	SHELAA Site Reference and Address:	CFS0006 - Land to the south of dwelling at 155 Wells road Malvern	CFS0767 - Land to the north of Wood Farm Road incorporating Hornyold Wood Malvern	CFS0094 - Land at Holywell Park, Well Road, Malvern Wells, WR14 4HE Malvern Wells	CFS1054 - North of Hanley Road, Malvern	CFS0476 - Entire campus and grounds of the Abbey College, 251 Wells Road, Malvern, Worcestershire, WR14 4JF Great Malvern	CFS0474 - Unused grounds of Abbey College, 251 Wells Road, Malvern, Worcestershire, WR14 4JF Great Malvern	CFS0475 - Abbey College buildings and land at 251 Wells Road, Malvern, Worcestershire, WR14 4JF Great Malvern	CFS0473 - Former College playing fields off Hanley Road (referred to as Green Lane) Great Malvern	CFS0012 - Land off Upper Welland Road and Assarts Lane, Malvern Malvern
MAJOR 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 Wells. Adjacent to development boundary.	Malvern Wells. Adjacent to development boundary.	Malvern Wells. Within development boundary.	Malvern Wells. Adjacent to development boundary.	Malvern Wells. 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	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zones	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1
	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?	Access appears achievable	Further evaluation required to ascertain if access is achievable	Access appears achievable	Access appears achievable	Access achievable - either via Rothwell Road or Hanley Road	Yes - possible access via Wells Road	Yes	Yes	No Highways comments provided, but access from Upper Welland Road appears to be achievable. Further examination required if the site were to be allocated
	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, modelling is recommended to determine the impact downstream.	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.	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 - 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 - 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.
	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. 200m from SSSI (Malvern Hills). Impact zone of SSSI. Consult NE for applications of >100 units residential	Site within AONB. 20m from SSSI (Malvern Hills)	Site within AONB. 500m from SSSI (Malvern Hills)	Site within AONB. 200m from SSSI (Malvern Hills)	Site within AONB. 200m from SSSI (Malvern Hills)	Site within AONB. 50m from SSSI (Malvern Hills)	Site within AONB. 500m from SSSI (Malvern Hills)	Site within AONB. 180m from SSSI (Malvern Hills)
	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?	Yes, within the Cotswolds & Malvern Hills AONB	Yes, within the Cotswolds & Malvern Hills AONB	Yes, within the Cotswolds & Malvern Hills AONB	Yes, within the Cotswolds & Malvern Hills AONB	Yes, within the Cotswolds & Malvern Hills AONB	Yes, within the Cotswolds & Malvern Hills AONB	Yes, within the Cotswolds & Malvern Hills AONB	Yes, within the Cotswolds & Malvern Hills AONB	Yes, within the Cotswolds & Malvern Hills AONB
	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	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	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
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Yes. Adjacent to residential	Yes. Agriculture (sheep grazing)	Landowner says vacant / previously developed. Adjacent uses are residential and Malvern Hills AONB and SSSI	Agriculture	Abbey College	Abbey College	Abbey College	Abbey College	Field + residential
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	GI - Protect and Enhance	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	Yes. Whole site in designated Green Space	No	No	No	No	No	No. Site adjacent to Green Space
	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. 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.	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.	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, 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.	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 adjacent to Listed 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.	Yes. Site within 100m of Malvern Wells CA.	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.
	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 - 20m from Gothic Cottage, 25m from Gas Street lamp, 50m from Hornyold Court	Yes. Abuts Malvern Wells CA. Setting of a number of LBs. Site adjacent to Hornyold Court	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	Yes. Site is in the immediate setting of the Malvern Wells CA. Wider setting of numerous 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.	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 adjacent to Listed Buildings within CA. In the immediate setting of a number of grade II LBs. Highly sensitive.	No	Currently within the Malvern Wells CA. Forms important part of the rural setting of the CA. Wider setting of a grade II listed Church.
	Would development of the site have a detrimental impact on a Scheduled Monument?	No	No	Site 300m from Scheduled Monument (The Shire Ditch)	No	Site 420m from Scheduled Monument (The Shire Ditch)		Site 400m from Scheduled Monument (The Shire Ditch)	No	Site 480m from Scheduled Monument (The Shire Ditch)
	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. Ecological officer comments - Bat/ger records. Appropriate buffering and GI to protect SSSI and LWS. Retain hedgerows. Consider connectivity/networks	No	Landscape officer comments - Malvern Hills AONB	No	Landscape officer comments - Malvern Hills AONB. Ecological officer comments - off site values close by- pond	No	Landscape officer comments - Malvern Hills AONB.	Landscape officer comments - Malvern hills AONB
	Would development of the site have a detrimental impact on TPOs.	No	TPO's on southern boundary of site	TPO's on the site	No	TPO's on site	No	No	No	TPO adjacent to site
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	No - site 130m from Hornyold Wood	Yes - Hornyold Wood	No	Site 150m from Hornyold Wood	No	No	No	No	140m from Ancient Woodland
	Would development of the site have a detrimental impact on ancient hedgerow?	No	No	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	boundary hedges present, impact unlikely if retained	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	Has the site has 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. 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.	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.	N/A	N/A	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	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 - 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 Counties garage 25m to west of site	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	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	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
	Is there a bus stop or train station within 400m of the site? Please state distance.	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	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 traveling metres for each key service.	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	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.	Possible - Because it is positioned off Wells Road which is the main road out of Malvern into Herefordshire and already suffers with congestions, 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.	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.	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.	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.	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.	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.	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.
	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.	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.	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.
	Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	Yes. Scale and location of site would materially affect the character of Malvern Wells.	Yes	Unknown	Yes, but development of north-east corner may not materially affect character of the settlement	Yes	Yes, site within Conservation Area	Yes	Unknown
OUTCOME PROVIDED OPTION 2019	Ruled in or out of SHELAA? If out, reason?	Out. AONB. Impact on historic environment.	Out. AONB and scale of site inappropriate in this location. Impact on historic environment..	Out. AONB. Impact on historic environment.	Out. AONB. Impact on historic environment.	Out. Scale. AONB. Impact on historic environment.	Out. Scale. AONB. Impact on historic environment.	Out. Duplicate + AONB + impact on historic environment.	Out. Scale. AONB. Impact on historic environment.	Out. AONB. Impact on historic environment.
	Should the site be carried forward for potential allocation in the SWDPR?	No. AONB. Impact on historic environment.	No. AONB and scale of site inappropriate in this location. Impact on historic environment..	Out. AONB. Impact on historic environment.	No. AONB. Impact on historic environment.	No. Scale. AONB. Impact on historic environment.	Out. Scale. AONB. Impact on historic environment.	No. Duplicate + AONB + impact on historic environment.	Out. Duplicate. AONB. Impact on historic environment.	No. AONB. Impact on historic environment.
	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 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 it is within the AONB. Also proximity to SSSI, impact on Conservation Area, Listed Buildings and TPO's. Also loss of valued open space.	Site not considered appropriate because it is within the AONB. Also impact on Conservation Area and Listed Buildings	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 TPO's on site. Potential incompatibility with surrounding land uses (Abbey College).Whilst 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 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 and impact on historic environment and location of the site would materially affect the character of Malvern Wells.	Site not considered appropriate because it is within the AONB and impact on historic environment. Also, potential incompatibility with surrounding land uses (Abbey College).	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.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	No Change	No Change	No Change	No Change	Out - AONB (Historic Environment) and Scale	Out - Scale and AONB (historic environment)	Out. AONB	Out. Scale. AONB. Impact on historic environment.	No Change
	Should the site be carried forward for potential allocation in the SWDPR?	No Change	No Change	No Change	No Change	No Change	No Change	No. Duplicate + AONB + impact on historic environment.	Out. AONB. Scale (Impact on historic environment).	No Change
	Summary	No Change	No Change	No Change	No Change	No Change	No Change	Site not considered appropriate because it is within the AONB and impact on historic environment and location of the site would materially affect the character of Malvern Wells.	Site not considered appropriate because it is within the AONB and impact on historic environment. Also, potential incompatibility with surrounding land uses (Abbey College).	No Change

	SHELAA Site Reference and Address:	CFS0088 - Land off Upper Welland Road and Assarts Lane, Malvern Malvern	CFS0353 - Land off Mill Lane, Malvern, WR14 3SW Malvern	CFS1046 - Rose Farm,, Quarlford Road,, Malvern	CFS0407 - Land south of Madresfield Road, WR14 2NS Malvern	CFS1093 - Land south of Madresfield Road, Malvern WR14 2NS	CFS0407sc - Land south of Madresfield Road, WR14 2NS Malvern	CFS0518 - Land at 186 Madresfield Road, Malvern WR14 2NT Malvern	CFS0441 - Land to the south of Hayslan Road and north of the rail line, Malvern Malvern	CFS0682 - Land to the west of Pickersleigh Grove, Malvern Great Malvern
MAJOR CRITERIA	**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 - adjacent to development boundary	Malvern Town - adjacent to development boundary	Malvern Town - adjacent to development boundary	Malvern Town - adjacent to development boundary	Malvern Town - 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	Yes	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zones	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1
	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?	Access potentially problematic	Yes - though possible improvements required.	No. Access via Guarlford Road would require Malvern Hills Trust approval.	Yes - though no further assessment required as site ruled out of SHELAA	Yes - though no further assessment required as site ruled out of SHELAA	Further investigation required if the site were to be allocated	Highways indicated that the existing access from Pound Bank Road would need to be upgraded to adoptable standards, consistent with the WCC Streetscape Design Guide. Pound Bank Road is an adopted public highway, being a single lane carriageway, with footways on both sides of the carriageway, except the east side, north of the existing driveway, which is currently grass verge. The road has a 30mph speed limit.	No suitable access	No suitable access
	Are the Sewerage and Water supplies adequate in the area?	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 will drain directly to the STW.	Site is located close to the STW, hydraulic modelling is recommended.	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 - 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 - Connection to 750mm dia sewer southern boundary of site. Known hydraulic flooding downstream. Modelling recommended.	Severn Trent - Connection to 225mm dia sewer approx. 80m 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?	Site within AONB.	No	No	No	No	No	Impact zone of SSSI part in 'Consult if >50 units residential'- part in 'all applications consult NE'	No	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	No	No
	Is the site in the AONB, or affect the setting of?	Yes, within the Cotswolds & Malvern Hills AONB	No	No	No	No	No	No	No	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	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. Site potentially conflicts 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 Policy MG1 (Local Green Space). Potential conflict with Policy MV1 (Exceptional Key Views).	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.	Field + residential	Adam Lee Open Space & Play Area. Adjacent to residential	Agriculture.	Greenfield / agriculture	Greenfield / agriculture	Greenfield / agriculture	Residential & orchard / paddock.	Agriculture / Open Space	Informal green space
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	GI - Protect and Enhance	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	Yes. Site is designated Green Space in the SWDP	Potentially. South boundary of site (Guarlford Road) is Green Space.	No, but designated Green Space runs along north and north-west boundary of site	No, but designated Green Space runs along north and north-west boundary of site	No	No, but Green Space runs along north boundary of site	Yes. Site is designated Green Space.	Yes. Site is designated Green Space.
