

Malvern									
SHELAA Site Reference and Address:	CFS0006 Land to the south of dwelling at 155 Wells Road	CFS0012 Land off Upper Welland Road and Assarts Lane	CFS0060 Land to North of The Pound, Lower Howsell Road	CFS0094 Land at Holywell Park, Wells Road	CFS0117 Park Farm, Blackmore Park Road	CFS0151 Advantage Chemicals Ltd. Advantage Business Park, Spring Lane South	CFS0153 Land to the West of North Site at Hospital Road	CFS0164 Land at Half Key, Leigh Sinton Road	CFS0213 Bronsil Drive
MALVERN CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Malvern Wells. Adjacent to development boundary.	Malvern Wells. Adjacent to development boundary.	Malvern Wells. Adjacent to development boundary.	Malvern Wells. Adjacent to development boundary.	Malvern Town - within development boundary	Malvern Town - adjacent to development boundary	Malvern Town - within development boundary	Malvern Town - adjacent to development boundary
	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	Yes	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	No	No	No	No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No. North-east corner of site 415m from SW Cadent Gas Distribution pipeline
	Can the site be provided with safe access onto the public highway?				Yes.		Access not suitable via Hospital Road. Agents promoting a larger site and CFS0153 could potentially come within this wider allocation.		
	Are the Sewerage and Water supplies adequate in the area?	Severn Trent - 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.	Severn Trent - Site drains to Blackmore Park SPS. 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.	Severn Trent - Site drains to Blackmore Park SPS. 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.	Severn Trent - Due to the scale of development it is unlikely to cause significant issues to the foul network, provided that surface water does not drain to the foul sewer.	Severn Trent - Due to the scale of development it is unlikely to cause significant issues to the foul network, provided that surface water does not drain to the foul sewer.	Severn Trent - The nearest foul sewer is 150mm dia and near to the south eastern boundary of the site. There are flooding issues downstream.		Severn Trent - Nearest foul sewer 120m off site to 225mm dia sewer. There are hydraulic flooding issues downstream. Detailed modelling is recommended to identify if capacity improvement is required.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	Site within AONB. 150m from SSSI (Malvern Hills)	Site within AONB. 180m from SSSI (Malvern Hills)	Site within AONB. 20m from SSSI (Malvern Hills)		No	Site 250m from Cotswolds & Malvern Hills AONB		No
	Is the site in Green Belt?	No	No	No		No	No		No
	Is the site in the AONB, or affect the setting of?	Yes, within the Cotswolds & Malvern Hills AONB	Yes, within the Cotswolds & Malvern Hills AONB	Yes, within the Cotswolds & Malvern Hills AONB		No	Site 250m from Cotswolds & Malvern Hills AONB		No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No - Malvern Wells Neighbourhood Plan in process of preparation	No - Malvern Wells Neighbourhood Plan in process of preparation	No - Malvern Wells Neighbourhood Plan in process of preparation		Neighbourhood Plan - made in June 2019. Site is within an existing industrial estate where Policy ME3 (Employment Development within Existing Industrial Estates and Business Parks) would apply. Policy ME3 provides conditional support for employment development and conversion to employment use. Site is in close proximity to 2 Neighbourhood Open Spaces - P106 (Mansfield Road) and L014 (Malvern RUFPC).	Neighbourhood Plan - made in June 2019.		Neighbourhood Plan - made in June 2019.
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes. Adjacent to residential	Field + residential	Landowner says vacant / previously developed. Adjacent uses are residential and Malvern Hills AONB and SSSI		Industrial Estate	Greenfield. Adjacent to residential		Greenfield
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	No	No. Site adjacent to Green Space	Yes. Whole site in designated Green Space		No. Site 20m from designated Green Space.	No		No
	Would development of the site result in a significant net loss of protected open space?	No	No. Site adjacent to Green Space	Yes. Whole site in designated Green Space		No. Site 20m from designated Green Space.	No		No
	Would development of the site have a detrimental impact on a conservation area?	Yes. Site is opposite to the Malvern Wells CA, and in the setting of a number of grade II LBs.	Yes. Currently within the Malvern Wells CA. Forms important part of the rural setting of the CA. Wider setting of a grade II listed Church.	Yes. Within core Malvern wells CA on prominent site on the hillside. Site surrounds grade II listed war memorial and is in the immediate setting of a number of grade II LBs. Highly sensitive in terms of heritage.		No	No		No. DBA, survey, targeted evaluation and possible further mitigation.
	Would development of the site have a detrimental impact on Listed Building (s).	Yes. Site is opposite to the Malvern Wells CA, and in the setting of a number of grade II LBs. Close proximity to a number of Listed Buildings - 30m from Gothic Cottage, 25m from Gas Street lamp, 50m from Homoyd Court	Currently within the Malvern Wells CA. Forms important part of the rural setting of the CA. Wider setting of a grade II listed Church.	Yes. Within core Malvern wells CA on prominent site on the hillside. Site surrounds grade II listed war memorial and is in the immediate setting of a number of grade II LBs. Highly sensitive in terms of heritage. Approx. 10 Listed Buildings within 20m of the site		No	No		no. In wider setting of a number of LBs
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	Site 480m from Scheduled Monument (The Shire Ditch)	Site 300m from Scheduled Monument (The Shire Ditch)		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 officer comments - Malvern hills AONB	No		No	Site of Regional or Local Wildlife Importance (Whippets Brook) runs along northern boundary of site. Landscape officer comments - Yes Adjacent to SWS, to the detriment of strong rural character of the site, present despite presence of neighbouring development, well established network of boundary trees and hedges		No. Ecological officer comments - Landscape, SSSI
	Would development of the site have a detrimental impact on TPOs.	No	TPO adjacent to site	TPOs on the site		No	No		No
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No		No	No		Yes. Whole site in Significant Gap. Site would narrow gap between Malvern and Leigh Sinton
	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?	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.		Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Northern half of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.		Some parts of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.
	Would development of the site result in a loss of best or most versatile (grade 1 or 2) agricultural land?	No	No	No		No	No		No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Yes - site is on part of the former Three Counties Garage. Contaminated Land Comments - Contaminated Land Comments - No History of PCL activities. Air Quality Comments - No Mitigation Measures Required	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of ≤ 10 residential dwellings	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of ≤ 10 residential dwellings. Contaminated Land (General Quarrying) 80m from site		PCL on site - Current use: Advantage Chemicals Ltd. Historic: Factory or works use not specified (Whole site). Risk Assessment and Key Site Investigation required.	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of ≤ 10 residential dwellings		Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of ≤ 10 residential dwellings
	Is there a bus stop or train station within 400m of the site? Please state distance.						Train station - no		
	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.								
