

South Worcestershire Joint Core Strategy (SWJCS)

**Strategic Housing Land Availability Assessment
(SHLAA)**

Report June 2008

Reference Only

**Joint Report of Malvern Hills District Council, Worcester City
Council and Wychavon District Council**

South Worcestershire Joint Core Strategy

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT - REPORT JUNE 2008

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Executive Summary

1. Introduction

- 1.1 This Strategic Housing Land Availability Assessment (SHLAA) is a joint report produced by the three South Worcestershire Local Authorities of Malvern Hills District Council, Worcester City Council and Wychavon District Council.
- 1.2 The SHLAA report provides background evidence on the potential supply of housing land in South Worcestershire. It is a technical report and is not a decision making document, and does not allocate land for housing. It will however contribute to the South Worcestershire Joint Core Strategy which is currently being produced, by helping to establish whether broad directions for development growth are feasible in terms of land availability, and will it will also feed into later Site Allocation Development plan Documents.

2. Regional Spatial Strategy Background

- 2.1 The West Midlands Regional Spatial Strategy (RSS) is currently under review. The Phase 2 Revision (draft) out to public consultation between January and December 2008 puts forward "option 2" housing targets for South Worcestershire, requiring 24,500 new dwellings to be built between 2006 and 2026.

3. The Current Position

- 3.1 Land does not need to be found for all of the 24,500 dwellings. Housing completions since 2006, houses under construction and with planning permission, and allocated land within adopted Local Plans contribute to this target. Thus there is sufficient committed dwellings / land to deliver 5,751 dwellings at April 2007, leaving 18,749 dwellings to find to meet the current proposed RSS targets.
- 3.2 Windfall housing sites are those sites that have not been identified in advance through development plans. The adopted Local Plans for the three South Worcestershire Local authorities contain a windfall allowance of dwellings likely to come forward in each area in addition to those on allocated sites. The figures used are based on past windfall completion rates. The SHLAA report looks at these trends, especially in relation to sustainable locations. The report shows a figure for an annual average of 641 total windfalls completions per annum for South Worcestershire, or 412 in urban brownfield locations, based on figures between 2005 and 2007. A longer term average (past 6 years) shows an annual average of 418 dwellings on brownfield windfall sites.

4. The SHLAA process / findings

- 4.1 The methodology used for the SHLAA process was produced in April 2007. The methodology included re-examining known sites (e.g. Local

Plan omission sites); new sites put forward through invitation to parish councils, developers, and landowners; and desktop studies of sites within /adjacent to settlements. In total 762 sites were considered.

- 4.2 Criteria in the methodology allowed sites with severe development constraints (e.g. flooding; national wildlife importance) to be assessed as Level 1 sites, and eliminated (58 sites), with no further work on appraising housing potential. Sites remaining were assessed further by officers and in some cases by developer panels. These are the Level 2 sites.
- 4.3 This left 704 Level 2 sites that were assessed for their deliverability and developability, either through initial officer assessment or through 'Developability' panels. Some sites were eliminated for public open space reasons, based on up to date "PPG17" audits and Local Plan assessments. A further 193 sites were eliminated through duplication, as some sites or parts of sites were put forward more than once for example as Local plan omission sites, and then again by the landowner or agent.
- 4.4 Of the total sites examined:
 - 24 sites (417 ha) were in flood zones 2 and 3 - Table 9.
 - 46 sites (401 ha) were in the Green Belt- Table 10.
 - 34 sites (154 ha) were in the Areas of Outstanding Natural Beauty (AONB) - Table 11.
 - 570 sites (3,183 ha) were greenfield sites and 197 (673 ha) were brownfield sites (but note some sites in both categories).
 - 8 sites (1.7 ha) were in Central Worcester-Table 13.
 - 120 sites (917 ha) were in Strategic Locations, that is at / adjacent to Worcester/ Malvern / Droitwich Spa -Table 13.
 - 56 sites (303ha) were in / adjacent to the larger towns of Evesham, Pershore, Tenbury Wells, Upton-upon-Severn.
 - 228 sites (666 ha) were in village locations.
 - 292 sites (1,459 ha) were in "All other sites".
- 4.5 Seven "Developability" panels were set up to consider 417 sites in more detail in terms of their suitability, availability and achievability for housing. The sites were prioritised in terms of city/ town locations, strategic sites and Category 1 and 2 villages. Category 3 village sites were generally not included in the panels at this stage.
- 4.6 The panels considered sites in: Worcester and fringe: Evesham and Pershore; Droitwich Spa; Malvern / Tenbury Wells/ Upton-upon-Severn; Malvern villages; Wychavon District-northern villages; Wychavon District-southern villages.
- 4.7 Of the panel sites examined 148 were ruled out, as not being suitable, available, achievable (within the terms of Government guidance), leaving 269 sites to be looked at.

- 4.8 Of these 269 panel sites:
- These amounted to 1,823 hectares of land with a potential for 47,365 dwellings.
 - 102 sites (783 hectares) were in or adjacent to the main towns
 - 3 sites (123 hectares) were in “other Strategic locations”
 - 94 sites were in Category 1 villages (629 hectares; 15,354 dwellings).
 - 56 sites were in Category 2 villages (212 hectares; 5,849 dwellings).
 - 38 sites (45 hectares) were on brownfield land; 205 sites (1,645 hectares) were on greenfield land; and 26 sites (141 hectares) were a mixture of greenfield/brownfield land.
 - The largest number of brownfield sites were in Worcester (18 sites, 9.95 hectares) but the largest hectarage were in Evesham (9 sites, 12.82 hectares).
- 4.9 The panels used their judgement to categorise sites as to their availability .Tables 16 and 17 show potential availability in relation to town sites:
- 11.2 hectares (potential 403 dwellings) were available now.
 - 389 hectares (potential 10,627 dwellings) were available in 1-5 years.
 - 51.1 hectares (potential 1,279 dwellings) were available in 6-10 years.
 - 199 hectares (5,451 dwellings) were available 11-15 years.
 - 148 hectares (3,983 dwellings)- availability unknown.
- 4.10 Tables 18-21 show potential availability in terms of Strategic sites and those in category 1 and 2 villages.
- Strategic sites have potential availability for 42.58 hectares of housing land or 1,244 dwellings within 10 years
 - Category 1 villages have potential for 209.7 hectares or 5,715 dwellings within 10 years
 - Category 2 villages have potential for 120.2 hectares of housing land or 2,899 dwellings

It should be noted that no policy considerations have been overlaid on these figures, so this does not imply that this amount of development will take place on these sites.