	Would development of the site have a detrimental impact on a conservation area?	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.	No	No. 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.	No. DBA, survey, targeted evaluation and possible further mitigation.	No. DBA, survey, targeted evaluation and possible further mitigation.	No	No. DBA, survey, targeted evaluation and possible further mitigation.	No
	Would development of the site have a detrimental impact on Listed Building (s).	Currently within the Malvern Wells CA. Forms important part of the rural setting of the CA. Wider setting of a grade II listed Church.	No	Yes. Site abuts a grade II listed building, is opposite to 3 grade II listed buildings and to the water setting of several others. 4 Listed Buildings within 150m of site.	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.	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	No. Wider setting of 2 grade II LBs and a SAM	No. Site contains a grade II listed boundary post.	No. Site contains two grade II listed boundary posts.
	Would development of the site have a detrimental impact on a Scheduled Monument?	No	No		Yes. Site surrounds Moated Site at Shernards Green in north of site	Yes. Site surrounds Moated Site at Shernards Green in north of site	No	No, but SAM 200m from site.	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?	Landscape officer comments - Malvern hills AONB	Site 175m from site of regional or local wildlife importance. Ecological officer comments - LWS, SSSI, TPO	.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 Guarlford Road and common adjacent to it: a gateway into Malvern, no access to site (denied by Malvern Hills Trust).	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 - 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	No	No	overlaps grassland inventory site. Landscape officer comments - Would result in the loss of a significant proportion of the "green heart" diminishing the spaciousness, significantly reducing accessibility to open space of an informal rural nature, harming GI connectivity	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.	No	Yes. TPOs on northern boundary of site	No	No	No	No	No	Yes. TPOs on site	TPOs on boundary of site
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?	75m from Ancient Woodland	No	No	No	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Boundary hedgerows- should be retained-buffer LWS	Boundary hedgerows- should be retained-buffer LWS	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	Has the site has 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.	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	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 - 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 - 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	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 - 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
	Is there a bus stop or train station within 400m of the site? Please state distance.	Further investigation required if the site were to be allocated	Train station - no	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	850m to bus stop at Eaton Avenue. 1.7km to Great Malvern rail station	120m to bus stop at Moat Way. 1.9km to Great Malvern rail station	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	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 traveling metres for each key service.	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Site approx 1.4km from Great Malvern Primary School and 1.4km from general store at Barnards Green	Site approx 1.2km from Great Malvern Primary School and 1.2km from general store at Barnards Green	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	Would development of the site result in an adverse impact on local health provision?	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 - 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.	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 - 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 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.	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 - 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 rates being so close to the train station.	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.	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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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?	Unknown	No	No	Unknown	Unknown	Unknown	No	Yes. Would result in the loss of a significant proportion of the "green heart" of Malvern.	Yes. Would result in the loss of a significant proportion of the "green heart" of Malvern.
OUTCOME PROVIDED OPTION 2019	**Ruled in or out of SHELAA? If out, reason?**	Out. AONB. Impact on historic environment.	No. Loss of valued open space. Land contamination - site investigation likely.	Out. Access issues. Impact on historic environment (Listed Buildings). (Loss of valued open space)	Out. Impact on historic environment (Scheduled Monument and Listed Building). High impact potential on sewerage infrastructure and potential land contamination	Out. Impact on historic environment (Scheduled Monument and Listed Building). High impact potential on sewerage infrastructure and potential land contamination	In	In	Out. Loss of valued open space	Out. Loss of valued open space
	Should the site be carried forward for potential allocation in the SWDPR?	No. AONB. Impact on historic environment.	No. Loss of valued open space. Land contamination - site investigation likely.	Out. Access issues. Impact on historic environment (Listed Buildings). (Loss of valued open space)	No. Impact on historic environment (Scheduled Monument and Listed Building). High impact potential on sewerage infrastructure and potential land contamination.	No. Impact on historic environment (Scheduled Monument and Listed Building). High impact potential on sewerage infrastructure and potential land contamination.	Yes	Yes	No. Loss of valued open space	No. Loss of valued open space.
	Summary	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. Access potentially problematic.	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 TPO's on boundary.	Site not considered appropriate because access issues (access via Guarlford 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 the impact on historic environment (Scheduled 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	Site not considered appropriate because of the impact on historic environment (Scheduled 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)	Overall a good site with no major constraints (subject to safe access to the highway being achievable.	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 it would result in loss of valued open space. Also conflicts with adopted Neighbourhood Plan Policy MG2 - Neighbourhood Open Space. TPOs on site boundary.
