

SHELAA Site Reference and Address:		CFS0381 - Land South of Shinehill Lane, South Littleton	CFS0461 - Long Hyde Road, South Littleton	CFS0509 - Land adjacent to Hyde Lodge, Long Hyde Road, South Littleton
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Cat 2	Yes - 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	Available within 5 years	Available now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	94% Flood Zone 1, 6% Flood zone 2 along southern boundary of the site. 0% risk of flooding in 100years.	100% Flood Zone 1. No risk of flooding in 100years	100% Flood Zone 1. No risk of flooding in 100years
	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?	WCC - No concern over access.	WCC - No concern over access.	WCC - No concern over access.
	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 - 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 - 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.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	SSSI	SSSI	SSSI
	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	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - housing	Yes - housing	Yes - housing / farm	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Protect and restore	Protect and enhance	Protect and enhance
	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 - CA. Prehistoric, Romano/British, medieval potential/Evaluation, possible mitigation	No -ca. Prehistoric, Romano/British, medieval potential/Evaluation, possible mitigation	No-CA. Prehistoric, Romano/British, medieval potential/Evaluation, possible mitigation
	Would development of the site have a detrimental impact on Listed Building(s).	No	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 landscape comment at this stage	No landscape comment at this stage	CFS0509 and CFS0512 - would be visible on ridge line but would complement other dwellings adjacent provided only infill individual dwellings fronting the road are proposed.
	Would development of the site have a detrimental impact on TPOs.	No	TPOs around the site	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 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
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	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.
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 330m	Yes - 170m	Yes - 390m
	How far is the site from the following key services - primary school, general store, post office, doctor surgery and parish/village hall? Please list the distance in travelling metres for each key service.	Y - School - 985m, Shop - 930m, Employment and Doctors - not in village, 1400m- Scout Hut - on Long Hyde Road.	Y - School - 460m, Shop - 195m, Employment and Doctors - not in village, adjacent Scout Hut - on Long Hyde Road.	Y - School - 562m, Shop - 390m, Employment and Doctors - not in village, 158m- Scout Hut - on Long Hyde Road.
	Would development of the site result in an adverse impact on local health provision?	No	No	No
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No Neighbourhood Plan in South Littleton	No Neighbourhood Plan in South Littleton	No Neighbourhood Plan in South Littleton
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	No	No
	Is the site ruled in or out of SHELAA? If out, reason?	In	In	In
	Should the site be carried forward for potential allocation in the SWDP?	No	Yes - SWDP NEW 55	No - Alternative site preferable in the village
Summary	Potential site for development opposite existing properties, however 0461 preferable and closer to village facilities.	Site is considered the most logical location for development, continuation of ribbon development and replicates development on the other side of the road.	Potential site for frontage only development, eastern side of the site within the development boundary. Continuation of ribbon development and replicate development on the other side of the road. Landscape supportive of this.	
OUTCOME PUBLICATION 2022	Is the site ruled in or out of SHELAA? If out, reason?	No change	No change	No change
	Should the site be carried forward for potential allocation in the SWDP?	No change	No change	No change
	Summary	No change	No change	No change

SHELAA Site Reference and Address:		0512 - Land off Long Hyde Road, South Litt	CF50516 - Land off Station Road, South Littleton	CF50517 - Land off Station Road, South Littleton (to the south of SWDP6/26)
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Cat 2	Yes - 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)?	Yes - Available now	Yes - Available now	Yes - Available now
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	100% Flood Zone 1. No risk of flooding 100 years	100% Flood Zone 1. No risk of flooding 100 years	100% Flood Zone 1, 16% risk of flooding in 100 years.