Updating

- 4.11 The Strategic Housing Land Availability Assessment is a continuous process that will need to be updated on a regular basis. It provides background information on a pool of potential housing sites that can inform the South Worcestershire Joint Core Strategy as to whether broad areas of housing growth can be delivered, and in what potential timeframe. It will also provide background evidence for the subsequent site allocations and monitoring of a 5 year housing land supply.

1. Introduction

1.1 A Government priority is to ensure that housing land supply is not a constraint to the delivery of new homes. The policy stance is outlined in Planning Policy Statement 3: Housing. However, local planning authorities continually assess potential housing land supply, for example through Urban Capacity Studies, and through monitoring the implementation of planning permissions. The Government is now promoting Strategic Housing Land Availability Assessments (SHLAA), to widen the geographical search for sites and to consider supply over a longer timeframe.

Purpose of Strategic Housing Land Availability Assessment

1.2 Paragraph 7 of the Government's Guidance on Strategic Housing Land Availability Assessments¹ states that the aim should be to "identify as many sites with housing potential in and around as many settlements as possible in the study area". Further guidance has since been published on behalf of the Government by the Planning Advisory Service².

Specifically the SHLAA should:

- identify specific sites for the first 5 years of a development plan, that are available for development and that can be delivered;
- identify specific developable sites for 6-10 years, and ideally up to 15 years in plans, to allow the 5 year housing land supply to be continuously topped up;
- where it is not possible to identify specific sites for years 11-15 of the plan, to indicate broad locations for future growth.

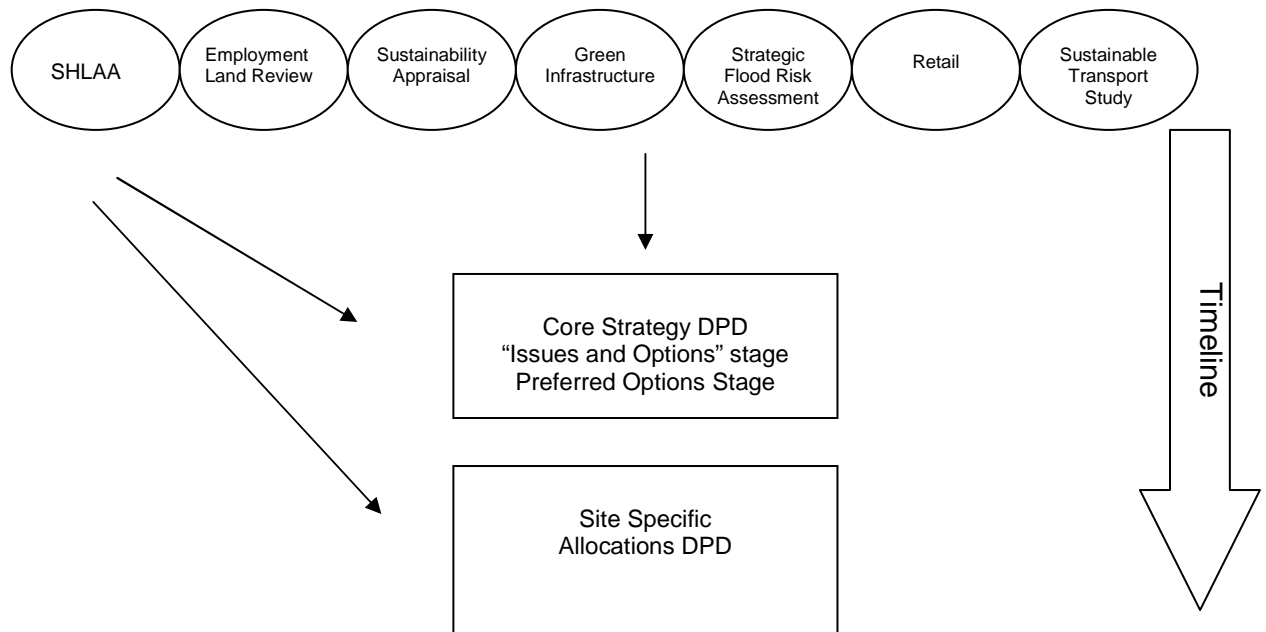
1.3 This is a report on the SHLAA that is being produced by the South Worcestershire authorities of Malvern Hills District Council, Worcester City Council and Wychavon District Council as background evidence for the production of a South Worcestershire Joint Core Strategy (SWJCS). Figure 1 shows how the SHLAA report feeds into the preparation of the Joint Core Strategy.

1.4 It should be noted that the purpose of the SHLAA is to provide background evidence, and that this is not a decision making document.

¹ Strategic Housing Land Availability Assessments: Practice Guidance, July 2007. Department for Communities and Local Government

² Strategic Housing Land Availability Assessment and development plan document preparation, January 2008. Planning Advisory Service.

Figure 1: How the SHLAA report feeds into the Joint Core Strategy



- 1.5 As technical evidence it will contribute to the preparation of the Joint Core Strategy by helping to establish whether options for possible broad directions of growth are feasible by indicating whether sufficient land is potentially available to achieve the levels of growth proposed in the Regional Spatial Strategy. It will also directly contribute to the Site Allocations Development Plan Document (whether jointly produced or by each authority individually) by providing a choice of sites. **An important point however is that sites identified in the SHLAA are not guaranteed to be allocated for housing development or receive planning permission.**
- 1.6 The SHLAA gives a picture of potential housing land supply at a specific date, but it will be regularly monitored and reviewed as sites become available or are taken out of the pool of sites. It should be noted that sites put forward at the Issues and Options stage of the South Worcestershire Joint Core Strategy consultation will be assessed before the Core Strategy is formally submitted.
- 1.7 The South Worcestershire Joint Core Strategy (SWJCS) authorities are required to demonstrate that there is a 5 year supply of available land for housing. The SHLAA sites can therefore contribute sites to top up the 5 year land supply. It is recognised that if a 5 year land supply cannot be shown to be available, then it may be necessary to consider approving planning applications for sites promoted by developers even if these are not in preferred locations.

- 1.8 In April 2007 a joint methodology for undertaking the SHLAA was agreed³. Government guidance recommends that Local Authorities identify and work in conjunction with partners involved in the house building process. These partners are identified in the methodology and were consulted with at an early stage as to its robustness. They included the Home Builders Federation, housing associations (via the West Midlands RSL Consortium), and also the County Council. A copy of the report is available on the SWJCS web site, (swjcs.org) and hard copies are available in Customer Service Centres in all three authorities.