OUTCOME PUBLICATION 2022	**Ruled in or out of SHELAA? If out, reason?**	Out. AONB and Access.	Out - Loss of Valued Open Space	No Change	Out. Impact on historic environment (Scheduled Monument and Listed Building). Also, scale.	Out. Impact on historic environment (Scheduled Monument and Listed Building).	No Change	No Change	No Change	No Change
	Should the site be carried forward for potential allocation in the SWDPR?	No. AONB and Access. Also impact on historic environment.	No Change	No Change	No Change	No Change	No Change	No Change	No Change	No Change
	Summary	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. Access potentially problematic.	No Change	No Change	Site not considered appropriate because of the impact on historic environment (Scheduled Monument and Listed Building). Also, scale and 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	Site not considered appropriate because of the impact on historic environment (Scheduled Monument and Listed Building). Also, scale and 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	No Change	No Change	No Change	No Change

	SHELAA Site Reference and Address:	CFS0328 - Land at Howsell Road, Malvern, WR14 1TH	CFS0412 - Beauchamp Business Park, Goodson Road, Malvern, Worcestershire Malvern	CFS1003 - Land south of Worcester Road (A449)	CFS0153 - Land to the West of North Site at Hospital Road, Malvern, Malvern	CFS0482 - Land at Cales Farm, Malvern (2) Malvern	CFS0481 - Land at Cales Farm, Malvern (1) Malvern	CFS1030 - 49 Beauchamp Road, Malvern	CFS0835 - Grit Lane Great Malvern	CFS1034 - Land at Great Buckman's Farm, off Grit Lane, Malvern
MAJOR 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 - within development boundary	Malvern Town - adjacent to development boundary	Malvern Town - adjacent to 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
	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	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	No, but Flood Zones 2 and 3 run partly along north-east boundary of site
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No. North-east corner of site 90m from SW Cadent Gas Distribution pipeline
	Can the site be provided with safe access onto the public highway?	Yes	Yes	Yes - via Worcester Road	No Highways comment provided, but access not considered suitable via Hospital Road. Agents promoting a larger site and CFS0153 could potentially come within this wider allocation.	Yes. Agents promoting a single point of access but highways requesting a re-look to see if second point of access is achievable.	Yes. Agents promoting a single point of access but highways requesting a re-look to see if second point of access is achievable.	Yes - access likely achievable via Beauchamp Road.	Yes - via Leigh Sinton Road	Yes - via Lower Howsell Road
	Are the Sewerage and Water supplies adequate in the area?	Severn Trent - There are known hydraulic flooding issues in the downstream 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	Severn Trent - There are known hydraulic flooding issues immediately downstream. It is recommended that hydraulic modelling is completed.	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 - 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 - 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 - The nearest foul sewer drain to Powick STWs. Alternatively it could drains to the Malvern network however it would need offsite sewer and pumping. Both networks have hydraulic flooding issues downstream. Modelling recommended.	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 Powick 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.
	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	No	Site 250m from Cotswolds & Malvern Hills AONB	Site adjacent to Cotswolds & Malvern Hills AONB. Impact zone of SSSI Natural England must be consulted if >100 units	Site 300m from Cotswolds & Malvern Hills AONB. Impact zone of SSSI Natural England must be consulted if >100 units	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	No	Site 250m from Cotswolds & Malvern Hills AONB	Site adjacent to Cotswolds & Malvern Hills AONB.	Site adjacent to Cotswolds & Malvern Hills AONB.	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 Policies MG2 (Neighbourhood Open Space - site is Worcester Road Woods) and 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).	Neighbourhood Plan - made in June 2019.	Neighbourhood Plan - made in June 2019. Site adjacent to designated Local Green Space (Malvern Vale).	Neighbourhood Plan - made in June 2019. Site adjacent to designated Local Green Space (Malvern Vale).	Yes. Neighbourhood Plan - made in June 2019. Site conflicts with Policy MG2 (Neighbourhood Open Space - site is DP001 Beauchamp Road.	Neighbourhood Plan - made in June 2019.	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).
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Car parking and residential	Woodland. Adjacent to retail park and business park	Urban green space and woodland. Adjacent to retail park.	Greenfield. Adjacent to residential	Agriculture	Agriculture	Amenity green space. Adjacent to residential.	Agriculture	Agriculture
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	GI - Protect and Enhance	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?	Northern part of site designated Green Space	Yes. Site is designated Green Space.	Yes. Site is designated Green Space.	No	No	No	Yes. Site is designated Green Space and Neighbourhood Open Space.	No	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.	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. 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	No. 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. DBA, survey and targeted evaluation, possible further mitigation.	No. Medieval agricultural activity, could mask significant previous activity or occupation. DBA, survey, targeted evaluation and possible further mitigation.
	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.	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	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	No. Wider setting of a few grade II LBs	No. Wider setting of a few grade II LBs	No	70m from Grit farmhouse (Grade II Listed Building and outbuildings). Yes. Immediate setting of grade II listed farm house and farm buildings.	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.
	Would development of the site have a detrimental impact on a Scheduled Monument?	No	No	No	No	No	No	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?	100m from Site of Regional or Local Wildlife Importance. Ecological officer comments - Adequate buffering for LWS- GI to buffer- affect developable area	Landscape officer comments - This would mean the complete loss of a large area of urban woodland and GI. Ecological officer comments - cumulative affect.	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.	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	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	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	No. Over 900m to SSSI. Ecological officer comments - Habitat, LB, SSSI	No
	Would development of the site have a detrimental impact on TPOs.	No	Yes. Whole site covered by TPOs	Yes. Whole site covered by TPOs	No	Not on site, but TPOs cover Mills Coppice which runs along western boundary of site.	No	No	No	No, but TPOs adjacent to south-east and north-east boundaries
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No	No	No	Yes. Whole site in Significant Gap. Site would narrow gap between Malvern and Leigh Sinton	Yes. Whole site in Significant Gap. Site would significantly narrow gap between Malvern and Leigh Sinton
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	No	Potentially. Ancient woodland adjacent to site	Unlikely. Ancient woodland 200m from site	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Internal hedgerows	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	Has the site has 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.	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.	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.	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.	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.	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	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 - No History of PCL activities. Air Quality Comments - Standard Mitigation Measures applicable to sites of ≥10 residential dwellings	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	Contaminated Land Comments - No History of PCL activities. Air Quality Comments - 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	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	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	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.	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Train station - no	Train station - no	Train station - no	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	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 traveling metres for each key service.	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Approx 400m from Malvern Vale Primary School and Community Centre	Approx 400m from Malvern Vale Primary School and Community Centre	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	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 - This site is directly behind Malvern Retail park so good access to amenities but again already a built up areas and would have an impact on green open space and lead to more congestion on an already busy road by the retail park.	Yes - It is close to amenities and good public transport routes, but active travel routes need to be determined.	No - There is already a large development in that area, Malvern Vale, so I concern about another large development so close by and the lack of green open space. There would be good local amenities.	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 shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 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. 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 shortfall in allocation of beds/staff for the financial year in which the development is built) 2) community/village halls 3) recreational activities 4) Shops/groceries 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 - It is close to amenities and good access routes into Malvern and close to a primary school. Active travel routes need to be established.	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 is key as it is on the outskirts of Malvern, especially linking into Leigh Sinton where there is currently only one 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 is key as it is on the outskirts of Malvern, especially linking into Leigh Sinton where there is currently only one main road.