	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?	WCC - No concern over access.	Yes - access appears possible	Yes - access appears possible
	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.	MEDIUM 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. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	MEDIUM 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. 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?	SSSI	SSSI Within 200m of LWS	Within 100m of LWS
	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	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - housing	Yes - housing	Yes - housing / adjacent reservoir	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Protect and enhance	Protect and enhance	Protect and enhance
	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-CA. Prehistoric, Romano/British , medieval potential/Evaluation, possible mitigation	No - CA. Prehistoric, Romano/British , medieval potential	No CA. DBA, survey, targeted evaluation and possible mitigation/Prehistoric, Romano/British , medieval potential
	Would development of the site have a detrimental impact on Listed Building (s).	No	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?	CF50509 and CF50512 - would be visible on ridge line but would complement other dwellings adjacent provided only infill individual dwellings fronting the road are proposed.	CF50516 - on rising land, highly visible at entrance into village from Blackminister. Would interfere with views of trees on higher ground to north which are prominent landscape features.	Yes - site within Village Farmlands with Orchards Landscape Type where settlement pattern is identified as being nucleated. Development on this site would extend settlement unacceptably away from the nucleated heart of the village into open countryside. Would not respect settlement pattern as an indicator of landscape character .
	Would development of the site have a detrimental impact on TPOs.	No	No	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 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	potential surface water ponding across southern third of the site 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	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 on site. Within 250m landfill buffer. Risk assessment required	Standard Mitigation Measures applicable to sites of >10 residential dwellings.No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 390m	Yes - 380m	Yes - 390m
	How far is the site from the following key services - primary school, general store, post office, doctor surgery and parish/village hall? Please list the distance in travelling metres for each key service.	School - 815m, Shop - 500m, Employment and Doctors - not in village, 150m-170m - Scout Hut - on Long Hyde Road.	School - 800m, Shop - 485m, Employment and Doctors - not in village, Adj - Scout Hut - on Long Hyde Road.	School - 780m, Shop - 440m, Employment and Doctors - not in village, 560m-Scout Hut - on Long Hyde Road.
	Would development of the site result in an adverse impact on local health provision?	No	Yes	Yes
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No Neighbourhood Plan in South Littleton	No Neighbourhood Plan in South Littleton	No Neighbourhood Plan in South Littleton
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	Yes	Yes
Is the site ruled in or out of SHELAA? If out, reason?	In	Out - Access / Landscape	Out - Nature Designation	
Should the site be carried forward for potential allocation in the SWDP?	No	No	No	
Summary	Potential site for development. Continuation of ribbon development and replicate development on the other side of the road. Landscape supportive of this. However CF50516 closer to local services and facilities and logical infill development.	Landscape Officer has raised objection as a highly visible site. There are also concerns over access.	Landscape concerns as the development of this site would not respect the traditional settlement pattern. Very close to LWS. Other sites preferable.	
OUTCOME PREFERRED OPTIONS 2023	Is the site ruled in or out of SHELAA? If out, reason?	In	In	Out - Nature Designation
	Should the site be carried forward for potential allocation in the SWDP?	No	No	No
	Summary	No change	Change - 'Landscape' is not a SHELAA reason for ruling a site out. Access from main road between South Littleton and Blackminister - small access point. However, access may be achievable through the access route completed for the allocated site adjacent. Small strip of land between the new development (allocated) site and the proposed site. Not an obvious development site - other preferable sites available.	No change
OUTCOME PUBLICATION 2022	Is the site ruled in or out of SHELAA? If out, reason?	In	In	Out - Nature Designation
	Should the site be carried forward for potential allocation in the SWDP?	No	No	No
Summary	No change	Change - 'Landscape' is not a SHELAA reason for ruling a site out. Access from main road between South Littleton and Blackminister - small access point. However, access may be achievable through the access route completed for the allocated site adjacent. Small strip of land between the new development (allocated) site and the proposed site. Not an obvious development site - other preferable sites available.	No change	

SHELAA Site Reference and Address:		CFS0926 - Bleinham Nursery, Station Road, South Littleton	CFS0958 - Land off Farm Lane, South Littleton	CFS0959 - Land off Shinehill Lane, South Littleton	
MADRY CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Cat 2	Yes - 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)?	Yes - Available within 5 years	Yes - Available within 5 years	Yes - Available within 5 years	
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	Flood Zone 1 - 68%, Flood Zone 2- 32% FZ3 - 2% 17% risk of flooding in 100 years.	FZ1 - 95% f2- 5% . 1% risk of flooding in 100 years	FZ1 - 65%, FZ2 30%, FZ3 A AND B 31%. 14% risk of flooding in 100 years	
	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?	No - current access unusable	No - Farm Lane is not considered suitable for development trips and increased two-way flows.	No concerns received from WCC.	
