

Hanley Swan

SHELAA Site Reference and Address:	CFS0117 Park Farm, Blackmore Park Road	CFS0242 Land at Hanley Swan, Welland Road	CFS0248 Workshop & Land at Cobwebs Folly, Hanley Road	CFS0506 Workshop & Land at Cobwebs Folly, Hanley Road	CFS0607 Land at Hanley Swan	CFS0704 Land Adjoining Picken End	CFS0705 Land Adjoining Byfields, Roberts End	CFS0761 Coverside Farm
Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Malvern/Hanley Swan (Open Countryside)	Category 1	Malvern/Hanley Swan (Open Countryside)	Malvern/Hanley Swan (Open Countryside)	Malvern/Hanley Swan (Open Countryside)	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 Ownership - Single Availability immediate/within 5 years	Yes Single Ownership Availability within 5 years	Yes Ownership - Single Availability immediate/within 5 years	Yes Ownership - Single Availability immediate/within 5 years	Yes Single ownership Availability within 5 years	Yes Single ownership Availability within 5 years	Yes Single ownership Availability within 5 years	Yes Single ownership Availability within 5 years
Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	N/A	100% Flood Zone 1	N/A	N/A	N/A	100% Flood Zone 1	N/A	100% Flood Zone 1
Is the site more than 450 metres of hazardous pipeline or gas compression station?	N/A	Yes	N/A	N/A	N/A	Yes	N/A	Yes
Can the site be provided with safe access onto the public highway?	N/A	No comments received.	N/A	N/A	N/A	No comments received.	N/A	No comments received.
Are the Sewerage and Water supplies adequate in the area?	N/A	<u>Potential Impact on the Sewerage Network</u> Impact - High All flows will go to Gilberts End SPS, there are known hydraulic flooding issues downstream of this development and the size of the development in relation to the existing system is likely to cause issues. 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. <u>Potential impact of surface water sewerage infrastructure</u> Impact - Low Nearby watercourse Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A	N/A	N/A	<u>Potential Impact on the Sewerage Network</u> Impact - High All flows will go to Gilberts End SPS, there are known hydraulic flooding issues downstream of this development and the size of the development in relation to the existing system is likely to cause issues. 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. <u>Potential impact of surface water sewerage infrastructure</u> Impact - Medium There are no SW sewers and watercourse is over 150m away. Surface water should be managed on site through SuDS or to watercourses/ponds where available.	N/A	<u>Potential Impact on the Sewerage Network</u> Impact - High All flows will go to Gilberts End SPS, there are known hydraulic flooding issues downstream of this development and the size of the development in relation to the existing system is likely to cause issues. 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. <u>Potential impact of surface water sewerage infrastructure</u> Impact - Medium There are no SW sewers and watercourse is over 150m away. 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?	N/A	No	N/A	N/A	N/A	No (Consider Landscape)	N/A	SSSI Consider Landscape
Is the site in Green Belt?	N/A	No	N/A	N/A	N/A	No	N/A	No
Is the site in the ACNB, or affect the setting of?	N/A	Yes - Setting of ACNB Study: Land Cover Parcel M41 Sensitivity: High/Medium Housing Capacity 'No'	N/A	N/A	N/A	Yes - Setting of ACNB Study: Land Cover Parcel M42 Sensitivity: Medium (1-2ha) Housing Capacity 'Yes (1-5ha)'	N/A	Yes - Setting of ACNB Study: Land Cover Parcel M39 Sensitivity: High/Medium Housing Capacity 'No'
Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	N/A	Hanley Castle Neighbourhood Plan 'Made' January 2019	N/A	N/A	N/A	Hanley Castle Neighbourhood Plan 'Made' January 2019	N/A	Hanley Castle Neighbourhood Plan 'Made' January 2019
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	N/A	Yes - Residential development to the east	N/A	N/A	N/A	No - Site location is incongruous with the settlement pattern of the village/location of the development boundary	N/A	Yes
Would development of the site have an adverse impact on Green Infrastructure Network?	N/A	GI Environmental Character Area: 'Protect and Enhance'. Southern portion of the site is 'Protect and Restore' and is also SWDP 38 (SWDPR 43) green space.	N/A	N/A	N/A	GI Environmental Character Area: 'Protect and Restore'.	N/A	GI Environmental Character Area: 'Protect and Enhance'.
Would development of the site result in a significant net loss of protected open space?	N/A	A small portion of the southern part of the site is SWDP 38 (SWDPR 43) green space. This area is also identified as 'Amenity Green Space' in the Open Space Study.	N/A	N/A	N/A	No	N/A	No
Would development of the site have a detrimental impact on a conservation area or on archaeology?	N/A	Conservation Area - DBA, survey, targeted evaluation and possible further mitigation. Archaeology - No comments.	N/A	N/A	N/A	Conservation Area - No (Desk Based Assessment, survey, targeted evaluation and possible further mitigation). Archaeology - Medieval agricultural activity, could mask significant previous activity or occupation.	N/A	Conservation Area - No (Desk Based Assessment, survey, targeted evaluation and possible further mitigation). Archaeology - Medieval agricultural activity, could mask significant previous activity or occupation.
Would development of the site have a detrimental impact on Listed Building(s)?	N/A	Yes - Potential to affect the setting of Quaker's Farmhouse (grade II) and wider setting of 3 further LTBs.	N/A	N/A	N/A	Yes - Due to exposed nature of site, potential to affect wider setting of several grade II listed buildings.	N/A	Some potential to impact the setting of grade II church of St Alphonsus
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	N/A	No	N/A	N/A	N/A	No	N/A	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?	N/A	Circa 90m to Mere brook LWS SSSI	N/A	N/A	N/A	No	N/A	Boundary of TPO woodland
