

SHELA Site Reference and Address:	CF50761 - Coverside Farm, Hanley Swan, WRS 60X	CF50704 - Land Adjoining Picken End, Hanley Swan, WRS 60Q
Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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 SHELAAT)?	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.	100% Flood Zone 1	100% Flood Zone 1
Is the site more than 400 metres of hazardous pipeline or gas compression station?	Yes	Yes
Can the site be provided with safe access onto the public Highway?	Further evaluation required	No - no direct access to main road
Are the Sewerage and Water supplies adequate in the area?	<p><b>Potential Impact on the Sewerage Network</b> Impact - High</p> <p>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 risk if a surface water is unable to be managed on site through SuDS or to watercourse/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.</p> <p><b>Potential impact of surface water sewerage infrastructure</b> Impact - Medium</p> <p>There are no SW sewers and watercourse is over 150m away. Surface water should be managed on site through SuDS or to watercourse/ponds where available.</p>	<p><b>Potential Impact on the Sewerage Network</b> Impact - High</p> <p>All flows will go to Gilberts End SPS, there are known hydraulic flooding issues downstream of the development and the size of the development in relation to the existing system is likely to cause issues. Hydraulic modelling is recommended. Possible additional risk if a surface water is unable to be managed on site through SuDS or to watercourse/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.</p> <p><b>Potential impact of surface water sewerage infrastructure</b> Impact - Medium</p> <p>There are no SW sewers and watercourse is over 150m away. Surface water should be managed on site through SuDS or to watercourse/ponds where available.</p>
Would development of the site compromise Internationally or Nationally designated site of ecological importance?	SSSI Consider Landscape	No (Consider Landscape)
Is the site in Green Belt?	No	No
Is the site in the ACN6, or affect the setting of?	Yes - Setting of ACN6 Study Land Cover Parcel 603 Surrey/Surrey High/Landscape Housing Capacity Not	Yes - Setting of ACN6 Study Land Cover Parcel 602 Surrey/Surrey High/Landscape Housing Capacity Not
Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Yes Hanley Castle Neighbourhood Plan March January 2019	Yes Hanley Castle Neighbourhood Plan March January 2019
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes	No - Site location is incongruous with the settlement pattern of the village/location of the development boundary
Would development of the site have an adverse impact on Green Infrastructure Network?	GI Environmental Character Area: Protected and Enhanced.	GI Environmental Character Area: Protected and Restored.
Would development of the site result in a significant net loss of protected open space?	No	No
Would development of the site have a detrimental impact on a conservation area or on archaeology?	Conservation Area - No (Desk Based Assessment, survey, targeted evaluation and possible further mitigation). Archaeology - Medium agricultural activity, could mask significant previous activity or occupation.	Conservation Area - No (Desk Based Assessment, survey, targeted evaluation and possible further mitigation). Archaeology - Medium agricultural activity, could mask significant previous activity or occupation.
Would development of the site have a detrimental impact on Listed Building(s)?	Some potential to impact the setting of grade II* church of St. Nicholas	Yes - Due to exposed nature of site, potential to affect wider setting of several grade II listed buildings.
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No
Would development of the site have a detrimental impact on a Special Wildlife Site (Local Nature Reserve/Reptile/Amphibian/Geological Site or any other locally designated wildlife/landscape site)?	Boundary of TPO woodland	No
Would development of the site have a detrimental impact on TPOs?	Boundary of TPO woodland	No
Would development of the site have a detrimental impact on a Significant Gap?	No	No
Would development of the site have a detrimental impact on ancient woodland?	Boundary of TPO woodland	No
Would development of the site have a detrimental impact on ancient hedgerow?	No	No
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Is the site at risk of surface water flooding? Yes (1% 20yr, 3% 100yr, 5% 100yr) SW Land Drainage Partnership Engineers - Risk very low to 'high' of Groundwater Refer to LFA for DS requirements	Is the site at risk of surface water flooding? Yes (1% 20yr, 3% 100yr, 5% 100yr) SW Land Drainage Partnership Engineers - Risk very low to 'high' of Groundwater Refer to LFA for DS requirements
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	No - Grade 3	No - Grade 3
Is the site on contaminated land? If there is contaminated land near to the site, close enough to impact its potential development?	Air Quality - Council WRS on Air Quality and Standard Mitigation Measures applicable to sites of 10 residential dwellings Contaminated Land - No History of PCL activities	Air Quality - 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.	Yes - on the B4200 Service: Post Office 481 On the Worcester Road Service: Swan bus 363 No access to rail network within 400m.	Yes - on Wellford Road Service: Westman 363, 365 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 to travelling routes for each key service.	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)	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. 530m Malvern Health Centre approx. 7.3km (indirect)
Would development of the site result in an adverse impact on local health provision?	<p>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)?</p> <p>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. Adult care provision would need to be addressed (including annual allocation of bed/staff for the financed year) in which the development is built) 2) Community/Village Halls 3) Recreational activities 4) Shopping/retail 5) Green space</p> <p>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).</p>	<p>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)?</p> <p>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. Adult care provision would need to be addressed (including annual allocation of bed/staff for the financed year) in which the development is built) 2) Community/Village Halls 3) Recreational activities 4) Shopping/retail 5) Green space</p> <p>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).</p>
Would development of the site assist in delivering /supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Hanley Castle Neighbourhood Plan March January 2019 The site is not an allocation in the Neighbourhood Plan.	Hanley Castle Neighbourhood Plan March 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?	Yes	Yes - The site location is incongruous with the settlement pattern of the village/location of the development boundary
Ruled in or out of SHELAAT? If out, reason?	IN	IN
Should the site be carried forward for potential allocation in the SWDRP?	NO	NO
Summary	Site not to be allocated - The adopted Hanley Castle CP NP includes a residential allocation and therefore it is not proposed to make an allocation in the settlement for the Review. Site also in the setting of the ACN6 and is too large given the edge of village location.	The site is not to be allocated as location is incongruous with the settlement pattern of the village/location of the development boundary. The adopted Hanley Castle CP NP also includes a residential allocation and therefore it is not proposed to make an allocation in the settlement for the Review.