	Are the Sewerage and Water supplies adequate in the area?	MEDIUM 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. LOW 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 - 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. 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?	Habitat / LWS YES: borders LWS and area of woodland / scrub	within 60m of brook LWS & associated ecological corridor; partially within dispersal area for BAP ecological network	No	
	Is the site in Green Belt?	No	No	No	
	Is the site in the AONB, or affect the setting of?	No	<i>CFS0958</i> - as I commented at the time of application 18/01412, 'it is the loss of this openness as a result of proposed development that would have the greatest impact on landscape character. The introduction of built form into open countryside to the north of the line of existing settlement (in consideration of dwellings and curtilage) would also impact on landscape character - both in terms of settlement pattern itself and in terms of its impact on the rural setting. I would have concerns about developing to the north of the ditch for a number of reasons. Looking at mapping and aerial photography, existing dwellings and gardens are all located south of the ditch line - south of a line running east-west to the northern boundary of this part of the village. To develop north of the ditch would effectively be developing into countryside.' I commented for that application that 'One, or two smaller, dwellings could in my opinion be accommodated on the site between this ditch and the proposed orchard area without being visually obtrusive or impacting significantly on the local landscape character - providing the landscape recommendations included in the LVA are applied.'	No	
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No	No	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - housing / former nursery	Yes - housing / farm/adjacent school	Yes - housing		
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Protect and enhance	Protect and enhance	Protect and enhance	
	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 an archaeological?	No - CA, DBA, survey, targeted evaluation and possible mitigation/Prehistoric, Romano/British, medieval potential	Yes impact on the CA - partially in CA and abutting setting of 3 listed buildings. Prehistoric, Romano/British, medieval potential/Evaluation, possible mitigation	No CA, Prehistoric, Romano/British, medieval potential/DBA, survey, targeted evaluation and possible mitigation	
	Would development of the site have a detrimental impact on Listed Building (s).	No	Yes - setting of LB	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?	Yes - site within Village Farmlands with Orchards Landscape Type where settlement pattern is identified as being nucleated. Development on this site would extend settlement unacceptably away from the nucleated heart of the village into open countryside. Would not respect settlement pattern as an indicator of landscape character. WWT-Yes. Overlap traditional orchard and is contiguous with LWS. Allocation here should avoid orchard and buffer the LWS from adverse effects of development. Developable area may reduce as a result	<i>CFS0958</i> - as I commented at the time of application 18/01412, 'it is the loss of this openness as a result of proposed development that would have the greatest impact on landscape character. The introduction of built form into open countryside to the north of the line of existing settlement (in consideration of dwellings and curtilage) would also impact on landscape character - both in terms of settlement pattern itself and in terms of its impact on the rural setting. I would have concerns about developing to the north of the ditch for a number of reasons. Looking at mapping and aerial photography, existing dwellings and gardens are all located south of the ditch line - south of a line running east-west to the northern boundary of this part of the village. To develop north of the ditch would effectively be developing into countryside.' I commented for that application that 'One, or two smaller, dwellings could in my opinion be accommodated on the site between this ditch and the proposed orchard area without being visually obtrusive or impacting significantly on the local landscape character - providing the landscape recommendations included in the LVA are applied.'	Some development on this site, fronting Shinehill Lane to respect local landscape character, may be acceptable	