2. Regional Spatial Strategy Background

- 2.1 The Regional Spatial Strategy Preferred Options report is currently out for public consultation (until December 2008). It puts forward the following housing targets for the South Worcestershire authorities between 2006 and 2026:

Planning area	Proposed dwellings (net)	Annual average requirement 2006-2026
Malvern Hills	4,900*	245
Worcester City	10,500*	525
Wychavon	9,100*	455
S.Worcs total	24,500	1,225

* Of the figure of 10,500 for Worcester, 3,200 will be within Worcester City, and 7,300 will be adjacent to the city within the surrounding districts of Malvern Hills and Wychavon

Source: West Midlands RSS ,Phase 2 Revision-Draft Preferred Option Dec 2007

- 2.2 However, additional work is being commissioned by the Government Office for the West Midlands to assess the requirement for higher housing numbers based on updated Government population projections, so the above targets may change.
- 2.3 At present, the SWJCS authorities need to have regard to the above targets. However it should be noted that in the year 2006/ 2007 880 dwellings were built, as illustrated below. This leaves 23,620 dwellings to complete over the remainder of the period up to 2026.

Malvern Hills	184
Worcester City	454
Wychavon	242
Total S. Worcs	880

NB Figures are net i.e. excludes demolitions and replacement dwellings

³ Housing Land Availability Assessment- Methodology: April 2007. Joint report of Malvern Hills District Council, Worcester City Council and Wychavon District Council

3. The current position

- 3.1 The April 2007 Housing Land Availability figures indicate that there are 1,214 dwellings under construction and 2,309 dwellings with outstanding permissions within the three authorities. The figures relating to outstanding planning permissions have been adjusted by -3% to allow for an element of non implementation (that is, a small number of housing planning permissions do not get built) giving a total delivery of 3,523, which including completions means that of the 24,500 target, we require to find 20,097, over 19 years. A point to note is that a number of these outstanding sites with planning permission may be included in the SHLAA study so there may be a small element of double counting. The 3% lapse rate is an average of lapse rates referred to in the local plans (2% in Malvern Hills, 4% in Wychavon).

As at April 2007	Worcester	Wychavon	Malvern	Total
No of dwellings under construction	924	153	137	1,214
No of outstanding permissions	620*	657*	1,032*	2,309
Total	1,544	810	1,169	3,523

* Assumes lapse rate of 3%

Review of existing housing allocations in plans

- 3.2 All three Local Authorities have current Local Plans within which additional land is allocated for housing development. Appendix 1 shows those allocated sites remaining without planning permission at April 2007. They represent 1,348 dwellings outstanding to be built. This figure takes into account a 3% non-implementation rate, as has been assumed for outstanding permission (see paragraph 3.1 above). Thus taking into account all commitments and allocations there is a potential requirement to provide an additional 18,749 dwellings to meet the RSS target to 2026. (See table 4 below). This is over a 19 year period (the target date starts at 2006), giving an annual requirement over South Worcestershire of 987 additional units.

Table 4 Current Position- Summary Table			
Planning Area	RSS Housing targets 2006-2026 (Dwellings)	Completions (2006/7); commitments and allocations	Left to deliver 2007-2026
Malvern Hills DC	4,900	1,422	3,478
Worcester CC	10,500	2,426	8,074
Wychavon DC	9,100	1,903	7,197
S.Worcs total	24,500	5,751	18,749
			= 987/annum

NB These are net figures, excludes replacement dwellings

Windfall sites

- 3.3 Windfall housing sites are those that have not been identified in advance in development plans. Every year windfall housing sites come forward for development through planning permissions and local authorities monitor the number of such dwellings completed. Historically local authorities have calculated an annual “allowance” for windfall housing, which contributes to the total number of expected completions that can be delivered in the future, along with allocated housing sites. Advice in PPS3 (Housing) is generally against the continued use of windfall allowances in calculating future housing land supply. The government now consider that such allowances should be the exception, and that local authorities will need to make a strong case to retain a windfall allowance. The reason for this change of position is that the Government consider that more diligent site finding through Urban Capacity Studies and particularly the Strategic Housing Land Assessment will mean that more sites will be identifiable in advance.
- 3.4 However, even allowing for Urban Capacity work that has taken place in the past 5 years and beyond to identify more sites in advance it is clear that in South Worcestershire, windfall housing sites continue to come forward and it is not possible to accurately predict all housing land availability. It is the nature of largely rural areas that many small sites continue to come forward, often as infill within settlements or as barn conversions. Annual Housing Land Availability monitoring that is carried out by each Local Authority shows that these sites make a significant contribution to housing supply. Evidence of this has been put forward in the recently adopted Local Plans. Current windfall allowances in the Local Plans are 125 dwellings per annum in Malvern Hills, 127 dwellings in Wychvaon, and 65 dwellings in Worcester, a total of 317 dwellings per annum for South Worcestershire. As can be seen in Table 5a below, these “allowances” are conservative estimates against actual windfall completions.
- 3.5 The Regional Spatial Strategy Phase 2 revision acknowledges the important role that windfall sites can have in contributing to housing land supply in the West Midlands particularly, in sustainable locations. Thus figures are produced here to justify their inclusion in overall housing supply forecasts.

- 3.6 The table below shows windfall completions averaged over the past 2 years for South Worcestershire. Historic data goes back further but is not broken down by urban / rural or greenfield/ brownfield in the same way so is less useful. As can be seen the annual average for all windfall dwellings completed in South Worcestershire between 2005 and 2007 was 641 dwellings. Even if only dwellings in urban areas are counted, this gives a figure of 417, of which 412 per annum were on brownfield sites. The high figures for Worcester reflect the high density of completions in recent years, many of which are flats. There is likely to be an element of overlap between the allowance for commitments in Table 4, and windfalls in Table 5a as some sites with permission are likely to be windfall sites.

	Urban (all)	Urban (brownfield)	Rural (all)	Rural (brownfield)	Total windfall dwellings
Malvern Hills	152	145	195	121	347
Worcester	582	579	0	0	582
Wychavon	101	101	252	160	353
S.Worcs (2 years)	835	825	447	281	1,282
Annual Average	417	412	223	140	641

Source: Residential Land Availability Surveys

- 3.7 Table 5b shows an historic analysis of windfall completions for South Worcestershire over the past six years, split by brownfield / greenfield locations.

		01/2	02/3	03/4	04/5	05/6	06/7	Total 01/2-06/7
Malvern Hills	Brownfield	148	133	189	223	134	132	959
	Greenfield	48	51	67	50	44	51	311
	Total	196	184	256	273	178	183	1,270
Worcester	Brownfield*	100*	74*	83*	92*	178	398	925
	Greenfield	0	0	0	0	3	0	3
	Total	100*	74*	83*	92*	181	398	928
Wychavon	Brownfield	76	125	62	105	83	178	629
	Greenfield	39	35	46	38	51	41	250
	Total	115	160	108	143	134	219	879
South Worcs	Brownfield*	324	332	334	420	395	708	2,513
	Greenfield	87	86	113	88	98	92	564
	Total	411	418	447	508	493	800	3,077
South Worcestershire annual average 2001/2 to 2005/6 (6 years)								512
South Worcestershire annual average 2001/2 to 2005/6-Brownfield*								418

Source: Residential Land Availability Surveys

* Assumes all of Worcester sites are brownfield for the years 2001/2- 2004/5

Trends show an annual average of 512 windfall completions in the past six years. If only brownfield sites are included (as sustainable locations generally), the figure is an annual windfall completion rate of 418 sites across South Worcestershire.

