

Hanley Castle Category 3

SHELAA Site Reference and Address:		CFS0156 - Site 1 - Land South of Bowling Green, Hanley Castle	CFS0157 - Site 2 - Land South of Quay Lane, Hanley Castle	CFS0158 - Site 3 - Land to the East of Church End Farm, Hanley Castle	CFS0159 - Site 4 - Land East of the B4211, Hanley Castle
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Edge - cat 3 village	Edge - cat 3 village	Edge - cat 3 village	Edge - cat 3 village
	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.	FZ1, 2 & 3 (boundary watercourses)	FZ1, 2 & 3 (River Severn)	FZ1, 2 & 3 (River Severn)	FZ1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Yes - Main access from B4211, with pedestrian access point to Bowling Green	Yes - Access from B4211	Yes - Access from B4211	Yes - Access from B4211
	Are the Sewerage and Water supplies adequate in the area?	Sewerage: The existing network in the area is small and will likely require some upgrading, however accommodating this development would be unlikely to cause significant issues providing that surface water is managed sustainably following the drainage hierarchy and is not discharged to the combined sewer.	Sewerage: The existing network in the area is small and will likely require some upgrading, however accommodating this development would be unlikely to cause significant issues providing that surface water is managed sustainably following the drainage hierarchy and is not discharged to the combined sewer.	Sewerage: The existing network in the area is small and will likely require some upgrading, however accommodating this development would be unlikely to cause significant issues providing that surface water is managed sustainably following the drainage hierarchy and is not discharged to the combined sewer.	Sewerage: The existing network in the area is small and will likely require some upgrading, however accommodating this development would be unlikely to cause significant issues providing that surface water is managed sustainably following the drainage hierarchy and is not discharged to the combined sewer.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	No
	Is the site in Green Belt?	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Hanley Castle Parish NDP Adopted 2019 did not allocate any housing sites to Hanley Castle	Hanley Castle Parish NDP Adopted 2019 did not allocate any housing sites to Hanley Castle	Hanley Castle Parish NDP Adopted 2019 did not allocate any housing sites to Hanley Castle	Hanley Castle Parish NDP Adopted 2019 did not allocate any housing sites to Hanley Castle
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	No known incompatible uses surround site	No known incompatible uses surround site	No known incompatible uses surround site	No known incompatible uses surround site	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance	GI - Protect and Enhance
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area or on archaeology?	Conservation Area adjoins western boundary - Archaeology may require evaluation.	Not in Conservation Area. Archaeology may require evaluation.	Not in Conservation Area. Archaeology may require evaluation.	Not in Conservation Area. Archaeology may require evaluation.
	Would development of the site have a detrimental impact on Listed Building (s).	No - although a number of LB's sit within the CA	Listed buildings adjoin the site to the north	A LB adjoins the site to the south	A LB adjoins the site to the west
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	Possibly - site of Castle site to the SW of the 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?	SSSI Impact Risk Zone Residential development of 100 units or more.	Possibly, the site falls adjacent to River Severn LWS and this would need buffering from effects of development. Developable area may need reducing as a result	Possibly, the site falls adjacent to River Severn LWS and this would need buffering from effects of development. Developable area may need reducing as a result	No
	Would development of the site have a detrimental impact on TPOs.	No	No	There are a number of significant trees on site. Status unconfirmed but they may be veteran and if so would have a significant effect on overall developable area	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Unlikely	Unlikely	Unlikely	Unlikely
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No known surface water flooding events	No known surface water flooding events	No known surface water flooding events	No known surface water flooding events
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes - all of site grade 2 land	Yes - approx half of site grade 2 land	Yes - approx half of site grade 2 land	Yes - all of site grade 2 land
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	Very small pocket of contamination to north end of site	No known contamination issues	No known contamination issues	No known contamination issues
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes, bus stop 370m	Yes, bus stop 360m	Yes, bus stop 230m	Yes, bus stop 30m
	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.	130m from PH, adjacent to High School, 50m from Church, 120m from pub	280m from PH, 380m from High School, 248m from Church, 295m from pub	220m from PH, 207m from High School, 240m from Church, 255m from pub	250m from PH, 366m from High School, 320m from Church, 283m from pub
	Would development of the site result in an adverse impact on local health provision?	yes, but all are addressable - 27m <sup>2</sup> additional space required	yes, but all are addressable - 24m <sup>2</sup> additional space required	yes, but all are addressable - 44m <sup>2</sup> additional space required	yes, but all are addressable - 31m <sup>2</sup> additional space required
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Would represent a significant increase in the size of the village. Out of proportion and scale. Contrary to the long-established settlement pattern.	Would represent a significant increase in the size of the village. Out of proportion and scale. Contrary to the long-established settlement pattern.	Would represent a significant increase in the size of the village. Out of proportion and scale. Contrary to the long-established settlement pattern.	Would represent a significant increase in the size of the village. Out of proportion and scale. Contrary to the long-established settlement pattern.	
OUTCOME PREFERRED OPTIONS 2019	Rule in or out of SHELAA? If out, reason?	Site not considered at Preferred Options stage	Site not considered at Preferred Options stage	Site not considered at Preferred Options stage	Site not considered at Preferred Options stage
	Should the site be carried forward for potential allocation in the SWDRP?	n/a	n/a	n/a	n/a
	Summary	n/a	n/a	n/a	n/a
OUTCOME PUBLICATION 2022	Rule in or out of SHELAA? If out, reason?	Out - Scale	Out - Scale	Out - Scale	Out - Scale
	Should the site be carried forward for potential allocation in the SWDRP?	No	No	No	No
	Summary	Not suitable as a housing allocation given size of site compared to size of village. However, as well as being assessed as an individual site for a housing (and school extension) allocation at Hanley Castle, this site is also being assessed as part of the wider Hanley Castle Strategic Allocation. As such, an assessment based on the merits and qualities of the site has also been carried out in the context of a wider strategic allocation. This assessment can be found on the Strategic Site Assessment Spreadsheet.	Not suitable as a housing allocation given size of site compared to size of village. However, as well as being assessed as an individual site for a housing (and school extension) allocation at Hanley Castle, this site is also being assessed as part of the wider Hanley Castle Strategic Allocation. As such, an assessment based on the merits and qualities of the site has also been carried out in the context of a wider strategic allocation. This assessment can be found on the Strategic Site Assessment Spreadsheet.	Not suitable as a housing allocation given size of site compared to size of village. However, as well as being assessed as an individual site for a housing (and school extension) allocation at Hanley Castle, this site is also being assessed as part of the wider Hanley Castle Strategic Allocation. As such, an assessment based on the merits and qualities of the site has also been carried out in the context of a wider strategic allocation. This assessment can be found on the Strategic Site Assessment Spreadsheet.	Not suitable as a housing allocation given size of site compared to size of village. However, as well as being assessed as an individual site for a housing (and school extension) allocation at Hanley Castle, this site is also being assessed as part of the wider Hanley Castle Strategic Allocation. As such, an assessment based on the merits and qualities of the site has also been carried out in the context of a wider strategic allocation. This assessment can be found on the Strategic Site Assessment Spreadsheet.