	Would development of the site result in an adverse impact on local health provision?	No - Its positioned right on the main Malvern Wells road going out of Malvern, which is already a busy road. The map doesn't show what other developments are close by. It would have good access routes via public transport into Malvern, but not sure about active travel as it is a little out of Malvern town and based on the main road, but I believe there is a footpath.	No - This is off the main Malvern Wells road going out of Malvern, which is already a busy road. There should be good public transport access routes but not so sure about active travel as it is quite a walk out of Malvern. It is not far from Abbey College, which is already a build-up of traffic.	No - Its positioned just off the main Malvern Wells road going out of Malvern, which is already a busy road. The map doesn't show what other developments are close by. It would have good access routes via public transport into Malvern, but not sure about active travel as it is a way out of Malvern town and based on the main road.		No Comment	No. There is already a large development in that area, Malvern Vale, so concern about another large development so close by and the lack of green open space. There would be good local amenities.		No possible - Site not far from the existing Malvern Vale site so concern about over development and the lack of green open space and added congestion and pollution in an already built up area.
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Unknown. Malvern Wells Neighbourhood Plan in process of being developed.	Unknown. Malvern Wells Neighbourhood Plan in process of being developed.	Unknown. Malvern Wells Neighbourhood Plan in process of being developed.		Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (M1).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (M1).		Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (M1).
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	Unknown	Yes		No	No		IncurSION into Significant Gap and would narrow gap between Malvern and Leigh Sinton
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out. AONB. Impact on historic environment.	Out. AONB. Impact on historic environment.	Out. Flood Risk	Out. AONB. Impact on historic environment.	Out. Isolated location	In	Out. Access.	Out. Isolated location
	Should the site be carried forward for potential allocation in the SWDPR?	No. AONB. Impact on historic environment.	No. AONB. Impact on historic environment.	No. Flood Risk	Out. AONB. Impact on historic environment.	No. Isolated location	No. Potential land contamination issues would require further examination - site currently used by Advantage Chemicals Ltd. Potential incompatibility with surrounding uses (industrial estate). Potential conflict with Neighbourhood Plan which supports employment use on the industrial estate.	No. Access.	No. Isolated location
	Summary	Site not considered appropriate because it is within the AONB and would impact on the historic environment. Also, potential contaminated land.	Site not considered appropriate because it is within the AONB. Impact on historic environment. Also forms important part of the rural setting of the CA.	Site not considered appropriate because it includes land in Flood Risk Zones 2 and 3. Also, site in Significant Gap and only 100m from SW Cadent gas distribution.	Site not considered appropriate because it is within the AONB. Also proximity to SSSI, impact on Conservation Area, Listed Buildings and TPOs	Site not considered appropriate because it is an isolated location and does not adjoin the development boundary. Also, site would surround Traveller site (potential incompatibility with surrounding uses). Site is 50m outside development boundary and would be an unnatural extension to the development boundary. Site adjacent to AONB boundary, 140m from site of regional or local wildlife importance and 180m from another site of regional or local wildlife importance. TPOs along Blackmore Park Road.	Site not considered appropriate because potential land contamination issues would require further examination - site currently used by Advantage Chemicals Ltd. Potential incompatibility with surrounding uses (industrial estate). Potential conflict with Neighbourhood Plan which supports employment use on the industrial estate.	Site not considered appropriate because access is not suitable via Hospital Road. However, agents promoting a larger site and CFS0153 could potentially come within this wider allocation. Also, potential impact on site of regional or local wildlife importance and flooding issues downstream	Site not considered appropriate because it is an isolated location and does not adjoin the development boundary. Also, site is within the Significant Gap. West of site susceptible to surface water flooding. Site would be an unnatural extension to the development boundary. Significant Gap.

Malvern		CF50327 Land at Archer's Cottage, Sherrads Green	CF50328 Land at Howsell Road	CF50353 Land off Mill Lane	CF50405 The Kitchen Garden, Melton Lodge	CF50407 Land south of Madresfield Road	CF50407a Land south of Madresfield Road	CF50412 Beauchamp Business Park, Goodson Road	CF50416 Newlands Cricket Ground and Public House, Old Worcester Road	CF50440 The Old Gasworks, Lower Howsell Road, Malvern Link
MALVERN CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Malvern Town - within development boundary	Malvern Town - within development boundary	Malvern Town - adjacent to development boundary	Malvern Town - within development boundary	Malvern Town - adjacent to development boundary	Malvern Town - adjacent to development boundary	Malvern Town - within development boundary	Malvern Town - partially within and partially adjacent to development boundary	Malvern Town - within development boundary
	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	Yes	Yes	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No	No	No	No	No	No	No	No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?									
	Are the Sewerage and Water supplies adequate in the area?	Severn Trent - There are known hydraulic flooding issues in the downstream network.	Severn Trent - Site will drain directly to the STW.	Severn Trent - 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.	Severn Trent - High Impact Potential on sewerage infrastructure. There are significant hydraulic flooding issues immediately upstream of the site and Hall Green SPS to the Eastern boundary of the site has a history of pollution issues. It is likely this development will lead to increased risks at these areas. Detailed hydraulic modelling is recommended.	Severn Trent - Potential impact on sewerage infrastructure. Hydraulic flooding issues immediately upstream of the site and Hall Green SPS to the Eastern boundary of the site has a history of pollution issues. It is likely this development will lead to increased risks at these areas. Detailed hydraulic modelling is recommended.	Severn Trent - 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.	Severn Trent - High Impact Potential on sewerage infrastructure. There are known hydraulic flooding issues downstream. If this is to come forward a combined drainage strategy with development planned for Lower Howsell would be recommended.		
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No. Landscape officer comments - impact zone SSSI residential >100 units -CONSULT Natural England	No	40m from Cotswolds & Malvern Hills AONB. 20m from Rushy Valley Local Geological Site. Partially in impact zone SSSI residential >100 units -CONSULT Natural England	No	No	No	No	No	No
	Is the site in Green Belt?	No	No	No	No	No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	Yes, 40m from Cotswolds & Malvern Hills AONB	No	No	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Yes. Neighbourhood Plan - made in June 2019. Site conflicts with Policy MT2 (Malvern Link Rail Station Opportunity Area).	Yes. Neighbourhood Plan - made in June 2019. Site conflicts with MG2 (Neighbourhood Open Space) - Adam Lee Open Space & Play Area. Potential conflict with Policy MV1 (Exceptional Key Views)	Neighbourhood Plan - made in June 2019.	Neighbourhood Plan - made in June 2019.	Neighbourhood Plan - made in June 2019.	Neighbourhood Plan - made in June 2019.	Yes. Neighbourhood Plan - made in June 2019. Site conflicts with Policies MG2 (Neighbourhood Open Space - site is Worcester Road Woods) and MV1 (Exceptional Key Views).	Neighbourhood Plan - made in June 2019.	