- 3.8 The Regional Spatial Strategy promotes urban and rural renaissance and the need to make best use of previously developed land. Local authorities, by granting windfall housing permissions, will be contributing to this policy. If windfalls are not taken into account in housing supply figures, there will be a tendency to grant larger greenfield housing sites at an earlier phase in the plan-making process than might be required to meet projected target housing figures.

The above figures show evidence of past trends. How such figures will be used to justify a future windfall allowance will be addressed as part of the Joint Core Strategy Preferred Option. Any windfall allowance assumptions will result in a lower residual requirement for each authority than shown in Table 4.

Other sources of housing land

- 3.9 The HLAA methodology adopted by the three authorities lists a number of other sources of housing land, including car parking reviews; intensification of existing housing areas; and flats above shops. These have been explored but are not seen as additional potential areas for significant new housing development. Development of flats over shops is generally small scale in most of the town centres and will be picked up as part of small windfall allowances and completions. Where this type of development is likely to contribute higher housing numbers, it will generally have been picked up in plans for mixed use redevelopments. The Worcester car parking review has not reported to date, but the key sites have been included in the SHLAA and discussed at the Worcester developability panel.

- 3.10 Enquiries have been made through each Authority's housing officers and some of the housing associations and there are no current plans for large scale housing numbers to be gained from redevelopment of existing housing areas. Any gains are likely to be small scale infill.

4. The SHLAA process

- 4.1 Many of the sites included in the SHLAA are already known to the local authorities as they have previously been part of Urban Capacity Studies, were objection sites put forward at Local Plan inquiries or have been Local Plan allocations. However in order to undertake a comprehensive survey of the whole of South Worcestershire, landowners, agents and town and parish councils were specifically invited to put forward sites for potential development with the stipulation that in the case of Malvern Hills

and Wychavon they were in the sustainable locations set out in the methodology. Initially there was an element of double counting of sites across the whole of South Worcestershire as approximately 9% of sites are duplicated to some extent (67 of the 762 sites considered). This is because different cuts of the same piece of land have been put forward by different agents and land owners and these have all been added separately to the database to ensure that all sites have been captured. Any duplication has since been removed through the sifting process as explained later in this report.

- 4.2 Only sites that were over 0.16 hectares in size were considered, i.e. they have to be able to accommodate a minimum of 5 dwellings at a minimum density of 30 dwellings per hectare. Sites any smaller than this were not considered appropriate for the purposes of this study but may still come forward as windfall sites.
- 4.3 Generally only previously unidentified sites were surveyed as all other sites had been surveyed in recent years as part of the Local Plan or Urban Capacity Study process. Some sites that did not meet the criteria for selection set out in the methodology have been disregarded as they were not in sustainable locations. For example developers and land owners put forward a number of sites that were outside the towns and Category 1-3 villages. Most of these will have been excluded unless they are brownfield sites. In addition a desktop survey identified a number of potential new sites. These potential sites identified by officers relate well in size and location to the existing settlements being inside or immediately adjacent to the settlement boundary and are in most cases appropriate for the size of the settlement for example, a small well-contained plot for a small settlement.
- 4.4 In contrast however many sites identified by landowners and agents may not have been so appropriate in scale to the size of the settlement. This is something that has been addressed in the assessment process. In Worcester few new sites were identified as the city is very compact and has tight administrative boundaries. However a few additional sites were included in the SHLAA database identified by officers based on local knowledge.
- 4.5 Site Appraisal Sheets were filled in for all sites. A joint database has been set up with information regarding all sites, which will be regularly updated as and when information becomes available in order to make the assessment dynamic as advised in the guidance. In addition all sites have been plotted on a joint mapping system which has proved useful for visually identifying broader locations for development and to help identify site overlap and therefore double counting.
- 4.6 A total of 762 sites have been included in the study to date, covering some 3,728 hectares of land. If a crude indicative density figure is used, at 30 dwellings per hectare, these sites could potentially deliver 112,000 dwellings.

Area	No. of sites	Hectares
Malvern Hills	163	1214
Worcester City	68	433
Wychavon	531	2081
Total	762	3728

These sites were split into Level 1 and Level 2 sites as specified in the methodology:

Level 1 sites:

- 4.7 Level 1 sites are considered unsuitable for housing development due to major physical constraints that is:
- Flood Zone 2 or 3 i.e. at high risk of flooding;
 - National conservation or wildlife designation constraint;
 - High levels of site contamination making them unsuitable for housing development.
- 4.8 The development of these sites has been generally ruled out, and for the purpose of the SHLAA no more work into establishing developability is being undertaken. Where just a small part of a site is in flood zone 1 or 2 a judgement was made by officers as to how much of a constraint it would realistically be (that is, can part of the site still be suitable) and whether these should be ranked as level 2 sites. A total of 58 sites were categorised as Level 1 sites, leaving 704 level 2 sites to be further assessed. The distribution of the Level 1 sites is shown below:

Level 1 Sites	Worcester	Wychavon	Malvern Hills	Total
No of Sites	19	30	9	58
Area in hectares	296.82	71.45	11.58	379.85

Level 2 sites:

- 4.9 Level 2 sites include all other sites. The following constraints to housing development are recognised, although sites have not generally been excluded on one of these issues alone:
- Green Belt designation;
 - Sites outside key settlements /not adjacent to main urban areas;
 - Employment sites confirmed as appropriate in the most up to date Employment Land Review;
 - High agricultural value (Grade 3a and above);
 - Existing community/ health care facilities where no replacement land/ buildings identified;

- Open space/ sport/ recreation sites identified for retention in up to date PPG17 studies and / or Local plans;
- Sites in areas of high landscape value e.g. AONB;
- Sites of local nature importance e.g. Green Space (Worcester) Urban Greenspace (Malvern), Local Wildlife Importance (Wychavon);

4.10 Information on the historic environment and archaeology relating to sites is being gathered from the County Council's Historic Environment and Archaeology Service. They have initially looked at sites in and adjacent to the 6 main urban areas of Worcester, Evesham, Pershore, Droitwich, Malvern and Tenbury Wells. Initial appraisals provide a grading of sites by their sensitivity/ significance in terms of historic environment records, and historic landscape character, using an established scoring system. This then gives an overall assessment of Historic Environment Sensitivity. The assessment recognises that for many sites sensitivity may be unknown, and all will require further evaluation should they come forward for development. This work will be done for the villages/more rural sites as work on the SHLAA progresses.