	Would development of the site have a detrimental impact on TPOs.	No	No	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 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. South boundary & SE quarter of the site affected by adjacent watercourse	no details to confirm there has been a surface water flooding event. Eastern boundary of the site affected by flood zone of adjacent watercourse	No details to confirm there has been a surface water flooding event. Southern part of the site affected by flood zone of adjacent watercourse	
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	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 210 residential dwellings/Current use as a Nursery is a PCL activity. Within 200m landfill buffer. Risk assessment required	Standard Mitigation Measures applicable to sites of 210 residential dwellings. PCL on site - Tank. PCL site adjacent - pond (inflated) Risk assessment and likely site investigation required	Standard Mitigation Measures applicable to sites of 210 residential dwellings. No History of PCL activities	
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - 390m	No - 450m	No - 620m	
	How far is the site from the following key services - primary school, general store, post office, doctor surgery and parish/village hall? Please list the distance in travelling metres for each key service.	School - 780m, Shop - 440m, Employment and Doctors - not in village, 560m-Scout Hut - on Long Hyde Road.	School - Adjacent, Shop - 680m, Employment and Doctors - not in village, 950m- Scout Hut - on Long Hyde Road.	School - 1100, Shop - 1300m, Employment and Doctors - not in village, 950m-Scout Hut - on Long Hyde Road.	
	Would development of the site result in an adverse impact on local health provision?	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 South Littleton	No Neighbourhood Plan in South Littleton	No Neighbourhood Plan in South Littleton	
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes	Yes	No	
	OUTCOME PREFERRED OPTIONS 2021	Ruled in or out of SHELAA? If out, reason?	Out -Wildlife / Access/ Landscape	Out - Access / Nature Designation/landscape	In
		Should the site be carried forward for potential allocation in the SWDPR?	No	No	No
Summary		Landscape Objection - development of this site would not respect the traditional settlement pattern. Borders LWS. Flood zone 2 east of site. Other sites preferable.	Borders LWS brook and ecological corridor, Concern over Access. Landscape objection - loss of openness.	Potential for frontage development to replicate ribbon development on the opposite side. Landscape Officer also supportive of this. However approx. third of the site to the south is in high to medium flood zones. Hydraulic modelling will be necessary. CS461 closer to local services and facilities.	
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Out - Flood Risk / Nature Designation (also access concerns)	Out - Access / Wildlife	In	
	Should the site be carried forward for potential allocation in the SWDPR?	No	No	No	
	Summary	No change but updated reasons for ruling out the site.	No change but removed 'landscape' as a ruled out reason.	No change	

SHELAA Site Reference and Address:		CFS101 - South House, Main Street, South Littleton	CFS1032 - Land to rear of Main Street, South Littleton	CFS1087 - Land at Farm Lane, South Littleton (Additional site)
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Yes - Cat. 2	Yes - 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)?	Yes - Available within 5 years	Yes - Available within 5 years	Yes - Available within 5 years
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	FZ1 - 100%. Less than 1% risk of flooding in 100years	FZ1 - 100%. 1% risk of flooding in 100years	Yes - Flood zone 1 - approx 70%, approx Flood zone 2 - approx 30% Flood Zone 3 - approx 2%.
	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?	No concerns received from WCC.	No concerns received from WCC.	WCC. Access would not comply with WCC SDG standards. Farm Lane not considered suitable for development trips and increased two-way flows
	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.	MEDIUM 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. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Sewerage: 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.
	Would development of the site compromise Internationally or Nationally designated sites of ecological importance?	Yes - part of core and dispersal area for BAP ecological network, & within 150m of brook LWS	Yes - site noted as a grassland site of value (UK priority habitat)	Yes - LWS Littleton, Badsey and Broadway bk bounds the site.