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Car parking and residential	Adam Lee Open Space & Play Area. Adjacent to residential	Residential. Close proximity to Cotswolds & Malvern Hills AONB. 20m from Rushy Valley Local Geological Site.	Greenfield / agriculture	Greenfield / agriculture	Woodland. Adjacent to retail park and business park	Cricket pitch and public house. Some residential adjacent.			
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?									
	Would development of the site result in a significant net loss of protected open space?	Northern part of site designated Green Space	Yes. Site is designated Green Space in the SWDP	No	No, but designated Green Space runs along north and north-west boundary of site	No	Yes. Site is designated Green Space.	No		
	Would development of the site have a detrimental impact on a conservation area?	Yes. Southern part of site within Conservation Area. Northern part of site adjacent to Conservation Area. Within Trinity CA and in setting of Link CA. Setting of grade II listed church.	No	Yes. On an elevated sloping site within Great Malvern CA. Site appears to be within the curtilage of Grade II listed Melton Lodge. In the setting of several other grade II LBs.	No. DBA, survey, targeted evaluation and possible further mitigation.	No. DBA, survey, targeted evaluation and possible further mitigation.	Yes. Site abuts Malvern Link CA and provides woodland buffer between CA and retail park. Immediate setting of several grade II* and II LBs. Highly sensitive in terms of heritage	Yes. Part of the proposed site within the Conservation Area. Within and in the setting of the Newland CA. The existing buildings on site are an important part of the CA. Adjacent to previously allocated site - cumulative impact. DBA further survey or evaluation dependent upon results		
	Would development of the site have a detrimental impact on Listed Building (s).	Yes. Within Trinity CA and in setting of Link CA. Setting of grade II listed church.	No	Yes. On an elevated sloping site within Great Malvern CA. Site appears to be within the curtilage of Grade II listed Melton Lodge. In the setting of several other grade II LBs.	Yes. Site surrounds and abuts a grade II moated farmstead and Dovecot. Farmstead is also a SAM. In setting of 2 further grade II LBs. Further potential for archaeology on this site.	No	Adjacent to, or within the immediate setting of 3 Listed Buildings. Yes. Site abuts Malvern Link CA and provides woodland buffer between CA and retail park. Immediate setting of several grade II* and II LBs. Highly sensitive in terms of heritage	No. Within and in the setting of the Newland CA. The existing buildings on site are an important part of the CA. Adjacent to previously allocated site - cumulative impact		
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	No	Yes. Site surrounds Moated Site at Sherrads Green in north of site	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?	190m from Site of Regional or Local Wildlife Importance. Ecological officer comments - adequate buffering for LWS-GI to buffer - affect developable area	Site 175m from site of regional or local wildlife importance. Ecological officer comments - LWS, SSSI, TPO	Site of Regional or Local Wildlife Importance 240m away. Ecological officer comments - protected species/BAP species records onsite and offline. In adjacent LWS other, badger, On-site hedgehog, Grass snake. Closer ecological assessment required	Landscape officer comments - To the detriment of the character of Madresfield Road and associated common and the road running between Malvern and Madresfield. Ecological officer comments - cumulative affect - three contiguous sites? Wildlife corridor along western boundary needs to be protected/buffered	Landscape officer comments - This would mean the complete loss of a large area of urban woodland and GI. Ecological officer comments - cumulative affect.	30m from Site of Regional or Local Wildlife Importance (Newland Green). Landscape officer comments - Unlikely to have the capacity suggested because of existing GI constraints. Question description as brownfield land. Ecological officer comments - Pond on boundary - traditional orchard site by - cumulative affect - three contiguous sites?			
	Would development of the site have a detrimental impact on TPOs.	No	Yes. TPOs on northern boundary of site	No	No	No	Yes. Whole site covered by TPOs	No		
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No	No	No		
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	No	No	No	No		
	Would development of the site have a detrimental impact on ancient hedgerow?	internal hedgerows		hedgerow boundary - unknown if ancient. Should be retained through development	Boundary hedgerows - should be retained - buffer LWS		hedgerow boundaries - status unknown - should be retained.			
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Southern part of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.		
	Would development of the site result in a loss of best or most versatile (grade 1 or 2) agricultural land?	No	No	No	No	No	No	No		
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Contaminated land records - railways. Contaminated Land Comments - No History of PCL activities on site. PCL site adjacent - Railways. Risk assessment required. Air Quality Comments - Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contaminated Land Comments - PCL on site - Unknown filled ground (pond). Risk assessment and likely site investigation required. Air Quality Comments - Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - No Mitigation Measures Required	North of site includes 3 areas of contaminated land - sewage and unknown filled ponds. Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of >10 residential dwellings		
	Is there a bus stop or train station within 400m of the site? Please state distance.		Train station - no							
	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.									
	Would development of the site result in an adverse impact on local health provision?	Yes - There has already been a lot of development on Howsell Road and it is a built up area so there would be congestion and pollution issues. It is close to local amenities that would be within walking distance.	No - Would be concerned about a development here as it is right next to Sunshine Children's Centre, so there would be increased congestion, so road safety issues and pollution. The other side of the children's centre is already a busy estate.	No	Yes - Potentially a huge site because it is on the outskirts of Malvern town. The surrounding areas on Madresfield Road are already built up. This would impact greatly on the local green open space. The site would be relatively close to local amenities, but there would have to be good access routes for active travel.	Yes - Potentially a large site because it is on the outskirts of Malvern town. The site would be relatively close to local amenities, but there would have to be good access routes for active travel.	No - This site is directly behind Malvern Retail park so good access to amenities but again already a built up area and would have an impact on green open space and lead to more congestion on an already busy road by the retail park.	Yes - This is on the outskirts of Malvern so would need to have good access routes into Malvern as could be quite busy. It is based just off the main Worcester Road which is very busy, especially during peak hours so this would add to the congestion and pollution. It will also have an impact on green open space.		
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).		
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Potential impact on Conservation Area.	No	No	Unknown	Unknown	Possibly impact on Conservation Area.	No			
Ruled in or out of SHELAA? If out, reason?	Out. Isolated location. Impact on historic environment.	Out. Loss of valued open space. Impact on historic environment. Potential land contamination on adjacent land.	No. Loss of valued open space. Land contamination - site investigation likely.	Out. Impact on historic environment.	In	Out. Loss of valued green space. Impact on historic environment.	Out. Impact on historic environment.	Out. Flood Risk and land contamination.		
Should the site be carried forward for potential allocation in the SWDPR?	No. Isolated location. Impact on historic environment.	No. Loss of valued open space. Impact on historic environment. Potential land contamination on adjacent land.	No. Loss of valued open space. Land contamination - site investigation likely.	No. Impact on historic environment.	No. Impact on historic environment (Scheduled Ancient Monument and Listed Building). High impact potential on sewerage infrastructure and potential land contamination.	Yes	No. Loss of valued green space. Impact on historic environment.	No. Impact on historic environment.	No. Flood Risk and land contamination.	