	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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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.	Possibly. Impact on Conservation Area.	Yes. Impact on Conservation Area and loss of a large area of urban woodland and GI	No	Potentially a large development that would extend the development boundary westwards and reduce the buffer between development and the AONB.	Potentially a large development that would extend the development boundary westwards and reduce the buffer between development and the AONB.	Loss of valued green space	No	Significant incursion into Significant Gap and would narrow gap between Malvern and Leigh Sinton
OUTCOME PROVIDED OPTION 2019	Ruled in or out of SHELAA? If out, reason?	Out. Loss of valued open space. Impact on historic environment. Potential land contamination on adjacent land.	Out. Loss of valued open space. Impact on historic environment.	Out. Loss of valued open space (designated Green Space). Impact on the historic environment.	Out. Access.	In.	In.	Out. Loss of valued open space	In	In
	Should the site be carried forward for potential allocation in the SWDPR?	No. Loss of valued open space. Impact on historic environment. Potential land contamination on adjacent land.	No=C32/V32. Loss of valued open space. Impact on historic environment.	No. Loss of valued open space (designated Green Space). Impact on the historic environment.	No. Access.	Yes.	Yes.	No. Loss of valued open space	No. Whole site in Significant Gap. Site would narrow gap between Malvern and Leigh Sinton. Also, impact on historic environment.	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.
	Summary	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 loss of valued open space (designated Green Space) and impact on historic environment. Also, conflict with adopted Neighbourhood Plan (policies on Neighbourhood Open Space and Exceptional Key Views). Also, site covered in TPOs	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 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 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	Potentially a large development, but smaller cut of CFS 0482 would extend the development boundary westwards but would allow space for a landscape to respect the setting of the AONB and protect the neighbouring special wildlife. Highways have indicated that access for a smaller development could be acceptable	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)	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 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.
OUTCOME PUBLICATION 2022	Ruled in or out of SHELAA? If out, reason?	No Change	No Change	No Change	No Change	Out - Scale. Impact on AONB. (Nature Designation)	In.	No Change	Out - Historic Environment	Out - Scale and historic environment
	Should the site be carried forward for potential allocation in the SWDPR?	No Change	No Change	No Change	No Change	No	Yes.	No Change	No	No
	Summary	No Change	No Change	No Change	No Change	Potentially a large development that would extend the development boundary westwards and reduce the buffer between development and the AONB.	Potentially a large development, but smaller cut of CFS 0482 would extend the development boundary westwards but would allow space for a landscape to respect the setting of the AONB and protect the neighbouring special wildlife. Highways have indicated that access for a smaller development could be acceptable	No Change	Concerns about impact on historic environment	Site not considered appropriate because of scale. 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.

	SHELAA Site Reference and Address:	CFS1033 - Land at Great Buckman's Farm, off Grit Lane, Malvern	CFS0456 - Great Buckmans Farm, Malvern (Land north of Grit Lane, Malvern) Great Malvern	CFS0213 - Bronsil Drive, Malvern, WR14 1LP Malvern	CFS0416 - Newlands Cricket Ground and Public House, Old Worcester Road, Malvern, Worcestershire Malvern	CFS0405 - THE KITCHEN GARDEN, MELTON LODGE, MALVERN, WORCS, WR14 4RH Malvern	CFS1028 - 48-58 Wyche Road, Malvern, WR14 4EG	CFS0905 - Land on south side of Guarlford Road	CFS0905sc - Land on south side of Guarlford Road	CFS1191 - Land on south side of Guarlford Road
MAJOR 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 Town - adjacent to development boundary	Malvern Town - partially within and partially adjacent to development boundary	Malvern Town - within development boundary	Malvern Wells - within development boundary	Malvern Town - adjacent to development boundary	Malvern Town - 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	Yes	Yes	Yes	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone	FZ 1	No, but Flood Zones 2 and 3 run partly along north-east boundary of site	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1	FZ 1
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	No	No. North-east corner of site 90m from SW Cadent Gas Distribution pipeline	No. North-east corner of site 415m from SW Cadent Gas Distribution pipeline	Yes	Yes	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?	Yes - though improvements likely	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Access via Mill Lane. Mill Lane is currently a private road, owned by the site landowner. It is also narrow and not suitable for any significant volumes of two-way traffic flow. To serve the proposed development, a section of Mill Lane would need to be widened and brought up to adoptable standards. Widening access to Mill Lane, would cross land controlled by the Malvern Hills Trust. The agents, Fisher German, have submitted an application for easement to serve the site from Mill Lane and the application is to be considered by Malvern Hills Trust at a date still to be determined.	Access via Mill Lane. Mill Lane is currently a private road, owned by the site landowner. It is also narrow and not suitable for any significant volumes of two-way traffic flow. To serve the proposed development, a section of Mill Lane would need to be widened and brought up to adoptable standards. Widening access to Mill Lane, would cross land controlled by the Malvern Hills Trust. The agents, Fisher German, have submitted an application for easement to serve the site from Mill Lane and the application is to be considered by Malvern Hills Trust at a date still to be determined.	Access via Mill Lane. Mill Lane is currently a private road. It is also narrow and not suitable for any significant volumes of two-way traffic flow. To serve the proposed development, a section of Mill Lane would need to be widened and brought up to adoptable standards. Widening access to Mill Lane, would cross land controlled by the Malvern Hills Trust. The agents, Fisher German, have submitted an application for easement to serve the site from Mill Lane and the application is to be considered by Malvern Hills Trust at a date still to be determined. WCC Highways would question the accessibility of the site and its suitability as a sustainable location for housing. Evidence would have to be provided to justify this site.