	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	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - housing / open space adj. / adjacent school	Yes - housing / church	Yes - housing / open space	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	Protect and enhance	Protect and enhance	Protect and enhance
	Would development of the site result in a significant net loss of protected open space?	Yes	No	Scope for development on all but the Green Space to the western end of the site, subject to retention of existing hedges/trees and buffer planting to the northern boundary
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Yes - CA. Prehistoric, Romano/British, medieval potential/Evaluation, possible mitigation	No - although very close to boundary of CA and a few listed buildings. Prehistoric, Romano/British, medieval potential/DBA, survey, targeted evaluation and possible mitigation	Yes - CA. archaeology TBC
	Would development of the site have a detrimental impact on Listed Building(s).	No	No - although very close to boundary of CA and a few listed buildings.	Yes
	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?	Yes - open designated Green Space within village contributes to the local landscape character at the heart of the village. Orchard trees on site are a feature of the locality. Loss of openness as a result of any development would impact negatively on the local landscape character.	WWT - Yes, wholly overlaps a grassland inventory site and should be removed. It would be worth confirming the grassland value here but if the site proves to be BAP quality habitat it should be removed.	Landscape - Scope for development on all but the Green Space to the western end of the site, subject to retention of existing hedges/trees and buffer planting to the northern boundary. WWT - Yes, the site overlaps a grassland inventory site. The grassland inventory site should be removed from any allocation here and will reduce the developable area by more than 50%.
	Would development of the site have a detrimental impact on TPOs.	No	No	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	Within Network Enhancement Zone 1 for Traditional Orchard network
	Has the site 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 flows along SW boundary	No verified data to confirm flooding. The River Isbourne forms the western boundary of this site. (2021)
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	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 2-10 residential dwellings. No History of PCL activities	Standard Mitigation Measures applicable to sites of 2-10 residential dwellings. No History of PCL activities	Standard Mitigation Measures applicable to sites of 2-10 residential dwellings. No History of PCL activities
	Is there a bus stop or train station within 400m of the site? Please state distance.	No - 480m	Yes - 110m	Yes - 270m
	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.	School - Adjacent School, Shop - 680m, Employment and Doctors - not in village, 900m-Scout Hut - on Long Hyde Road.	School -180m, Shop - 230m, Employment and Doctors - not in village, 500m-Scout Hut - on Long Hyde Road.	School - 670m, Shop - 230m, Employment and Doctors - not in village, 860m-Scout Hut - on Long Hyde Road.
	Would development of the site result in an adverse impact on local health provision?	No	Yes	No
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No Neighbourhood Plan in South Littleton	No Neighbourhood Plan in South Littleton	No Neighbourhood Plan in South Littleton
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes	Yes	Yes
	Ruled in or out of SHELAA? If out, reason?	Out - Protected open space /Historic Environment/Access/Landscape	Out - Access / Wildlife	Out - Access / Loss of open space
	Should the site be carried forward for potential allocation in the SWDP?	No	No	No
Summary	Site is within the Conservation Area and an area of Public Open Space and currently used for grazing alpacas. Access is an issue as single lane adjacent first school. Not a suitable site for development due to the reasons above.	Advised by WWT that the site is a grassland inventory site and should not be allocated. Concern over access to the site as just off a bend.	Part of the site to the west is designated public open space which is a grassland inventory site and should be removed from any allocation. This portion of the site is also within medium flood risk. Concern over access. Western part of the site is located within green space and flood zone 2 and 3. The west edge of the site is adjacent to the conservation area of South Littleton	
OUTCOME PREFERRED OPTIONS 2019	Ruled in or out of SHELAA? If out, reason?	Out - Protected open space /Access / historic Environment	No change	No change
	Should the site be carried forward for potential allocation in the SWDP?	No	No change	No change
	Summary	No change	No change	No change
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	Out - Protected open space /Access / historic Environment	No change	No change
	Should the site be carried forward for potential allocation in the SWDP?	No	No change	No change
	Summary	No change	No change	No change