Summary	Site not considered appropriate because it is an isolated location and does not adjoin the development boundary (450m from development boundary) and impact on historic environment (adjacent to Conservation Area). Also potential contaminated land (sewerage).	Site not considered appropriate because would result in loss of valued open space, impact on historic environment and potential land contamination on adjacent land. Also conflicts with adopted Neighbourhood Plan Policy MT2 (Malvern Link Rail Station Opportunity Area). Surface water flooding in southern parcel of site.	Site not considered appropriate because would result in loss of valued open space. And land contamination - site investigation likely. Also, conflict with Neighbourhood Plan (Open Space) and TPOs on boundary.	Site not considered appropriate because of impact on historic environment. Also, potential impact on AONB and Local Geological Site	Site not considered appropriate because of the impact on historic environment (Scheduled Ancient Monument and Listed Building). High impact potential on sewerage infrastructure and potential land contamination. Also, potential conflict with Neighbourhood Plan exceptional key view policy. Most issues relate to the north of the site. Potential scope for development on smaller parcel of land	Overall a good site with no major constraints (subject to acceptable impact on sewerage infrastructure and there being no access issues)	Site not considered appropriate because loss of valued open space (designated Green Space) and impact on historic environment (policies on Neighbourhood Open Space and Exceptional Key Views). Also, site covered in TPOs	Site not considered appropriate because of impact on historic environment. Also, high impact potential on sewerage infrastructure and potential impact on site of regional or local wildlife importance.	Site not considered appropriate because of flood risk and land contamination. Also, site is in the Significant Gap, includes SW Cadent gas distribution and is adjacent to site of regional or local wildlife importance.	

Malvern		CFS0441 Land to the south of Haystan Road and north of the rail line	CFS0456 Great Buckmans Farm (Land north of Grit Lane, Malvern)	CFS0474 Unused grounds of Abbey College, 251 Wells Road	CFS0476 Entire campus and grounds of the Abbey College, 251 Wells Road	CFS0482 Land at Cales Farm	CFS0518 Land at 186 Madresfield Road	CFS0585 SO 80629 45310 Land to the West of Guarford	CFS0652 Land adjacent to Blackmore Park	CFS0682 Land to the west of Pickerleigh Grove	
MALVERN CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Malvern Town - within development boundary	Malvern Town - adjacent to development boundary	Malvern Wells. Adjacent to development boundary.	Malvern Wells. Adjacent to development boundary.	Malvern Town - adjacent to development boundary	Malvern Town - adjacent to development boundary			Malvern Town - within development boundary	
	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	Yes			Yes	
	Is the site within Flood Zone 1 or 27 if yes, state Flood Zone.	No	No, but Flood Zones 2 and 3 run partly along north-east boundary of site	No	No	No	No	No			No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	No. North-east corner of site 50m from SW Cadent Gas Distribution pipeline	Yes	Yes	Yes	Yes				Yes
	Can the site be provided with safe access onto the public highway?					Yes. Agents promoting a single point of access but highways requesting a re-lock to see if second point of access is achievable.	Access may not be achievable. Potential access via site CFS04077		Do not believe access is achievable.		
	Are the Sewerage and Water supplies adequate in the area?	Severn Trent - Connection to 750mm dia sewer southern boundary of site. Known hydraulic flooding downstream. Modelling recommended.	Severn Trent - High Impact Potential on sewerage infrastructure. Connection to 150mm sewer to north end of site approximately 230m distant and likely to require pumping. Southern end of site approximately 100m off site sewer required. Western boundary 130m offsite sewer required. Detailed modelling recommended to establish if capacity improvement is required.	Severn Trent - Site drains to Blackmore Park SPS, modelling is recommended to determine the impact downstream. Due to the size of the development compared to the existing system there may be some issues.	Severn Trent - Site drains to Blackmore Park SPS, modelling is recommended to determine the impact downstream. Due to the size of the development compared to the existing system there may be some issues.	Severn Trent - Two possible connection points. Both have hydraulic floodings downstream and storage tanks. Parts of site may require pumping. Detailed modelling recommended to establish if capacity improvement is required.	Severn Trent - 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				Severn Trent - Connection to 225mm dia sewer approx. 60m to north of site. Pickerleigh Close is another possible connection point but no sewer are shown on records. Known hydraulic flooding downstream
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	Site within AONB. 200m from SSSI (Malvern Hills)	Site within AONB. 200m from SSSI (Malvern Hills)	Site adjacent to Cotswolds & Malvern Hills AONB. Impact zone of SSSI Natural England must be consulted if >100 units	Impact zone of SSSI part in 'Consult if <50 units residential'- part in 'all applications consult NE'				No. Impact zone of SSSI Natural England must be consulted if >100 units.
	Is the site in Green Belt?	No	No	No	No	No	No				No
	Is the site in the AONB, or affect the setting of?	No	No	Yes, within the Cotswolds & Malvern Hills AONB	Yes, within the Cotswolds & Malvern Hills AONB	Site adjacent to Cotswolds & Malvern Hills AONB.	No				No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Yes. Neighbourhood Plan - made in June 2019. Site conflicts with Policy MG1 (Local Green Space). Potential conflict with Policy MV1 (Exceptional Key Views).	Neighbourhood Plan - made in June 2019. Site adjacent to designated Local Green Space (Lower Howsell Road - Policy MG1) and Neighbourhood Open Space (DP002 - Greenfields Road).	No - Malvern Wells Neighbourhood Plan in process of preparation	No - Malvern Wells Neighbourhood Plan in process of preparation	Neighbourhood Plan - made in June 2019. Site adjacent to designated Local Green Space (Malvern Vale).	Neighbourhood Plan - made in June 2019.				Yes. Neighbourhood Plan - made in June 2019. Site conflicts with Policy MG2 (Neighbourhood Open Space).
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Agriculture / Open Space	Agriculture	Abbey College	Abbey College	Agriculture	Residential & orchard / paddock.				Informal green space	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?										
	Would development of the site result in a significant net loss of protected open space?	Yes. Site is designated Green Space.	No	No	No	No	No, but Green Space runs along north boundary of site			Yes. Site is designated Green Space.	