Ruled in or out of SHELAAT? If out, reason?	No Change	No Change
Should the site be carried forward for potential allocation in the SWDRP?	No Change	No Change
Summary	No Change	No Change

SHELA Reference and Address:	CF50242 - Land at Hanley Swan, Welland Road, Worcester WR8 9DF	CF51120 Land at Worcester Road, Hanley Swan	CF51204 Land at Worcester Road, Hanley Swan
Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	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, (i.e. through SHELA)?	Yes Single Ownership Availability within 5 years	Yes Ownership - Single Availability immediate/within 5 years.	Yes Ownership - Single Availability immediate/within 5 years.
Is the site within Flood Zone 1 or 27 if yes, state Flood Zone.	100% Flood Zone 1	100% Flood Zone 1	100% Flood Zone 1
Is the site more than 400 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes
Can the site be provided with safe access onto the public Highway?	Yes	Yes	Yes
Are the Sewerage and Water supplies adequate in the area?	<b>Potential Impact on the Sewerage Network</b> Impact - Nil All flows will go to Gilberts End SWS, 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. <b>Potential impact of surface water sewerage infrastructure</b> Impact - Low Nearby watercourses Surface water should be managed on site through SuDS or to watercourse/ponds where available.	No further assessment required as site not to be allocated.	No further assessment required as site not to be allocated.
Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No
Is the site in Green Belt?	No	No	No
Is the site in the ACND, or affect the setting of?	Yes - Setting of ACND Study, Land Cover Pysical M01 Sensitively High/Low Housing Capacity Nil	No	No
Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Yes Hanley Castle Neighbourhood Plan 'Made' January 2019	Yes Hanley Castle Neighbourhood Plan 'Made' January 2019	Yes Hanley Castle Neighbourhood Plan 'Made' January 2019
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes - Residential development to the east	Yes - residential development to East	Yes - residential development to East
Would development of the site have an adverse impact on Green Infrastructure Network?	GI Environmental Character Area 'Protect and Enhance'. Southern portion of the site is 'Protect and Restore' and is also SVOP 38 (SUDPR 43) green space.	GI Environmental Character Area 'Protect and Enhance'	GI Environmental Character Area 'Protect and Enhance'
Would development of the site result in a significant net loss of protected open space?	A small portion of the southern part of the site is SVOP 38 (SUDPR 43) green space. This area is also identified as 'Sensitively Green Space' in the Open Space Study.	No	No
Would development of the site have a detrimental impact on a conservation area or on archaeology?	Conservation Area - CBA, survey, targeted evaluation and possible further mitigation. Archaeology - No comments.	Conservation Area - No (Desk Based Assessment, survey, targeted evaluation and possible further mitigation). Archaeology - No Comments Received.	Conservation Area - No (Desk Based Assessment, survey, targeted evaluation and possible further mitigation). Archaeology - No Comments Received.
Would development of the site have a detrimental impact on Listed Building(s)?	Yes - Potential to affect the setting of Quaker's Farmhouse (Grade II) and wider setting of 3 further C18s.	Yes - potential to affect the setting of Church of St. Gabriel (Grade II) and wider setting of other Grade II LB in Hanley Swan.	Yes - potential to affect the setting of Church of St. Gabriel (Grade II) and wider setting of other Grade II LB in Hanley Swan.