	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 Powick 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.	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 off-site sewer required. Detailed modelling recommended to establish if capacity improvement is required.	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.	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.	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	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	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	40m from Cotswolds & Malvern Hills AONB. 40m from Upper Wyche Quarry Local Geological Site.	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	No	No	Yes, 40m from Cotswolds & Malvern Hills AONB	Yes, 40m from Cotswolds & Malvern Hills AONB	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Neighbourhood Plan - made in June 2019.	Neighbourhood Plan - made in June 2019. Site adjacent to designated Local Green Space (Lower Howsell Road - Policy MG1) and Neighbourhood Open Space (OP002 - Greenfields Road).	Neighbourhood Plan - made in June 2019.	Neighbourhood Plan - made in June 2019.	Neighbourhood Plan - made in June 2019.	No - Malvern Wells Neighbourhood Plan in process of preparation	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 MV1 (Exceptional Key Views).	Yes. Neighbourhood Plan - made in June 2019. Site conflicts with Policy MV1 (Exceptional Key Views).
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Agriculture	Agriculture	Greenfield	Cricket pitch and public house. Some residential adjacent.	Residential. Close proximity to Cotswolds & Malvern Hills AONB. 20m from Rushy Valley Local Geological Site.	Residential and Employment	Agriculture and residential	Agriculture and residential	Agriculture and residential
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	GI - Protect and Enhance	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	No	No. 40m from Green Space.	No	No	No
	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, could mask significant previous activity or occupation. DBA, survey, targeted evaluation and possible further mitigation.	No. DBA, survey, targeted evaluation and possible further mitigation.	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 dependant upon results	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 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	No	No
	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.	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.	no. In wider setting of a number of LBs	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	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. 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.	6 Listed Buildings within 100m of site	6 Listed Buildings within 100m of site	No
	Would development of the site have a detrimental impact on a Scheduled Monument?	No	No	No	No	No	Potentially. Site 75m from The Shire Ditch Scheduled Monument.	No	No	No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No	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	No. Ecological officer comments - Landscape, SSSI	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 close by. cumulative affect- three contiguous sites?	Site of Regional or Local Wildlife Importance 240m away. Ecological officer comments - protected species/BAP species records onsite and offsite. In adjacent LWS otter, badger. Onsite hedgehog. Grass snake. Closer ecological assessment required	No. 325m from site of Regional or Local Wildlife Site.	Site of Regional or Local Wildlife Importance (Grassland marshland open water) in close proximity to northern boundary of the site.	Site of Regional or Local Wildlife Importance (Grassland marshland open water) in close proximity to northern boundary of the site.	Site of Regional or Local Wildlife Importance (Grassland marshland open water) in close proximity to northern boundary of the site.
	Would development of the site have a detrimental impact on TPOs.	No	No, but TPOs adjacent to south-east and north-east boundaries	No	No	No	Site adjacent to TPOs	TPOs along western boundary of site	TPOs along western boundary of site	TPOs along western boundary of site
	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	Yes. Whole site in Significant Gap. Site would significantly narrow gap between Malvern and Leigh Sinton	Yes. Whole site in Significant Gap. Site would narrow gap between Malvern and Leigh Sinton	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	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	hedgerow boundaries- status unknown- should be retained	hedgerow boundary- unknown if ancient. Should be retained through development	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	Has the site has 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.	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.	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.	Some parts of site susceptible to surface water flooding.	Some parts of site susceptible to surface water flooding.	Small part of site susceptible to surface water flooding.