	Would development of the site have a detrimental impact on a conservation area?	No. DBA, survey, targeted evaluation and possible further mitigation.	No. Medieval agricultural activity, could mask significant previous activity or occupation. DBA, survey, targeted evaluation and possible further mitigation.	Yes. Abuts Malvern Wells CA. Due to topography, would fall within the wider setting of a number of grade II LBs. Medieval agricultural activity, could mask significant previous activity or occupation. DBA, survey, targeted evaluation and possible further mitigation.	Yes. Within and in setting of Malvern Wells CA. Site contains important buildings within CA. In the immediate setting of a number of grade II LBs. Highly sensitive. Medieval agricultural activity, could mask significant previous activity or occupation. DBA, survey, targeted evaluation and possible further mitigation.	No. Medieval agricultural activity, could mask significant previous activity or occupation. DBA, survey, targeted evaluation and possible further mitigation.	No				No
	Would development of the site have a detrimental impact on Listed Building (s).	No. Site contains a grade II listed boundary post.	20m from Grit farmhouse (Grade II Listed Building and outbuildings). Site surrounds and is adjacent to 3 grade II listed farmhouses with associated listed farm buildings. Due to scale of site, potential impact on wider setting of further LBs in vicinity.	Yes. Abuts Malvern Wells CA. Due to topography, would fall within the wider setting of a number of grade II LBs.	Yes. Within and in setting of Malvern Wells CA. Site contains important buildings within CA. In the immediate setting of a number of grade II LBs. Highly sensitive.	No. Wider setting of a few grade II LBs	No. Wider setting of 2 grade II LBs and a SAM				No. Site contains two grade II listed boundary posts.
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No		Site 420m from Scheduled Monument (The Shire Ditch)	No	No, but SAM 200m from site.				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?	Overlaps grassland inventory site. Landscape officer comments - Would result in the loss of a significant proportion of the 'green heart' destroying the spaciousness, significantly reducing accessibility to open space of an informal rural nature, harming GI connectivity	No. water courses, ponds, internal hedgerows. Records of freshwater crayfish- prob historic. Ecological officer comments - Orchard needs to be assessed to confirming it is of BAP quality. If so this site should not be allocated	Landscape officer comments - Malvern Hills AONB. Ecological officer comments - off site values close by- pond	No	Site of Regional or Local Wildlife Importance (Whippets Brook) runs along northern boundary of site. Site of Regional or Local Wildlife Importance (Mills Coppice) runs along western boundary of site. Landscape officer comments - Harm to views from Malvern Hills and AONB. Proximity to Worcestershire Way long distance walking path. Ecological officer comments - off site values close by- pond	No				Landscape officer comments - Would result in the loss of a part of the 'green heart' affecting the spaciousness, reducing accessibility to open space of an informal rural nature, harming GI connectivity. Ecological officer comments - badgers.
	Would development of the site have a detrimental impact on TPOs.	Yes. TPOs on site	No, but TPOs adjacent to south-east and north-east boundaries	No	TPOs on site	Not on site, but TPOs cover Mills Coppice which runs along western boundary of site.	No				TPOs on boundary of site
	Would development of the site have a detrimental impact on a Significant Gap?	No	Yes. Whole site in Significant Gap. Site would significantly narrow gap between Malvern and Leigh Sinton	No	No	No	No				No
	Would development of the site have a detrimental impact on ancient woodland?										
	Would development of the site have a detrimental impact on ancient hedgerow?			boundary hedges present; impact unlikely if retained.							
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Some parts of site susceptible to surface water. Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Some parts of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.				Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.
	Would development of the site result in a loss of best or most versatile (grade 1 or 2) agricultural land?	No	No	No	No	No	No				No
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	Small part of site potential contaminated land - quarrying of sand & clay, operation of sand & clay pits. Contaminated Land Comments - No History of PCL activities on site. Within 250m landfill buffer to the South. Risk assessment required. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of >10 residential dwellings				Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of >10 residential dwellings
	Is there a bus stop or train station within 400m of the site? Please state distance.					Train station - no			Train station - no		
	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.										
Would development of the site result in an adverse impact on local health provision?	Yes - This is a big proposed site in an already developed area so would add to congestion and pollution. However it is close to amenities that are within walking distance so could encourage active travel, and good access routes being so close to the train station.	Yes - This is on the outskirts of Malvern so possibly with a limited impact. It would increase congestion and pollution and would need good access routes for public transport and active travel routes to key as it is on the outskirts of Malvern, especially linking into Leigh Sinton where there is currently only one main road.	Possible - Abbey College is positioned right on the Wells Road which is already a really busy road and there are always lots of congestion outside of the Abbey. It would have good public access routes into Malvern but limited active travel routes as it is on the outskirts and on the main road.	Possible - Abbey College is positioned right on the Wells Road which is already a really busy road and there are always lots of congestion outside of the Abbey. It would have good public access routes into Malvern but limited active travel routes as it is on the outskirts and on the main road.	Yes. Housing and employment: Are employment & education sites accessible within 3 miles? Age friendly environments: 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 effort in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shop/properties 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle & pedestrian routes (taking into account all surrounding developments).	Yes - Potentially a large site because it is on the outskirts of Malvern town. Surrounding areas on Madresfield Road are already built up. This would impact greatly on the local green open space. The site would be relatively close to local amenities, but there would have to be good access routes for active travel.				Yes - It is a central location, so good access route to local amenities and close to the local primary school.	
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (M1).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (M1).	Unknown. Malvern Wells Neighbourhood Plan in process of being developed.	Unknown. Malvern Wells Neighbourhood Plan in process of being developed.	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (M1).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (M1).				Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (M1).	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes. Would result in the loss of a significant proportion of the 'green heart' of Malvern.	Significant incursion into Significant Gap and would narrow gap between Malvern and Leigh Sinton	Yes	Yes, but development of north-east corner may not materially affect character of the settlement	Potentially a large development that would extend the development boundary westwards and reduce the buffer between development and the AONB.	No				Yes. Would result in the loss of a significant proportion of the 'green heart' of Malvern.	
Ruled in or out of SHELAA? If out, reason?	Out. Loss of valued open space	In	Out. Scale. AONB. Impact on historic environment.	Out. Scale. AONB. Impact on historic environment.	In.	In		Out. Isolated location	Out. Isolated location.	Out. Loss of valued open space	
Should the site be carried forward for potential allocation in the SWDPR?	No. Loss of valued open space	No. Significant incursion in to Significant Gap and proximity to gas pipeline. Also, high impact potential on sewerage and water supplies. Impact on historic environment.	Out. Scale. AONB. Impact on historic environment. Also, potential incompatibility with surrounding land uses (Abbey College).	No. Scale. AONB. Impact on historic environment.	Yes.	Yes		No isolated location	No. Isolated location	No. Loss of valued open space.	