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	No
Would development of the site have a detrimental impact on a Special Wildlife Site (Local Nature Reserve/Recreation/Important Geological Site or any other locally designated wildlife/landscape area)?	Cons 50s to Meres Brook LWS SSIP	No	No
Would development of the site have a detrimental impact on TPOs.	Yes	No	No further assessment required.
Would development of the site have a detrimental impact on a Significant Gap?	No	No	No
Would development of the site have a detrimental impact on ancient woodland?	No	No	Natural England Have no Objection
Would development of the site have a detrimental impact on ancient hedgerow?	No	No	Natural England Have no Objection
Has the site been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Is the site at risk of surface water flooding? Yes (7% 20yr, 1% 100yr, 3% 100yr) 2016 Land Change Performance Report - Risk 'very low' Refer to LFA for DS requirements.	No further assessment required as site not to be allocated.	EA Response: No low to high flood risk along B2000 affecting access
Would development of the site result in a loss of or most versatile (Grade 1 or 2) agricultural land?	No - Grade 3	No - Grade 3	No - Grade 3
Is the site on contaminated land? If there is contaminated land near the site, close enough to impact its potential development?	Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of 110 residential dwellings. Contaminated Land - NCL on site - Category of Groundwater. Risk assessment required.	Contaminated Land - Yes, 100% contaminated.	Contaminated Land - Yes, 100% contaminated.
Is there a bus stop or train station within 400m of the site? Please state distance.	Yes - on Welland Road Service: Washmere 363, 365 No access to rail network within 400m.	0.2 miles from bus stop, 4 miles from train station (Great Malvern)	0.2 miles from bus stop, 4 miles from train station (Great Malvern)
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 to travelling routes for each key service.	Hanley Swan Post Office approx. 100m Hanley Swan Post Office approx. 200m (on the northern part of the site) St Gabriel's W/S St Mary's C of E Primary School approx. 100m (southern part of the site) Malvern Health Centre approx. 6.5km (indirect)	0.4 Miles to St Gabriel with St Mary's C of E Primary School, 0.1 miles to Hanley Swan Village Stores, 0.1 miles to hotel warrant office, 4.2 miles to Malvern Health Centre, 3 miles to Postbrook Village Hall	0.4 Miles to St Gabriel with St Mary's C of E Primary School, 0.1 miles to Hanley Swan Village Stores, 0.1 miles to hotel warrant office, 4.2 miles to Malvern Health Centre, 3 miles to Postbrook Village Hall
Would development of the site result in an adverse impact on local health provision?	Public Health - Yes Are employment and education sites accessible within 2 miles? Will this site be conducive to an ageing population accessing the wider wider community and facilities (without access to a personal vehicle)? Community facilities - will residents easily be able to access: 1) Healthcare (range and/or consider impact on health services including ability to register with a GP practice, Community health care may be impacted. Access and provision would need to be addressed including identified allocation of beds/nursing for the service and when the development is built) 2) Community/Village Halls 3) Recreational facilities 4) Drop-in centres 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 of surrounding developments).	Site likely to impact local health provision. Further assessment required should the site be taken forward as an allocation.	Site likely to impact local health provision. Further assessment required should the site be taken forward as an allocation.
Would development of the site assist in delivering /supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	Hanley Castle Neighbourhood Plan 'Made' January 2019 Site allocation: Land between Willow Close and St. Gabriel's Church in the NP is within the site boundary of this proposed allocation.	Hanley Castle Neighbourhood Plan 'Made' January 2019 The site is not an allocation in the Neighbourhood Plan.	Hanley Castle Neighbourhood Plan 'Made' January 2019 Part of this site is an allocation in the Neighbourhood Plan (to the North - Land between Willow Close and St. Gabriel's Church)
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Yes	no - site location is congruent with settlement pattern.	no - site location is congruent with settlement pattern.
Outcome Preferred Options 2019			
Rated in or out of SHELA? If out, reason?	OUT - Scale	OUT - Scale	Out - Historic Environment
Should the site be carried forward for potential allocation in the SWDRP?	NO	No	No
Summary	Site not to be allocated due to large scale. The adopted Hanley Castle CP NP also includes a residential allocation and therefore it is not proposed to make an allocation in the settlement for the Review.	Site not to be allocated due to large scale. The adopted Hanley Castle CP NP also includes a residential allocation and therefore it is not proposed to make an allocation in the settlement for the Review.	The adopted Hanley Castle CP NP includes a residential allocation and therefore it is not proposed to make an allocation in the settlement for the Review. Site also not to be allocated given impact on Grade 2 Listed Building to the north (St Gabriel's Church).
Outcome Publication 2022			
Rated in or out of SHELA? If out, reason?	No Change	No Change	No Change
Should the site be carried forward for potential allocation in the SWDRP?	No Change	No Change	No Change
Summary	No Change	No Change	No Change