4.11. The distribution of the Level 2 sites is shown in Table 8. The Level 2 sites have been assessed for their suitability for housing, and their availability and achievability. The Site Appraisal Form in appendix 2 shows the information collected for each site.

Level 2 Sites	Worcester	Wychavon	Malvern Hills	Total
No of Sites	49	501	154	704
Area in hectares	136.06	2009.57	1202.67	3348.3
Potential Yield	2,456	69,572	39,500	111,528

4.12 Table 9 below shows that of the 704 sites that went through to Level 2, most were not in flood zones 2 and 3. None are wholly in flood plain 2 and 3 as they would have been categorised as Level 1 sites (cut off point chosen at 50% of site as flood risk) and excluded. Flood zone 1 refers to all other sites, generally at no, or extremely low, risk of flooding in conformity with the Environment Agency's categories. Some sites are covered by more than one flood zone designation. It is important to note that the SHLAA uses a general assessment of flood risk but that if housing sites come forward they will be subject to evidence from a more detailed Strategic Flood Risk Assessment carried out for South Worcestershire, and planning applications will need individual flood risk assessments where relevant.

Flood zone	No. of sites	Hectares
1	653	2,537
1 & 2	14	71
2 & 3	11	238
3	13	179
1,2&3	13	342
Total	704	3,367

4.13 The table below shows how many sites in the SHLAA were in the Green Belt.

	No. of sites	Hectares
Level 1 sites	2	143
Level 2 sites	44	258
Total	46	401

This illustrates that a thorough trawl of potential sites has been carried out, with 16% of the 762 sites being in the Green Belt. Sites have not been ruled out at this stage, just because they are in the Green Belt, as their suitability may depend on what comes out of the a Green Belt review which is being undertaken as part of the Joint Core Strategy.

4.14 Some of the sites were also in Areas of Outstanding Natural Beauty (AONB) as shown below:

	No. of sites	Hectares
Level 1 sites	1	0.46
Level 2 sites	33	154.08
Total	34	154.54

* Malvern Hills AONB and Cotswolds AONB

4.15 The table below shows the Level 2 sites categorised by whether they are greenfield or brownfield sites:

	No. of sites	Hectares
Greenfield sites	570	3,183
Brownfield sites	197	673

NB. Total adds up to more than the total number of sites as many sites are a mix of greenfield and brownfield therefore there will be some double counting.

As can be seen there are predominantly more greenfield than brownfield sites. This might be expected in a relatively rural area that has no history

of large scale industrial decline, and is an attractive area for residential development.

- 4.16 Table 13 below shows the distribution of sites by their strategic location. Sites in Central Worcester are all sites within the city boundary. Sites on the edge of Worcester, Malvern or Droitwich Spa are in the Strategic Location-Worcester/Malvern/Droitwich Spa even though they may be outside the city/town boundaries.

Code	Description of location	No. of sites	Hectares
1	Central Worcester	8	1.7
2	Strategic location; Worcester/ Malvern/ Droitwich Spa	120	917.2
3	Large towns- Tenbury Wells, Upton-upon-Severn, Evesham, Pershore	56	303.2
4	Village Location	228	666.4
5	All other sites	292	1,459.8
	Total	704	3,348.3

As can be seen, the majority of sites are outside of the main urban areas and villages, although a large number are within villages. There are fewer sites but a larger hectarage within strategic locations, generally adjacent to the principal urban areas. It should be noted that site surveys have not been completed for all of the “All other sites” category at this stage.

- 4.17 As more information has been gathered on the sites as the SHLAA has progressed, other sites have been eliminated, as being unsuitable for housing. Reasons are given in the appendices against each site (see appendix 5). Many were ruled out as being duplicates, having been submitted through different sources. Others were eliminated through officers’ knowledge of sites, particularly those sites that have already been through the local plan process in each district, and have constraints, for example as public open space designations in areas where their retention has been justified through Local Plans and related Planning Policy Guidance¹⁷ (PPG17; open space audits). Thus of the 704 Level 2 sites, a further 193 were eliminated due to duplication or PPG17 reasons.

Determining deliverability and developability

- 4.18 The above analysis gives very basic figures for the potential amount of housing land. However, in addition to baseline numbers, the SHLAA needs to look at the practicality of the sites in question, as to whether they are likely to be able to deliver houses at all, and if so, in what realistic time frame. The Guidance puts forward that in order for sites to be developable they must be:

- **Suitable** the site offers a suitable location for housing development and would contribute to the creation of sustainable mixed communities.
- **Available** a site is considered available for development when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements or landowners. This means that it is controlled by a housing developer, or the land owner has expressed an intention to sell.
- **Achievable** that there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the ability of the developer to complete the housing over a particular time period.

4.19 For those sites that have been suggested by developers assumptions can be made about the landowner's attitude to development. However for sites identified as part of the desktop analysis, information regarding land ownership and attitude to development has not been very easy to determine at this stage. Although enquiries can be made to the Land Registry for information on land ownership, this may not be available, or may be out of date if sites have not been registered through recent sales (post 1974). Furthermore, the costs of enquiring on so many sites would be prohibitive. The view was therefore taken that Land Registry searches would not be done until sites had been more thoroughly assessed as to their suitability and sustainability.

South Worcestershire Developability panels

4.20 In order to assess the developability of sites in more detail, the three local authorities have conducted a series of developer panels. These panels have been made up of a range of representatives of agents, builders, planning consultants, housing associations, local authority planning officers, and the Highways Agency. The make up of these panels, their terms of reference and the method of assessment are detailed in Appendix 3. (NB The panels have not generally been made up of the same individuals each time, due to time commitments, availability and specific interests in certain areas, but a wide range of people with development or local site expertise have been invited to attend). It should be noted that at the time the panels met, the general economy was fairly buoyant in terms of high demand for housing. The analysis does not therefore reflect the current or predicted downturn in the economy, but it will be an important factor in how much housing land can be delivered.

4.21 The first 4 panels were held in October 2007, and looked at sites within the main towns/ city and on their fringes at:

- Worcester and fringe;
- Evesham & Pershore;
- Droitwich Spa and larger villages north of Wychavon;

- Malvern, Tenbury Wells and Upton-upon-Severn.

A further 3 panels were then held in January 2008, mainly to consider sites in the Category 1 and 2 villages:

- one panel based on sites in Malvern Hills and
- two panels on sites in Wychavon.