Summary	Site not considered appropriate because it would result in loss of valued open space. Also conflicts with adopted Neighbourhood Plan Policy MG1 - Local Green Space). TPOs on site	Site not considered appropriate because whole site would cause a significant incursion in to Significant Gap and proximity to gas pipeline. Also, high impact potential on sewerage and water supplies. Impact on historic environment.	Site not considered appropriate because it is within the AONB. Scale of site inappropriate in this location. Impact on historic environment. Also, potential incompatibility with surrounding land uses (Abbey College).	Site not considered appropriate because it is within the AONB. The scale and location of the site would materially affect the character of Malvern Wells. Impact on the historic environment and potential impact on TPOs on site. Potential incompatibility with surrounding land uses (Abbey College). While it is considered that scale of development would be inappropriate in this location development of north-east corner may not materially affect character of the settlement	Site appears to be deliverable. Potentially a large development that would extend the development boundary westwards and reduce the buffer between development and the AONB. Site has some issues requiring further examination including: detailed modelling to establish if water and sewerage capacity improvement is required and impact on nearby SSSI	Overall a good site with no major constraints (subject to safe access to the highway being achievable.		Site not considered appropriate because it is an isolated location (360m outside development boundary). Also, access may not be achievable, site adjacent to Traveller site (potential incompatibility with surrounding uses), 140m from AONB boundary, adjacent to site of regional or local wildlife importance. TPOs along Blackmore Park Road, PRow runs through site and would be an unnatural extension to the development boundary.		Site not considered appropriate because it would result in loss of valued open space. Also conflicts with adopted Neighbourhood Plan Policy MG2 - Neighbourhood Open Space. TPOs on site boundary.	

Malvern									
SHELAA Site Reference and Address:	CFS0748 Site A, The Worcestershire Golf Club	CFS0749 Site B, The Worcestershire Golf Club	CFS0750 Site C, The Worcestershire Golf Club	CFS0767 Land to the north of Wood Farm Road incorporating Hornlyd Wood	CFS0835 Grit Lane	CFS0955c Land on south side of Guarford Road	CFS1003 Land south of Worcester Road (A449)	CFS1028 48-58 Wyche Road	CFS1030 49 Beauchamp Road
Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?				Malvern Wells. Adjacent to development boundary.	Malvern Town - adjacent to development boundary	Malvern Town - adjacent to development boundary	Malvern Town - within development boundary	Malvern Wells - within development boundary	Malvern Town - within development boundary
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	Yes
Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.				No	No	No	No	No	No
Is the site more than 450 metres of hazardous pipeline or gas compression station?				Yes	Yes	Yes	Yes	Yes	Yes
Can the site be provided with safe access onto the public highway?						via Mill Lane			
Are the Sewerage and Water supplies adequate in the area?				Severn Trent - Site drains to Blackmore Park SPS, modelling is recommended to determine the impact downstream.	Severn Trent - The nearest foul sewer drain to Powick STW's. Alternatively it could drain to the Malvern network however it would need offsite sewer and pumping. Both networks have hydraulic flooding issues downstream. Modelling recommended.		Severn Trent - There are known hydraulic flooding issues immediately downstream. It is recommended that hydraulic modelling is completed.	Severn Trent - 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.	Severn Trent - 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 site of ecological importance?				Site within AONB. 200m from SSSI (Malvern Hills). Impact zone of SSSI. Consult NE for applications of >100 units residential	No	No	No	40m from Cotswolds & Malvern Hills AONB. 40m from Upper Wyche Quarry Local Geological Site.	No
Is the site in Green Belt?				No	No	No	No	No	No
Is the site in the AONB, or affect the setting of?				Yes, within the Cotswolds & Malvern Hills AONB	No	No	No	Yes, 40m from Cotswolds & Malvern Hills AONB	No
Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?				No - Malvern Wells Neighbourhood Plan in process of preparation	Neighbourhood Plan - made in June 2019.	Yes, Neighbourhood Plan - made in June 2019. Site conflicts with Policy MV1 (Exceptional Key Views).	Yes, Neighbourhood Plan - made in June 2019. Site conflicts with Policy MG2 (Neighbourhood Open Space - site is Spring Woods). Potential conflict with Policy MV1 (Exceptional Key Views).	No - Malvern Wells Neighbourhood Plan in process of preparation	Yes, Neighbourhood Plan - made in June 2019. Site conflicts with Policy MC2 (Neighbourhood Open Space - site is DP001 Beauchamp Road).
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.				Yes. Agriculture (sheep grazing)	Agriculture	Agriculture and residential	Urban green space and woodland. Adjacent to retail park.	Residential and Employment	Amenity green space. Adjacent to residential.
Would development of the site have an adverse impact on Green Infrastructure Network?									
Would development of the site result in a significant net loss of protected open space?				No	No	No	Yes. Site is designated Green Space.	No. 40m from Green Space.	Yes. Site is designated Green Space and Neighbourhood Open Space.
Would development of the site have a detrimental impact on a conservation area?				Yes. Abuts Malvern Wells CA. Setting of a number of LBs. DBA, survey, targeted evaluation and possible further mitigation. DBA, survey, targeted evaluation and possible further mitigation.	No. DBA, survey and targeted evaluation, possible further mitigation.	No	Yes. Site is within the Malvern Link CA. Site provides woodland buffer between Worcester Road and the retail park. Also in proximity to Newland CA and LBs within it.	Yes. Site is prominent in Malvern Wells CA on ridge of the Malvern Hills. Potential to also affect setting of LBs. SAM in proximity. Site likely to have archaeological potential.	No
Would development of the site have a detrimental impact on Listed Building (s).				Yes. Abuts Malvern Wells CA. Setting of a number of LBs. Site adjacent to Hornlyd Court	70m from Grit farmhouse (Grade II Listed Building). Yes. Immediate setting of grade II listed farm house and farm buildings.	6 Listed Buildings within 100m of site	Listed Building 130m from site. No. Site is within the Malvern Link CA. Site provides woodland buffer between Worcester Road and the retail park. Also in proximity to Newland CA and LBs within it.	No. Site is prominent in Malvern Wells CA on ridge of the Malvern Hills. Potential to also affect setting of LBs. SAM in proximity. Site likely to have archaeological potential.	No
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?				No	No	No	No	Potentially. Site 75m from The Shire Ditch Scheduled Ancient Monument.	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?				Landscape officer comments - Malvern Hills AONB. Ecological officer comments - Badger records. Appropriate buffering and GI to protect SSSI and LWS. Retain hedgerows. Consider connectivity/networks	No. Over 900m to SSSI. Ecological officer comments - Habitat, LB, SSSI	Site of Regional or Local Wildlife Importance (Grassland/marshland open water) in close proximity to northern boundary of the site.	Site adjacent to Site of Regional or Local Wildlife Importance - Madresfield Brook. Landscape officer comments - This would mean the complete loss of a large area of urban woodland and GI. This is a terrible proposal	No. 325m from site of Regional or Local Wildlife Site.	No
Would development of the site have a detrimental impact on TPOs.				TPOs on southern boundary of site	No	TPOs along western boundary of site	Yes. Whole site covered by TPOs	Site adjacent to TPOs	No
Would development of the site have a detrimental impact on a Significant Gap?				No	Yes. Whole site in Significant Gap. Site would narrow gap between Malvern and Leigh Sinton	No	No	No	No
Would development of the site have a detrimental impact on ancient woodland?				Yes - Hornlyd Wood		No			
Would development of the site have a detrimental impact on ancient hedgerow?									
