IN
	Should the site be carried forward for potential allocation in the SWDPR?	NO	YES - providing landscape issues can be mitigated	NO	YES	NO
	Summary	Site ruled out - duplicate of CFS0929	Site suitable for development insofar that landscape issue can be mitigated - development adjacent to the north and south of site; would create a small infill site creating a boundary to development	Site (as a whole) not suitable for development - development on whole site would begin to erode the separation between North and Middle Littleton; small out at northern part of site inline with the existing ribbon development would naturally extend built form but difficult to achieve	Site suitable for development - small site that would add to the 10% requirement for development on sites below 1ha	Site not suitable for development - residential development in this location would not be congruent with existing development, site sits on opposite side of road to residential development, possible employment site