In total 417 (81%) of the remaining 511 sites have been considered through the panel process, where a further 148 sites were ruled out. The sites ruled out and the reasons for this are contained in Appendix 5.

4.22 Not all sites were assessed in this way because the panels can only consider a relatively small number of sites in any one sitting, and not all sites require this level of scrutiny. Also, some sites are already well known as they have been presented through the earlier local plan inquiry processes and up to date assessments can be made on the basis of this existing information.

4.23 The sites put forward in Category 3 villages have generally not been assessed by the panels for the following reasons:

- With so many sites to appraise, priority has been given to sites in the most sustainable locations, firstly within the urban areas, and their peripheries, and then the Category 1 and 2 villages*⁴
- At this stage the SHLAA is seeking to inform the Joint Core Strategy in terms of locations for broad areas of growth within South Worcestershire. It is unlikely that the level of growth required could be accommodated in these villages, or even a reasonable proportion of it.
- It was the view of some of the panels that generally sites within the Category 3 villages are mainly only suitable as exception sites, or as small sites that need to be proportional in size to the settlement, and a high proportion of these are in the least sustainable locations.

The Category 3 village sites that have not been considered at panels amount to 154.62 hectares of land.

4.24 A summary of the panels sites are shown in Appendix 6, covering the 269 sites that were remaining after panel deliberations.

Of these sites, the following distribution of sites can be summarised:

- The remaining panel sites amount to 1,823 hectares of land, with a potential for 47,365 dwellings;
- 102 sites are in or adjacent to the main towns, covering 798 hectares and with a potential to deliver 21, 743 dwellings;
- 3 sites are in the defined “strategic locations” at Bevere and Norton, covering 123 hectares and a potential yield of 2,615 dwellings;

⁴ For details of the categorisation of villages, see the Village Facilities Study, 2007 drawn up by the SWJCS authorities.

- 94 sites are in Category 1 villages, covering 629 hectares and with a potential yield of 15,354 dwellings;
- 56 sites are in Category 2 villages, covering 212 hectares and a potential yield of 5,849 dwellings.

Brownfield / Greenfield split

4.25 The table below summarises the panel sites by brownfield / greenfield status. Of the 269 sites, 38 are brownfield (14.1%) and a further 26 (9.7%) are a mix of brownfield and greenfield, with the majority being greenfield (76.2%).

Panel sites remaining	Number of sites	Hectares	Dwellings
Brownfield	38	45.31	1751
Brownfield/ Greenfield Mix	26	141.87	3533
Greenfield	205	1645.325	42081
Total	269	1832.505	47365

4.26 A further table shows a breakdown of brownfield /greenfield status by town, with the largest number of wholly brownfield being in Worcester, as might be expected, it being the largest urban area in South Worcestershire.

Panel sites remaining	Number of sites	Hectares	Dwellings
Droitwich Spa	1	3.3	90
Evesham	9	12.82	498
Malvern	2	10.63	316
Tenbury	1	4.19	104
Worcester	18	9.95	619
Urban Brownfield Total	31	40.89	1,627
Evesham	2	69.57	2,524
Worcester	1	0.19	8
Urban Brownfield/ Greenfield Mix Total	3	69.76	2,532
Droitwich Spa	9	168.33	3,477
Evesham	10	74.88	2,189
Malvern	28	249.6	6,646
Malvern Wells	1	5.21	174
Pershore Total	14	90.6	2,585
Tenbury Total	2	6.05	151
Worcester Total	4	92.89	2,362
Greenfield	68	687.56	17,584

Panel sites- Availability for development

4.27 The tables below show the potential availability for development of the panel sites, as assessed. Where information is unknown in terms of ownership, general developer interest or infrastructure constraints, sites are categorised as unknown in terms of availability. This does not mean that these sites are excluded, as information may be forthcoming on such issues at a later date that will mean they may be considered again in the future. The time scales shown for availability are:

- available now;
- 0-5 years;
- 6-10 years;
- 11-15 years, and
- unknown.

This is in line with the Government SHLAA guidance (see paragraph 1.2). Where information on availability has been put forward by the landowner or developer, the panels have tried to assess how realistic this might be in terms of the need to deliver infrastructure first on some sites, or other constraints such as more than one owner.

	Available now		1-5 years		6-10 years		11-15 years		Unknown	
	ha	dwlgs	ha	dwlgs	ha	dwlgs	ha	dwlgs	ha	dwlgs
Droitwich	0	0	171.63	3,567	0	0	0	0	0	0
Evesham	0	0	122.92	4,069	2.29	86	3.32	140	28.74	916
Malvern/ Malvern Wells	6.62	288	20.58	585	20.05	647	111.21	3,075	106.78	2,541
Pershore	0	0	68.27	2,077	22.33	508	0	0	0	0
Tenbury	4.6	115	0	0	0	0	4.19	104	1.45	36
Worcester	0	0	6.06	329	6.43	38	79.9	2,132	10.64	490
Totals	11.22	403	389.46	10,627	51.1	1,279	198.82	5,451	147.61	3,983

4.28 As can be seen, of the sites assessed, only 11 hectares of land are considered to be available now within the towns, with a potential yield of 403 dwellings. (N.B. However, this generally excludes existing Local Plan allocations). To be available now, sites would need to offer no constraints to development, so it is not unexpected that this figure is quite low.

However a potential 389 hectares, yielding 10,627 dwellings could be available in 1-5 years. A further 51 hectares, yielding 1,279 dwellings are assessed as available in 6-10 years. Assessments beyond 10 years are obviously more difficult to make but the panels have considered that a further 198 hectares, with a potential yield of 5,451 dwellings could be available in 11-15 years time in the towns. There is a further 147 hectares that is unknown. This is summarised in the table below.

Time period	Hectares	Potential dwellings
Available now	11.2	403
1-5 years	389	10,627
6-10 years	51.1	1,279
11-15 years	199	5,451
Unknown	148	3,983
Total	798	21,743

4.29 The table below shows the potential availability of the Strategic sites, with the bulk being within the unknown category. Many are large sites where infrastructure requirements for transport, sewerage, etc are crucial and more input will be required on these aspects before availability can be more fully assessed.

Availability	Hectares	Potential dwellings
Available now	12.6	378
1-5 years	25.4	730
6-10 years	4.58	136
11-15 years	0	0
Unknown	150	3,175
Total	192	4,419

4.30 The assessment of availability of sites in villages is summarised below for Category 1 and 2 villages, in Tables 19 and 20. Again, immediate availability is quite low, but with more potential in 1-5 years, but the bulk of land is not available for 11-15 years. Generally the SHLAA has not applied any policy constraints to sites, but particularly in the smaller villages, this will be quite important in terms of the relationship of sites to the village and the open countryside.