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?				Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available. Parts of site (mainly in the centre) susceptible to surface water flooding.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Some parts of site susceptible to surface water flooding.	Most of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Northern half of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.
Would development of the site result in a loss of best or most versatile (grade 1 or 2) agricultural land?				No	No	No	No	No	No
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?				Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings. Contaminated land (military land) adjacent to north-east of site and former Three Courtesie garage 25m to west of site	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	Small part of site has unknown filled ground (pond, marsh, river, stream, dock etc.).	Contaminated land (unknown filled ground) 10m from north-west boundary of site. Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of >10 residential dwellings	175m from contaminated land - unknown filled ground. Contaminated Land Comments - No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required. Air Quality Comments - No Mitigation Measures Required	No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of >10 residential dwellings
Is there a bus stop or train station within 400m of the site? Please state distance.						Train station - no.			
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.									
Would development of the site result in an adverse impact on local health provision?				Possible - Because it is positioned off Wells Road which is the main road out of Malvern into Herefordshire and already suffers with congestion, especially around Abbey College which is not that far away. Concern about access to local amenities as it is a way out of Malvern and the active travel routes because it is based just off a main road.	Yes - This is on the outskirts of Malvern so possibly with a limited impact. It would increase congestion and pollution and would need good access routes for public transport and active travel routes to key as it is on the outskirts of Malvern, especially linking into Leigh Sinton where there is currently only one main road.		Yes - It is close to amenities and good public transport routes, but active travel routes need to be determined.	Yes - It is close to amenities e.g. Malvern retail park and would have good public transport links into Malvern but would add to congestion of an already busy road and there would have to be clear active travel routes as at the moment they would be cut off by the Worcester Road with no means of crossing.	Yes - It is close to amenities and good access routes into Malvern and close to a primary school. Active travel routes need to be established.
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.				Unknown. Malvern Wells Neighbourhood Plan in process of being developed.	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).	Unknown. Malvern Wells Neighbourhood Plan in process of being developed.	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).
Would the development of the site, including the creation of an access, materially affect the character of the settlement?				Yes. Scale and location of site would materially affect the character of Malvern Wells.	No	No	Yes. Impact on Conservation Area and loss of a large area of urban woodland and GI	Unknown	Loss of valued green space
Ruled in or out of SHELAA? If out, reason?	Out. AONB. Isolated location.	Out. AONB. Isolated location.	Out. AONB. Isolated location.	Out. AONB and scale of site inappropriate in this location. Impact on historic environment.	In	In	Out. Loss of valued open space (designated Green Space). Impact on the historic environment.	Out. Impact on the historic environment. Also, potential impact archaeology.	Out. Loss of valued open space
Should the site be carried forward for potential allocation in the SWDPR?	No. AONB. Isolated location.	No. AONB. Isolated location.	No. AONB. Isolated location.	No. AONB and scale of site inappropriate in this location. Impact on historic environment.	No. Whole site in Significant Gap. Site would narrow gap between Malvern and Leigh Sinton. Also, impact on historic environment.	Yes	No. Loss of valued open space (designated Green Space). Impact on the historic environment.	No. Impact on the historic environment. Also, potential impact archaeology.	No. Loss of valued open space
Summary	Site not considered appropriate because it is within AONB, and in an isolated location not adjoining the development boundary. Also, potential contaminated land (military land) and would be an unnatural extension to the development boundary.	Site not considered appropriate because it is within AONB, and in an isolated location not adjoining the development boundary. Also, potential contaminated land (military land) and would be an unnatural extension to the development boundary.	Site not considered appropriate because it is within AONB, and in an isolated location not adjoining the development boundary. Also, potential contaminated land (military land) and would be an unnatural extension to the development boundary.	Site not considered appropriate because it is within the AONB and scale of site inappropriate in this location. Impact on historic environment and ancient woodland. Scale and location would materially affect the character of Malvern Wells.	Site not considered appropriate because whole site in Significant Gap and would narrow gap between Malvern and Leigh Sinton. Also, impact on historic environment. Hydraulic flooding issues downstream.	Site appears to be deliverable. Site has some issues requiring further examination including susceptibility to surface water flooding, impact on nearby Listed Buildings and nearby site of regional or local wildlife importance. Potential conflict with Neighbourhood Plan policy MV1 (Exceptional Key Views).	Site not considered appropriate because loss of valued open space (designated Green Space) and impact on historic environment. Also, conflict with adopted Neighbourhood Plan (Neighbourhood Open Space and Exceptional Key Views policies), site covered in TPOs, potential impact on site of regional or local wildlife importance, potential susceptibility to surface water flooding and known hydraulic flooding issues immediately downstream.	Site not considered appropriate because of impact on the historic environment. Also, potential impact on AONB, Local Geological Site (Scheduled Ancient Monument) and TPOs	Site not considered appropriate because it would lead to the loss of valued open space (designated Green Space). Also, conflict with adopted Neighbourhood Plan (Neighbourhood Open Space policy)

Malvern						
SHELAA Site Reference and Address:		CFS1034 Land at Great Buckman's Farm, off Grit Lane	CFS1046 Rose Farm, Guarford Road	CFS1049 Land off Lower Howsell Road	CFS1054 North of Hanley Road	CFS1093 Land south of Madresfield Road
MALVERN CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Malvern Town - adjacent to development boundary	Malvern Town - adjacent to development boundary		Malvern Wells. Adjacent to development boundary.	Malvern Town - adjacent to development boundary
	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.	No, but Flood Zones 2 and 3 run partly along north-east boundary of site	No.		No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	No. North-east corner of site 90m from SW Cadent Gas Distribution pipeline	Yes		Yes	Yes
	Can the site be provided with safe access onto the public highway?		No. Access via Guarford Road would require Malvern Hills Trust approval.			
	Are the Sewerage and Water supplies adequate in the area?	Severn Trent - High Impact Potential on sewerage infrastructure. There are multiple hydraulic flooding and pollution issues in the downstream network to Malvern STW. It is possible this site could drain into the Pooch catchment however it is likely that multiple improvements would be required. Early warning would be appreciated if this site comes forward to allow for alignment with existing growth scheme in the northern part of the Malvern catchment. Hydraulic modelling is recommended.	Site is located close to the STW, hydraulic modelling is recommended.		Severn Trent - Site drains to Blackmore Park SPS, modelling is recommended to determine the impact downstream.	Severn Trent - High Impact Potential on sewerage infrastructure. There are significant hydraulic flooding issues immediately upstream of the site and Hall Green SPS to the Eastern boundary of the site has a history of pollution issues. It is likely this development will lead to increased risks at these areas. Detailed hydraulic modelling is recommended.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No		Site within AONB. 500m from SSSI (Malvern Hills)	No
	Is the site in Green Belt?	No	No		No	No
	Is the site in the AONB, or affect the setting of?	No	No		Yes, within the Cotswolds & Malvern Hills AONB	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Neighbourhood Plan - made in June 2019. Site adjacent to designated Local Green Space (Lower Howsell Road - Policy MG1) and Neighbourhood Open Space (DPO02 - Greenfields Road).	Neighbourhood Plan - made in June 2019. Site potentially conflicts with Policy MV1 (Exceptional Key Views)		No - Malvern Wells Neighbourhood Plan in process of preparation	Neighbourhood Plan - made in June 2019.
