



Category 1 Villages : MAP 16

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Summary of all SHLAA sites in Category 1 Villages: Hanley Swan

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
MHHS01	HLAA	Land adjacent to St. Gabriel's Church	Hanley Swan	1	Malvern Hills	0.6	AVAILABILITY UNKNOWN
MHHS02	HLAA	Land at Yew Tree Farm (part of MHHS10)	Hanley Swan	1	Malvern Hills	0.66	DUPLICATE/UNAVAILABLE
MHHS03	HLAA/2010/2011	Land between School and Westmere	Hanley Swan	1	Malvern Hills	0.67	
MHHS04	HLAA	Via Picken End	Hanley Swan	1	Malvern Hills	1.25	ACCESS
MHHS05	HLAA	Land rear of Ambleside	Hanley Swan	1	Malvern Hills	1.43	ACCESS/AVAILBILITY UNKNOWN
MHHS06	HLAA	Land at Ambleside	Hanley Swan	1	Malvern Hills	0.29	ACCESS/AVAILABILITY UNKNWN
MHHS07	HLAA/I&O	Land behind St Gabriels Church	Hanley Swan	1	Malvern Hills	6.79	AVAILABILITY UNKNOWN
MHHS08	I&O	Land at Quakers Farm Welland Road	Hanley Swan	1	Malvern Hills	0.51	DUPLICATE
MHHS09	SHLAA Update	Haylers End Waste Incinerator	Hanley Swan	1	Malvern Hills	1.21	LOCATION
MHHS10	SHLAA Update	Yew Tree Farm	Hanley Swan	1	Malvern Hills	21.99	SCALE/AVAILABILITY
MHHS11	SHLAA Update	Land at Coverside Farm	Hanley Swan	1	Malvern Hills	8.44	ACCESS/SCALE
MHHS12	SHLAA Update	Land east of Welland Rd	Hanley Swan	1	Malvern Hills	1.23	UNAVAILABLE
MHHS13	2010/2014	Land at Yew Tree Farm (part Duplicate of HS02 & HS10)	Hanley Swan	1	Malvern Hills	2.18	DUPLICATE/UNAVAILABLE
MHHS14	2011	Land between Primary School & Westmere (Adj MHHS03)	Hanley Swan	1	Malvern Hills	0.41	
MHHS15	2011	Land to rear of Albion Lodge (Adj to HS16)	Hanley Swan	1	Malvern Hills	1.31	LOCATION
MHHS16	2014	Albion Lodge (Adj to HS15)	Hanley Swan	1	Malvern Hills	0.28	Access

Viability Assessment - Category 1 Villages: Hanley Swan

Site Ref	MHHS01	Location	Land adjacent to St. Gabriel's Church	
Town / Village	Hanley Swan			
Village Category	1			
District	MH			
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages	
Ownership	Single	Land Owners Attitude	3	
Economic Viability	Good	Brownfield (Y/N)	N	
Market Demand	High	Greenfield (Y/N)	Y	
Assumed Dwelling	Houses	Dwelling info		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Low	Infrastructure Constraints	Low	
Type of constraint	Awkward shaped site		Type of Infrastructure	
Potential Developer	Don't know			
Appropriate Density (dws/ha)	12	Size of site	0.86	Total potential Dwellings
Financial Viability for housing	High	Availability	Within 5 years	
Further Detail	Shape of land (very narrow at rear) would limit housing no's. Could be better developed with land behind.			
Reason				

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHHS02	Location	Land at Yew Tree Farm (part of MHHS10)	
Town / Village	Hanley Swan			
Village Category	1			
District	MH			
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages	
Ownership	Single	Land Owners Attitude	1	
Economic Viability	Good	Brownfield (Y/N)	N	
Market Demand	High	Greenfield (Y/N)	Y	
Assumed Dwelling	Houses	Dwelling info		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Low	Infrastructure Constraints	Low	
Type of constraint		Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	25	Size of site	0.5	Total potential Dwellings
Financial Viability for housing	High	Availability	Within 5 years	
Further Detail	Site too deep - suggest only appropriate to follow existing building line, hence lower potential dwellings.			
Reason				

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Hanley Swan

Site Ref	MHHS03	Location	Land between School and Westmere
Town / Village	Hanley Swan		
Village Category	1		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages
Ownership	Single	Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	30	Size of site	1.46
		Total potential Dwellings	43
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Good site, fits village shape, good road access. Current application for affordable housing		
Reason			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHHS04	Location	Via Picken End
Town / Village	Hanley Swan		
Village Category	1		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages
Ownership	Single	Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Access issues
Physical Constraints Costs	Medium	Infrastructure Constraints	Medium
Type of constraint	Access off cul-de-sac a problem	Type of Infrastructure	Access
Potential Developer	Don't know		
Appropriate Density (dws/ha)	30	Size of site	1.31
		Total potential Dwellings	0
Financial Viability for housing	Medium	Availability	Unknown
Further Detail	Access off existing cul-de-sac a constraint - may not be achievable.		
Reason	ACCESS		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Hanley Swan