Would development of the site have a detrimental impact on TPOs?	N/A	Yes	N/A	N/A	N/A	No	N/A	Boundary of TPO woodland
Would development of the site have a detrimental impact on a Significant Gap?	N/A	No	N/A	N/A	N/A	No	N/A	No
Would development of the site have a detrimental impact on ancient woodland?	N/A	No	N/A	N/A	N/A	No	N/A	Boundary of TPO woodland
Would development of the site have a detrimental impact on ancient hedgerow?	N/A	No	N/A	N/A	N/A	No	N/A	No
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	N/A	Is the site at risk of surface water flooding? Yes (1% 30yr, 1% 100yr, 3%, 1000yr) SW Land Drainage Partnership Engineers - Risk 'very low' Refer to LLFA for DS requirements	N/A	N/A	N/A	Is the site at risk of surface water flooding? Yes (1% 30yr, 3% 100yr, 11%, 1000yr) SW Land Drainage Partnership Engineers - Risk 'very low to high' at access Refer to LLFA for DS requirements	N/A	Is the site at risk of surface water flooding? Yes (1% 30yr, 2% 100yr, 6%, 1000yr) SW Land Drainage Partnership Engineers - Risk 'very low to high' at Coverside Refer to LLFA for DS requirements
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	N/A	No - Grade 3	N/A	N/A	N/A	No - Grade 3	N/A	No - Grade 3
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	N/A	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings Contaminated Land - PCL on site - Cemetery or Graveyard. Risk assessment required	N/A	N/A	N/A	Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings Contaminated Land - No History of PCL activities	N/A	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings Contaminated Land - No History of PCL activities
Is there a bus stop or train station within 400m of the site? Please state distance.	N/A	Yes - on Welland Road Service: Westmere 363, 365 No access to rail network within 400m.	N/A	N/A	N/A	Yes - on Welland Road Service: Westmere 363, 365 No access to rail network within 400m.	N/A	Yes - on the B4209 Service: Post Office 481 On the Worcester Road Service: Swan Inn 363 No access to rail network within 400m.
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.	N/A	Hanley Swan Village Hall approx. 100m Hanley Swan Post Office approx. 200m (from the northern part of the site) St Gabriel's With St Mary's C of E Primary School approx. 150m (southern part of the site) Malvern Health Centre approx. 6.5km (indirect)	N/A	N/A	N/A	Hanley Swan Village Hall approx. 500m Hanley Swan Post Office approx. 700m St Gabriel's With St Mary's C of E Primary School approx. 50m Malvern Health Centre approx. 7.3km (indirect)	N/A	Hanley Swan Village Hall approx. 550m Hanley Swan Post Office approx. 150m St Gabriel's With St Mary's C of E Primary School approx. 500m Malvern Health Centre approx. 6.5km (indirect)
Would development of the site result in an adverse impact on local health provision?	N/A	Public Health - Yes Are employment and education sites accessible within 3 miles? Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle)? Community facilities - will residents easily be able to access: 1) Healthcare (large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) Community/Village Halls 3) Recreational activities 4) Shopping/retail 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).	N/A	N/A	N/A	Public Health - Yes Are employment and education sites accessible within 3 miles? Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle)? Community facilities - will residents easily be able to access: 1) Healthcare (large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) Community/Village Halls 3) Recreational activities 4) Shopping/retail 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).	N/A	Public Health - Yes Are employment and education sites accessible within 3 miles? Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle)? Community facilities - will residents easily be able to access: 1) Healthcare (large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds/staff for the financial year in which the development is built) 2) Community/Village Halls 3) Recreational activities 4) Shopping/retail 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	Hanley Castle Neighbourhood Plan 'Made' January 2019 Site allocation 'Land between Hillview Close and St. Gabriel's Church' in the NP is within the site boundary of this proposed allocation.	N/A	N/A	N/A	Hanley Castle Neighbourhood Plan 'Made' January 2019 The site is not an allocation in the Neighbourhood Plan.	N/A	Hanley Castle Neighbourhood Plan 'Made' January 2019 The site is not an allocation in the Neighbourhood Plan.
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	N/A	Yes	N/A	N/A	N/A	Yes - The site location is incongruous with the settlement pattern of the village/location of the development boundary	N/A	Yes
Ruled in or out of SHELAA? If out, reason?	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)	IN (Level 2)
Should the site be carried forward for potential allocation in the SWDPR?	NO	Yes (but site is not to be allocated)	NO	NO	NO	Yes (but site is not to be allocated)	NO	Yes (but site is not to be allocated)
OUT Location	OUT Location	OUT Location	OUT Location	OUT Location	OUT Location	OUT Location	OUT Location	OUT Location
Summary	Please also refer to the employment assessment of the site.	The site is too large in scale is mostly in conflict with the Neighbourhood Plan. A small portion of the site (Land between Hillview Close and St. Gabriel's Church) could be delivered through the neighbourhood plan allocation.	OUT Location	OUT Duplicate (smaller out of CFS0248)	OUT Location	The site location is incongruous with the settlement pattern of the village/location of the development boundary. The site is in conflict with the Neighbourhood Plan.	OUT Location	The site is in conflict with the Neighbourhood Plan. Also ACNB sensitivity and scale at edge of village location.

MAJOR CRITERIA

OTHER CRITERIA

OUTCOME