Availability	Hectares	Potential dwellings
Available now	19.7	599
1-5 years	103	2,602
6-10 years	87	2,514
11-15 years	332	8,225
Unknown	87	1,414
Total	629	15,354

Availability	Hectares	Potential dwellings
Available now	15.6	321
1-5 years	98.5	2,482
6-10 years	6.1	96
11-15 years	12.8	625
Unknown	79.5	2,325
Total	213	5,849

4.31 Availability from the panels is summarised in Table 21 below. This shows that the majority of land judged to be available now or in 1-5 years is in town locations, (400.2ha of land, potential for 11,030 dwellings). This is expected given that the town locations are the most sustainable and are most likely to have the required infrastructure for development to go ahead. This is followed by sites in and adjacent to Category 1 villages (122.7 ha of land, 3,201 potential dwellings in now to 5 years). However, the largest amount of land where availability is unknown is also in town locations.

Availability		Towns	Strategic sites	Category 1 villages	Category 2 villages
Available now	ha	11.2	12.6	19.7	15.6
	dwellings	403	378	599	321
1-5 years	ha	389	25.4	103	98.5
	dwellings	10,627	730	2,602	2,482
6-10 years	ha	51.1	4.58	87	6.1
	dwellings	1,279	136	2,514	96
11-15 years	ha	199	0	332	12.8
	dwellings	5451	0	8,225	625
Unknown	ha	148	150	87	79.5
	dwellings	3,983	3,175	1,414	2,325
Total	ha	798	192	629	213
	dwellings	21,743	4,419	15,354	5,849
Grand total	183.2 ha	47,365 potential dwellings			

Discounting

4.32 Practice guidance states that the assessment of constraints is inherently judgmental and therefore it is important that this takes place only once the unconstrained capacity has been identified. It also states that based upon the experience of previous studies it is clear that in reality, following the assessment of constraints on sites, assessments are likely to find that the unconstrained figure is reduced quite substantially, in some cases by up to 50% or 60%. That is, out of the full range of sites and opportunities identified early on in the assessment, a much smaller number are likely to offer a realistic prospect for housing development, although this will depend on the time period under consideration. Thus of the original 762 sites, many have been excluded, either by the panels, or by planning officers, leaving a potential 269 sites or 35% of the original total. The high original figure will have been skewed further by the fact that 9% of sites were duplications – that is 67 of the original 762 sites.

5. SHLAA Progress and Review

- 5.1 Practice Guidance (January 2008) suggests that the SHLAA report should be published as part of the approach to public participation on the development plan document. It also says that the planning authority should make it clear that any representations relating to sites in the SHLAA should relate to the plan-making process itself.
- 5.2 The South Worcestershire Local Authorities are publishing this report as background evidence to provide information to feed into the South Worcestershire Joint Core Strategy. This report does not allocate housing sites for development. Broad locations for the development of housing will be considered through the Joint Core Strategy and site allocations will be done through the Site Allocations Development Plan document/s, work on which is programmed to start at the end of the year. Therefore, any representations made on the sites outlined in this report will not be considered as part of this report, but may contribute to the plan making process at a later date.
- 5.3 As stated before, information on sites will need to be updated annually. A full re-survey of sites will not be necessary on an annual basis, but information on new sites can be updated. New sites will only be included where they are considered to be in sustainable locations, meet the other criteria outlined in this report, (e.g. in terms of size of site, not in high flood risk area, nor areas of national wildlife importance etc.) and information can be provided as to their developability.

6. Contacts

6.1 Should you have any queries on the report please contact the following:

Malvern Hills District Council
Rosie Murray
01684 862354
rosie.murray@malvern hills.gov.uk

Worcester City council
Adrian Becker
01905 722545
abecker@worcester.gov.uk

Wychavon District Council
Andrew Ford
01386 565362
andrew.ford@wychavon.gov.uk

7. Glossary

AONB: Area of Outstanding Natural Beauty. This is a national designation for an area of landscape that is considered to be of national importance.

Brownfield land/site: Also known as “previously developed” land or site. This refers to land that is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. It includes the curtilages of the development such as gardens in relation to residential development. An official definition is contained in Planning Policy Statement 3 “Housing”, Annex B.

Employment Land Review: This is a study that looks at existing employment land and future employment needs in an area. Amongst other things it examines future employment trends and whether certain sites should be kept in employment use.

Flood zones 1, 2 and 3: Flood zones are areas defined by the Environment Agency that relate to past levels of river or coastal flooding and are related to future potential risk of flooding. Flood zone 3 relates to areas of land that are most often flooded, such as existing flood plains, whereas flood zone 1 relates to areas of low flood risk).

Green Belt: Green Belt is a national designation of land to protect certain areas around settlements from merging with other nearby settlements. The Green Belt that relates to South Worcestershire is the West Midlands Green Belt. Its main role is to contain urban areas and prevent urban sprawl.

Greenfield Land / site: Greenfield land or sites are areas of land that have not been previously developed. Such land would include public open space, playing fields, allotments and agricultural land.

Historic Environment Sensitivity: Historic Environment refers to listed buildings, (and historic ones that are not listed), monuments, archaeological features and historic landscapes (e.g. field patterns, hill forts etc) which are considered to be of importance to the local area (and in many cases, of regional and national importance). It is considered that some such areas are more sensitive to land use/ development changes than others and that this sensitivity can be measured.

Housing Association: Also known as Registered Social Landlords (RSL's). These are not-for-profit organisations that provide both social rented and shared ownership housing (part mortgage, part rent), and which are registered and regulated by the Housing Corporation.

Land Registry: This is a national organisation that registers title/ ownership to land in England and Wales. It also records dealings (for example, sales and mortgages) with registered land.

Local Wildlife Importance: This refers to land /sites that are recognised as being locally important in terms of the value of their wildlife. This is recognised by local designations, such as Local Nature Reserve.

Planning Advisory Service: The Planning Advisory Service (PAS) is a Government funded service that aims to help Local planning Authorities understand the new planning system and provide a more efficient planning service. It also provides background information on planning legislation for others, such as the public, developers etc.

Previously Developed Land: See definition for brownfield land.

Regional Spatial Strategy: (abbreviated to RSS). This is Government planning policy for the administrative regions of England. In the West Midlands, the West Midlands Regional Spatial Strategy is part of the Development Plan for the area of Malvern Hills District Council.

Settlement boundary: This is a line on a map in an adopted local plan that defines and encloses a settlement and to which area planning policies are related.