Site Ref	MHHS05	Location	Land rear of Ambleside
Town / Village	Hanley Swan		
Village Category	1		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages
Ownership	Single	Land Owners Attitude	3
Economic Viability	Unknown	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Access
Physical Constraints Costs	High	Infrastructure Constraints	Medium
Type of constraint	No direct access.	Type of Infrastructure	Access
Potential Developer	Don't know		
Appropriate Density (dws/ha)	30	Size of site	1.14
		Total potential Dwellings	34
Financial Viability for housing	Medium	Availability	Unknown
Further Detail	Very narrow access - would need to be done in conjunction with MHHS06. May not be achievable - backland.		
Reason	ACCESS		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHHS06	Location	Land at Ambleside
Town / Village	Hanley Swan		
Village Category	1		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages
Ownership	Single	Land Owners Attitude	3
Economic Viability	Good	Brownfield (Y/N)	Y
Market Demand	High	Greenfield (Y/N)	N
Assumed Dwelling	Mixed	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	High
Type of contamination		Type of Obligation cost	Access too narrow.
Physical Constraints Costs	High	Infrastructure Constraints	High
Type of constraint	Very narrow frontage.	Type of Infrastructure	Access.
Potential Developer	Don't know		
Appropriate Density (dws/ha)	0	Size of site	0.75
		Total potential Dwellings	0
Financial Viability for housing	Low	Availability	Unknown
Further Detail	Access too narrow - requires other land - may not be achievable.		
Reason	ACCESS		

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Hanley Swan

Site Ref	MHHS07	Location	Land behind St Gabriels Church
Town / Village	Hanley Swan		
Village Category	1		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages
Ownership	Single	Land Owners Attitude	3
Economic Viability	Unknown	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	Design issues, church setting.
Physical Constraints Costs	High	Infrastructure Constraints	Low
Type of constraint	Setting of Church, keep open, no direct access.	Type of Infrastructure	Access
Potential Developer	Don't know		
Appropriate Density (dws/ha)	20	Size of site	7.46
		Total potential Dwellings	40
Financial Viability for housing	High	Availability	Unknown
Further Detail	Keep open round church. No direct access - needs site 01, 02 or both. Site too deep - only northern third developable - say only 2ha achievable, hence lower dwelling no's.		
Reason			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHHS08	Location	Land at Quakers Farm Welland Road
Town / Village	Hanley Swan		
Village Category	1		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages
Ownership	Single	Land Owners Attitude	1
Economic Viability	Unknown	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	25	Size of site	0.52
		Total potential Dwellings	13
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Good site re road. Logical re site MHHS03 if wish to extend village in this direction		
Reason			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Hanley Swan

Site Ref	MHHS10	Location	Yew Tree Farm	
Town / Village	Hanley Swan			
Village Category	1			
District	MH			
Assessment Date	09/11/2009	Panel Name / Valuation Office	Malvern	
Ownership		Land Owners Attitude	1	
Economic Viability		Brownfield (Y/N)	N	
Market Demand		Greenfield (Y/N)	Y	
Assumed Dwelling		Dwelling info		
Contamination Mitigation Costs		Exceptional Planning Obligations Cost		
Type of contamination		Type of Obligation cost		
Physical Constraints Costs		Infrastructure Constraints		
Type of constraint		Type of Infrastructure		
Potential Developer				
Appropriate Density (dws/ha)	0	Size of site		Total potential Dwellings 0
Financial Viability for housing		Availability		
Further Detail	Due to the increased size and prominence the amended site is now out of scale and context with the settlement.			
Reason	SCALE			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHHS11	Location	Land at Coverside Farm	
Town / Village	Hanley Swan			
Village Category	1			
District	MH			
Assessment Date	09/11/2009	Panel Name / Valuation Office	Malvern	
Ownership		Land Owners Attitude	1	
Economic Viability		Brownfield (Y/N)	N	
Market Demand		Greenfield (Y/N)	Y	
Assumed Dwelling		Dwelling info		
Contamination Mitigation Costs		Exceptional Planning Obligations Cost		
Type of contamination		Type of Obligation cost		
Physical Constraints Costs		Infrastructure Constraints		
Type of constraint		Type of Infrastructure		
Potential Developer				
Appropriate Density (dws/ha)	0	Size of site		Total potential Dwellings 0
Financial Viability for housing		Availability		
Further Detail	The site is out of scale and context with the settlement and presents access difficulties.			
Reason	ACCESS/SCALE			

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Hanley Swan

Site Ref	MHHS12	Location	Land east of Welland Rd		
Town / Village	Hanley Swan				
Village Category	1				
District	MH				
Assessment Date	09/11/2009	Panel Name / Valuation Office	Malvern		
Ownership	Single	Land Owners Attitude	2		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	1.22	Total potential Dwellings	36
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Site could be considered in a limited form as an extension to MHHS08.				
Reason					

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHHS13	Location	Land at Yew Tree Farm (part Duplicate of HS02 & HS10)		
Town / Village	Hanley Swan				
Village Category	1				
District	MH				
Assessment Date	20/10/2010	Panel Name / Valuation Office	Malvern		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Mixed		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	20	Size of site	2.1	Total potential Dwellings	42
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Inclusion of MHHS13 and other sites including MHHS04 & MHHS10 would be inappropriate in scale and collectively would be out of context with the village.				
Reason					

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Viability Assessment - Category 1 Villages: Hanley Swan

Site Ref	MHHS14	Location	Land between Primary School & Westmere (Adj MHHS03)		
Town / Village	Hanley Swan				
Village Category	1				
District	MH				
Assessment Date	29/02/2012	Panel Name / Valuation Office	Malvern		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	25	Size of site	0.41	Total potential Dwellings	10
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Would need to be developed in conjunction with MHHS03				
Reason					

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHHS15	Location	Land to rear of Albion Lodge (Adj to HS16)		
Town / Village	Hanley Swan				
Village Category	1				
District	MH				
Assessment Date	29/02/2012	Panel Name / Valuation Office	Malvern		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Mixed	Dwelling info			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	Medium		
Type of constraint		Type of Infrastructure	Access constraints		
Potential Developer	Yes				
Appropriate Density (dws/ha)	25	Size of site	1.3	Total potential Dwellings	33
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Remote from settlement boundary, needs clarification on access details.				
Reason	LOCATION				

Landowners Attitude: 1=For, 2=Against, 3=Unknown