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Agriculture	Agriculture.		Agriculture	Greenfield / agriculture	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?					
	Would development of the site result in a significant net loss of protected open space?	No	Potentially. South boundary of site (Guarford Road) is Green Space.		No	No, but designated Green Space runs along north and north-west boundary of site
	Would development of the site have a detrimental impact on a conservation area?	No. Medieval agricultural activity could mask significant previous activity or occupation. DBA, survey, targeted evaluation and possible further mitigation.	No. Medieval agricultural activity which could mask previous occupation. DBA, survey, targeted evaluation and possible further mitigation.		Yes. Site is in the immediate setting of the Malvern Wells CA. Wider setting of numerous LBs Medieval agricultural activity which could mask previous occupation. DBA, survey, targeted evaluation and possible further mitigation.	No. DBA, survey, targeted evaluation and possible further mitigation.
	Would development of the site have a detrimental impact on Listed Building (s).	20m from Grit farmhouse (Grade II Listed Building and outbuildings). Site surrounds and is adjacent to 3 grade II listed farmhouses with associated listed farm buildings. Due to scale of site, potential impact on wider setting of further LBs in vicinity.	Yes. Site abuts a grade II listed building, is opposite to 3 grade II listed buildings and in the wider setting of several others. 4 Listed Buildings within 150m of site.		Yes. Site is in the immediate setting of the Malvern Wells CA. Wider setting of numerous LBs.	Yes. Site surrounds and abuts a grade II moated farmstead and cowcote. Farmstead is also a SAM. In setting of 2 further grade II LBs. Further potential for archaeology on this site.
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No			No	Yes. Site surrounds Moated Site at Sherrards Green in north of site
	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	Site of Regional or Local Wildlife Importance (Grassland Marsh land Open Water) runs along southern boundary of the site overlaps grassland inventory site. Landscape officer comments - To the detriment of the character of the Guarford Road and common adjacent to it a gateway into Malvern, no access to site (denied by Malvern Hills Trust).		Landscape officer comments - Malvern Hills AONB	Landscape officer comments - To the detriment of the character of Madresfield Road and associated common and the road running between Malvern and Madresfield. Ecological officer comments - cumulative affect- three contiguous sites? Wildlife corridor along western boundary needs to be protected/buffered
	Would development of the site have a detrimental impact on TPOs.	No, but TPOs adjacent to south-east and north-east boundaries	No		No	No
	Would development of the site have a detrimental impact on a Significant Gap?	Yes. Whole site in Significant Gap. Site would significantly narrow gap between Malvern and Leigh Sinton	No		No	No
	Would development of the site have a detrimental impact on ancient woodland?		No			
	Would development of the site have a detrimental impact on ancient hedgerow?					Boundary hedgerows- should be retained- buffer LWS
	Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Some parts of site susceptible to surface water flooding. Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.		Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.	Severn Trent - Surface water should be managed on site through SuDS or to watercourses/ponds where available.
	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?	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings		Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings	North of site includes 3 areas of contaminated land - sewage and unknown filled ponds. Contaminated Land Comments - No History of PCL activities. Air Quality Comments - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings
	Is there a bus stop or train station within 400m of the site? Please state distance.					
	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.					
	Would development of the site result in an adverse impact on local health provision?	Yes - This is on the outskirts of Malvern so possibly with a limited impact. It would increase congestion and pollution and would need good access routes for public transport and active travel routes in key as it is on the outskirts of Malvern, especially linking into Leigh Sinton where there is currently only one main road.	Yes - it should have limited impact as it is on the outskirts of Malvern and not far from Barnard's green so local amenities but would need good active travel routes and would also need good public access routes as it is a little way out of town so too far for some people to walk.		Yes - Concerns regards to access to local amenities as it is out of Malvern and not sure how frequent the public transport would be. Good active travel routes to Malvern and Hanley would be essential.	Yes - Potentially a huge site because it is on the outskirts of Malvern town. The surrounding areas on Madresfield Road are already built up. This would impact greatly on the local green open space. The site would be relatively close to local amenities, but there would have to be good access routes for active travel.
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).		Unknown. Malvern Wells Neighbourhood Plan in process of being developed.	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CL, including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Significant incursion into Significant Gap and would narrow gap between Malvern and Leigh Sinton	No		Unknown	Unknown	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	In	Out. Access issues. Impact on historic environment (Listed Buildings). Loss of valued open space.	Out. Flood Risk	Out. AONB. Impact on historic environment.	Out. Impact on historic environment (Scheduled Ancient Monument and Listed Building). High impact potential on sewerage infrastructure and potential land contamination
	Should the site be carried forward for potential allocation in the SWDPR?	No. Significant incursion in to Significant Gap and proximity to gas pipeline. Also, high impact potential on sewerage and water supplies. Impact on historic environment.	Out. Access issues. Impact on historic environment (Listed Buildings). Loss of valued open space.	No. Flood Risk	No. AONB. Impact on historic environment.	No. Impact on historic environment (Scheduled Ancient Monument and Listed Building). High impact potential on sewerage infrastructure and potential land contamination.
	Summary	Site not considered appropriate because whole site would cause a significant incursion in to Significant Gap. Proximity to gas pipeline. Also, high impact potential on sewerage and water supplies. Impact on historic environment.	Site not considered appropriate because access issues (access via Guarford Road would require Malvern Trust approval). Impact on historic environment (Listed Buildings). Loss of valued open space. Also, potential conflict with Neighbourhood Plan (Key Views policy) and proximity to site of Regional or Local Wildlife Importance (running along south boundary of site).	Site not considered appropriate because of Flood Risk. Also, site is in the Significant Gap and proximity to SW Cadent gas pipeline. Also, site includes PPOV, adjacent to site of regional or local wildlife importance and contaminated land.	Site not considered appropriate because it is within the AONB. Also impact on Conservation Area and Listed Buildings	Site not considered appropriate because of the impact on historic environment (Scheduled Ancient Monument and Listed Building). High impact potential on sewerage infrastructure and potential land contamination. Also, potential conflict with Neighbourhood Plan exceptional key view policy. Most issues relate to the north of the site. Potential scope for development on smaller parcel of land