	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	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 - 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	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	Small part of site has unknown filled ground (pond, marsh, river, stream, dock etc).	Small part of site has unknown filled ground (pond, marsh, river, stream, dock etc).	No. However, site adjacent to sewage works
	Is there a bus stop or train station within 400m of the site? Please state distance.	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Train station - no.	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 traveling metres for each key service.	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Approx 1.1 km from both Malvern Primary School and The Chase School. Approx 900m from general store and post office at Barnards Green	Approx 1.1 km from both Malvern Primary School and The Chase School. Approx 900m from general store and post office at Barnards Green	Approx 1.13km from both Malvern Primary School and The Chase School. Approx 1.1km from general store and post office at Barnards Green
	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 is key as it is on the outskirts of Malvern, especially linking into Leigh Sinton where there is currently only one 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 is key as it is on the outskirts of Malvern, especially linking into Leigh Sinton where there is currently only one main road.	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.	Yes - This is on the outskirts of Malvern so would need to have good access routes into Malvern as could be quite isolated. 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.	No	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, but the impacts are considered to be addressable	Yes, but the impacts are considered to be addressable	Further investigation required if the site were to be allocated
	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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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 CIL 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	Significant incursion into Significant Gap and would narrow gap between Malvern and Leigh Sinton	Incursion into Significant Gap and would narrow gap between Malvern and Leigh Sinton	No	No	Unknown	No	No	No
OUTCOME PROVIDED OPTION 2019	**Ruled in or out of SHELAA? If out, reason?**	Out - Historic Environment	In	In	Out. Impact on historic environment.	Out. Impact on historic environment.	Out. Impact on the historic environment. Also, potential impact archaeology .	In	In	In
	Should the site be carried forward for potential allocation in the SWDPR?	No - Historic Environment	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.	No. Incursion in to Significant Gap. Sewerage hydraulic flooding issues downstream.	No. Impact on historic environment.	No. Impact on historic environment.	No. Impact on the historic environment. Also, potential impact archaeology .	Yes	Yes	Yes
	Summary	Site not considered appropriate because of impact on historic environment. Site would cause a significant incursion in to Significant Gap. Also, high impact potential on sewerage and water supplies.	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 of incursion in to Significant Gap. Sewerage hydraulic flooding issues downstream.	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 impact on historic environment. Also, potential impact on AONB and Local Geological Site	Site not considered appropriate because of impact on the historic environment. Also, potential impact on AONB, Local Geological Site (Scheduled Monument) and TPOs	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 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).	Edge of town location. CFS1191 could provide a landscape buffer between CFS0905sc and sewage site. Has some issues requiring further examination, particularly widening access to Mill Lane off Guarlford Road. Potential conflict with Neighbourhood Plan policy MV1 (Exceptional Key Views).
OUTCOME PUBLICATION 2022	**Ruled in or out of SHELAA? If out, reason?**	Out - Historic Environment	Out - Scale. Also Duplicate of CFS1034	Out - Scale and loss of valued open space	No Change	No Change	Out - AONB + Historic Environment	Out - Scale and Nature Designation.	In	In
	Should the site be carried forward for potential allocation in the SWDPR?	No	No - Scale, significant incursion in to Significant Gap and proximity to gas pipeline. Also, high impact potential on sewerage and water supplies. Impact on historic environment.	No	No Change	No Change	No - AONB + Historic Environment	No - Scale and nature designation.	Yes	Yes
	Summary	Site not considered appropriate because of impact on historic environment. Site would cause a significant incursion in to Significant Gap. Also, high impact potential on sewerage and water supplies.	Site not considered appropriate because of scale, 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 of scale, loss of valued open space and incursion in to Significant Gap. Sewerage hydraulic flooding issues downstream.	No Change	No Change	No Change	Edge of town location. However, scale of site would likely require two access points , crossing a site of regional or local wildlife importance. 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).	Edge of town location. Smaller cut of CFS0905 likely require one access points via Mill Lane. Has some issues requiring further examination, particularly widening access to Mill Lane off Guarlford Road. Impact on nearby Listed Buildings and nearby site of regional or local wildlife importance also requires further examination. Potential conflict with Neighbourhood Plan policy MV1 (Exceptional Key Views).	Edge of town location. CFS1191 could provide a landscape buffer between CFS0905sc and sewage site. Has some issues requiring further examination, particularly widening access to Mill Lane off Guarlford Road. Potential conflict with Neighbourhood Plan policy MV1 (Exceptional Key Views).

	SHELAA Site Reference and Address:	CFS1144 - Land off Mayfield Road, Malvern	CFS1049 - Land off Lower Howsell Road, Malvern	CFS0060 - Land Registry, WR120237, Land to North of The Pound, Lower Howsell Road, Malvern WR14 1UX Malvern	CFS0117 - Park Farm, Blackmore Park Road, Malvern, WR14 3LF (378982,243813) Hanley Swan	CFS0164 - Land at Half Key, Leigh Sinton road, Malvern, WR14 1UT Leigh Sinton	CFS0440 - The Old Gasworks, Lower Howsell Road, Malvern Link, Malvern, WR14 1UX
MAJOR CRITERIA	**Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?**	Malvern Town - adjacent to development boundary	Malvern Town - not adjacent to development boundary.	Malvern Town - not adjacent to development boundary.	Malvern Town - 100m from development boundary	Malvern Town - abuts development boundary	Malvern Town - 65m outside 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.	FZ 1	100% Flood Zone 1	80% Flood Zone 1; 20% Flood Zone 2	Flood Zone 1	Flood Zone 1	90% Flood Zone 1, 5% Flood Zone 2, 5% Zone 3
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	No. 120m from Cadlent gas pipeline	Yes	Yes	No. 50m from gas pipeline