Hanley Castle Category 3

SHELAA Site Reference and Address:		CFS0160 - Site 5 - Land North of the B4209, Hanley Castle	CFS0161 Site 6 - Land South of the B4209, Hanley Castle
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Edge - cat 3 village	Edge - cat 3 village
	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
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	FZ1	FZ1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Yes - Access from B4211 or B4209	Yes - Access from B4209
	Are the Sewerage and Water supplies adequate in the area?	Sewerage: The existing network in the area is small and will likely require some upsizing, however accommodating this development would be unlikely to cause significant issues providing that surface water is managed sustainably following the drainage hierarchy and is not discharged to the combined sewer.	Sewerage: The existing network in the area is small and will likely require some upsizing, however accommodating this development would be unlikely to cause significant issues providing that surface water is managed sustainably following the drainage hierarchy and is not discharged to the combined sewer.
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No
	Is the site in Green Belt?	No	No
	Is the site in the AONB, or affect the setting of?	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Hanley Castle Parish NDP Adopted 2019 did not allocate any housing sites to Hanley Castle	Hanley Castle Parish NDP Adopted 2019 did not allocate any housing sites to Hanley Castle
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	No known incompatible uses surround site	No known incompatible uses surround site	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?	GI - Protect and Enhance	GI - Protect and Enhance
	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?	Not in Conservation Area. Archaeology may require evaluation.	Not in Conservation Area. Archaeology may require evaluation.
	Would development of the site have a detrimental impact on Listed Building (s).	LB's on other side of B4209	No
	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/ Regionally important Geological Site or any other locally designated wildlife/landscape site?	No	No
	Would development of the site have a detrimental impact on TPOs.	Possible veteran tree on site, which, if confirmed may affect the developable area	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?	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Unlikely	Unlikely
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	No known surface water flooding events	No known surface water flooding events
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	Yes - majority of site grade 2 land	Yes - all of site grade 2 land
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No known contamination issues	No known contamination issues
	Is there a bus stop or train station within 400m of the site? Please state distance.	Yes, bus stop 220m	Yes, bus stop 310m
	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.	537m from PH, 675m from High School, 600m from Church, 543m from pub	400m from PH, 544m from High School, 463m from Church, 389m from pub
	Would development of the site result in an adverse impact on local health provision?	yes, but all are addressable - 19m2 additional space required	yes, but all are addressable - 12m2 additional space required
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	Would represent a significant increase in the size of the village. Out of proportion and scale. Contrary to the long-established settlement pattern.	Would represent a significant increase in the size of the village. Out of proportion and scale. Contrary to the long-established settlement pattern.
OUTCOME PREFERRED OPTIONS 2019	Rule'd in or out of SHELAA? If out, reason?	Site not considered at Preferred Options stage	Site not considered at Preferred Options stage
	Should the site be carried forward for potential allocation in the SWDRP?	n/a	n/a
	Summary	n/a	n/a
OUTCOME PUBLICATION 2022	Rule'd in or out of SHELAA? If out, reason?	Out - Scale	Out - Scale
	Should the site be carried forward for potential allocation in the SWDRP?	No	No
	Summary	Not suitable as a housing allocation given size of site compared to size of village. However, as well as being assessed as an individual site for a housing (and school extn) allocation at Hanley Castle, this site is also being assessed as part of the wider Hanley Castle Strategic Allocation. As such, an assessment based on the merits and qualities of the site has also been carried out in the context of a wider strategic allocation. This assessment can be found on the Strategic Site Assessment Spreadsheet.	Not suitable as a housing allocation given size of site compared to size of village. However, as well as being assessed as an individual site for a housing (and school extn) allocation at Hanley Castle, this site is also being assessed as part of the wider Hanley Castle Strategic Allocation. As such, an assessment based on the merits and qualities of the site has also been carried out in the context of a wider strategic allocation. This assessment can be found on the Strategic Site Assessment Spreadsheet.