	Can the site be provided with safe access onto the public highway?	Access via Elgar Avenue	Yes	No Highways comments, but access from Lower Howsell Road appears to be possible	Yes. Highways said there is no objection in principle to the formation of a new vehicular access, as long as it meets standards. The public road is subject to the national speed limit at this location so appropriate visibility splays must be provided, confirmed by a speed survey. It is likely any new access would need to be positioned towards the north end of the site frontage, due to the vertical alignment of the road. However, the preferred access arrangement would be to use the existing vehicular access that serves the adjacent business/industrial park, as it better and safer to concentrate traffic on existing established access junctions, rather than create additional ones. Whilst it is appreciated there may be land ownership issues, it would be desirable to see evidence that such a solution is not an option.	No Highways comments, but access from Leigh Sinton Road appears to be possible	No Highways comments, but access from Leigh Sinton Road appears to be possible
	Are the Sewerage and Water supplies adequate in the area?	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No	No	No	Potentially. Site 150m from AONB and 130m from site of regional or local wildlife importance	No	No
	Is the site in Green Belt?	No	No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	Yes. 150m from AONB boundary	Unlikely. 1km from AONB	Unlikely. 1km from AONB
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	Neighbourhood Plan - made in June 2019. Site does not conflict with Neighbourhood Plan policies	Neighbourhood Plan - made in June 2019. Site does not conflict with Neighbourhood Plan policies	Neighbourhood Plan - made in June 2019. Site does not conflict with Neighbourhood Plan policies	Hanley Castle Neighbourhood Plan made January 2019	Neighbourhood Plan - made in June 2019. Site does not conflict with Neighbourhood Plan policies	Neighbourhood Plan - made in June 2019. Site does not conflict with Neighbourhood Plan policies
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Residential	No - Gas Distribution Station. Close proximity to Travelling Showpeople site	No - Isolated location	No. Isolated location, surrounding Traveller site	Potentially. Edge of development, but in Significant Gap	No. Isolated location on former gasworks
OTHER CRITERIA	**Would development of the site have an adverse impact on Green Infrastructure Network?**	GI - Protect and Enhance	GI - Protect and Enhance	Protect and Enhance	Protect and Enhance	Protect and Enhance	Protect and Enhance
	Would development of the site result in a significant net loss of protected open space?	Yes. Site identified as Green Space in the adopted SWDP, but not identified as Local Green Space or Neighbourhood Open Space in the Malvern Neighbourhood Plan	No	No	No	No, but site in Significant Gap	No, but site in Significant Gap
	Would development of the site have a detrimental impact on a conservation area?	No	No	No	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	No	No	No	Unlikely - 250m from Listed Buildings	No
	Would development of the site have a detrimental impact on a Scheduled Monument?	No	No	No	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	Site of Regional or Local Wildlife Importance (Lower Howsell Sidings) in close proximity to northern boundary of the site.	No	Potentially. Site 130m from site of regional or local wildlife importance	No	Unlikely. Site 215m from site of regional or local wildlife importance
	Would development of the site have a detrimental impact on TPOs.	No	TPOs along north eastern boundary of site	Potential impact. TPO's 15m from site	Yes. TPO's along southern and western boundary of site	No	Yes. Whole site covered by TPO's
	Would development of the site have a detrimental impact on a Significant Gap?	No	Yes. Site in Significant Gap	Yes. Sight within Significant Gap	No	Yes. Site within Significant Gap	Yes. Site within Significant Gap
	Would development of the site have a detrimental impact on ancient woodland?	No	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient hedgerow?	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	Has the site has 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.	Some parts of site susceptible to surface water flooding.	Some parts of site susceptible to surface water flooding.	Some parts of site susceptible to surface water flooding.	Some parts of site susceptible to surface water flooding.	Some parts of site susceptible to surface water flooding.
	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?	No	Yes. On site of former Malvern gasworks	Yes. Contaminated land (former gas works) on neighbouring site	Evidence of former quarry / pit on southern side of site	No	Yes. Whole site former gasworks
	Is there a bus stop or train station within 400m of the site? Please state distance.	Bus stop on Elgar Avenue approx 100m from site. Great Malvern rail station 1.8km	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	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.	1.1 km to Great Malvern Primary School. 1km to Pickersleigh Road Post Office. 350m to Elgar Convenience store, 1.5km to Barnards Green	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	Would development of the site result in an adverse impact on local health provision?	Yes, but the impacts are considered to be addressable	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated	Further investigation required if the site were to be allocated
	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 CIL 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 CIL 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 CIL including providing new community facilities (Policy MC1), health communities (MC2) and communications infrastructure (MI1).	Neighbourhood Plan made in January 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CIL including cycle paths (Policy TF 2).	Neighbourhood Plan made in June 2019. Neighbourhood Plan identifies a number of potential infrastructure initiatives that could benefit from CIL 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 CIL 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?	No	No	Unlikely	Yes	Possibly. Large site, would significantly reduce the Significant Gap	Unlikely
OUTCOME PROVIDED OPTIONS 2019	**Ruled in or out of SHELAA? If out, reason?**	In	Out. Flood Risk	Out. Flood Risk	Out. Isolated location	Out. Isolated location	Out. Flood Risk and land contamination.
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No. Flood Risk	No. Flood Risk	No. Isolated location	No. Isolated location	No. Flood Risk and land contamination.
	Summary	Site appears to be deliverable. Site is designated Green Space in the SWDP, but not designated as Local Green Space or Neighbourhood Open Space in the Malvern Town Neighbourhood Plan. Susceptibility to surface water flooding would require further examination.	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 PRoW, adjacent to site of regional or local wildlife importance and contaminated land.	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 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 Blackmere Park Road.	Site not considered appropriate because it is an isolated location and does not abut 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.	Site not considered appropriate because of flood risk and land contamination. Also, site is in the Significant Gap and covered by TPO's. Proximity to SW Cadent gas distribution and site of regional or local wildlife importance.
OUTCOME PUBLICATION 2022	**Ruled in or out of SHELAA? If out, reason?**	In	No Change	No Change	IN (employment)	Out - Loss of Valued Open Space	Out - Flood Risk
	Should the site be carried forward for potential allocation in the SWDPR?	Yes	No Change	No Change	Yes	No Change	No Change
	Summary	Site appears to be deliverable. Site is designated Green Space in the SWDP, but not designated as Local Green Space or Neighbourhood Open Space in the Malvern Town Neighbourhood Plan. Susceptibility to surface water flooding would require further examination.	No Change	No Change	Site considered appropriate for employment development but not for housing	No Change	No Change