Site Allocations Development Plan Document: This is a Development Plan Document that defines on a plan where certain land uses are proposed to be located, for example, it may define new housing and employment sites.

Strategic Flood Risk Assessment: These are studies that examine the risk that sites in a defined area (such as a Local Authority area) have to flood in the future. They are required when development plans are prepared so that inappropriate development in areas of flood risk can be avoided, or flood management planned for.

Strategic sites: Within the work carried out for the Strategic Housing Land Availability Assessment, these are sites that are considered to have a “strategic” or wider importance in terms of their location than other sites, in contributing to the Core Strategy housing numbers.

SWJCS Issues and Options Stage: This refers to a public consultation document for the South Worcestershire Joint Core Strategy, which gave background information on the Joint Core Strategy to stimulate discussion on what people think is important in South Worcestershire, and ideas for distributing development growth.

Urban Capacity Studies: These are studies to establish how much additional housing might be accommodated within urban areas and therefore how much greenfield land might be needed for development.

Urban Greenspace: These are green areas of open space within an urban area that contribute to the character of an area and may provide opportunities for recreation, sport, walking and provide homes and routes for wildlife.

Village categories: The categories of villages used in the report are from the Village Facilities Study undertaken jointly by Malvern Hills and Wychavon District Council in 2007 and 2008. The categories are based on the amount and type of services available within a settlement (e.g., school, shop) and accessibility in terms of public transport etc.

Windfall housing sites: Windfall housing sites are those that have not been identified in advance in development plans.

Appendix 1

Housing Allocations without planning permission at April 2007

Site	No of Potential dwellings site
Former Railway Sidings, Peachfield Road	15
Lower Howsell Road	6
Worcester Road/Zetland Road	15
Hospital site, Lansdowne Crescent	15
Former Treasurers site, Victoria Road	20
Malvern Hills District Total	71
Diglis/bath Road	30
Football Club	80
Cedar Avenue	45
A44 Service Station	25
Barbourne Rd Brewery	30
Earls Court Farm	187
Lands of Trotshill	45
Worcester City Total	442
Canal Basin Project, (Mixed use) Droitwich Spa	80
Willow Court, Westwood Rd, Droitwich Spa	24
Land Rover Garage, Hanbury Rd, Droitwich Spa	70
Inland Revenue, Burford Rd, Evesham	10
R/o Lime St/ Northwick Rd, Evesham	50
Children's Home, Peewit Rd, Evesham	30
Health Centre, Lower Priest Lane, Pershore	15
Garage Court, St Andrews Rd, Pershore	10
Garage Court, Abbots Rd, Pershore	13
Garage Court, Mill Lane, Pershore	14
R/o High St, (Mixed use) Pershore	40
Garage, High St, (Mixed use) Pershore	34
Ivy Lane, Bretforton	20
Tewkesbury Rd, Eckington	20
Nursery, Bewdley Lane/ Blind Lane (Mixed use), Evesham	40
Moreton House, Fernhill Heath	20
Evesham United FC, Common Rd, Evesham S106	87
Land off Badsey Rd, Evesham S106	300
Wychavon District Total	877
Total Outstanding Allocations	<u>1390</u>

Appendix 2

Site Appraisal Form

1. SITE IDENTIFICATION	
Site Ref	
Location	
Town / Village	
District (MH,WO,WY)	
Current use	
Site area (ha)	
Grid Ref (12 figure-Easting Northing) [e.g. 384966 253632]	
Capacity source (No.in relevant box) 1. Omission site 2. Urban capacity 3. Other 4. Agent 5. Parish LA 6. Other	
2. BACKGROUND INFO	
Date compiled (dd/mm/yyyy)	
Settlement boundary (Y/N)	
Conservation area (Y/N)	
AONB (Y/N)	
Greenbelt (Y/N)	
Other landscape designation	
Nature Conservation designation	
L.B within site (Y/N)	
L.B adjacent site (Y/N)	
Archaeological potential (H;M;L;U) [High;Medium;Low;Unknown]	
TPO within site (Y/N)	
Flood Plain Zone (2,3)	
Flood Plain (Other detail?)	
Groundwater source	
Within Town Centre / District Centre (Y/N)	
Rights of way through / round site (Y/N)	

Relevant Planning History :	
Detailed P.P (Y/N)	
Outline P.P. (Y/N)	
P.P Details:	
Local Plan Allocation	
Other Local Plan designations affecting site	
Infrastructure capacity (sewerage/drainage)	
Ownership details (Land Registry)	
Ownership 1. Single 2. Multiple 3. Don't know	
3. SITE APPRAISAL	
Survey date (dd/mm/yyyy)	
<u>Access to site</u> (No. in relevant box): 4. On main road or bus /rail route 3. On adopted road 2. On unadopted road / track 1. Other	
<u>Topography</u> (No. in relevant box): 4. Very steep 3. Undulating 2. Gently sloping 1. Flat	
<u>Use of site:</u> (No. in relevant box) Buildings: 1. Residential 2. Commercial 3. Agricultural 4. Mixed 5. None 6. Other Occupied buildings (Y/N) Vacant buildings (Y/N) Underused (Y/N) Derelict (Y/N)	
Brownfield (Y/N) Greenfield (Y/N)	

Strategic Location:(No. in relevant box) 5. Central Worcester 4. Strategic location (Worcester, Malvern, Droitwich) 3. Large towns (Tenbury, Upton, Evesham, Pershore) 2. Village location 1. All other sites	
Character of Area:(No.in relevant box) 5. Rural area 4. Well established residential 3. Mixed resid / commercial 2. Mainly commercial 1.Other	
Design/ layout issues?	
Open space/amenity/PPG17 definition: (No.in relevant box) 5. Green corridor (e.g. right of way) 4. Amenity green space (e.g.informal recreation)/ playing field 3. Allotments -used or disused 2. Parks & gardens, (urban or country) 1. Natural/ semi natural greenspace (e.g. woodland, scrub, grasslands)	
Other environmental issues (e.g. neighbouring land uses)	
4. ACHIEVABLE DENSITY Method: Design led Design template Density multiplier	Total dwellings
5. FINANCIAL/ MARKET VIABILITY	
Assumed development profile (i.e dwelling types)	
Interview date (dd/mm/yyyy)	
Housing demand in area (High; Medium; Low)	

Nature of housing demand; e.g. 3 bed houses	
Market constraints in area	
Any abnormal development costs (Y/N)	
Details	
Likely financial viability of site (High; Medium; Low)	
6. OTHER FACTORS	
Landowners attitude to development: 1. For 2. Against 3. Don't know	
Is the site on the market (Y/N)	
Any Known developer interest (Y/N)	
7. AVAILABILITY RANKING	
5. Available 10-15 years 4. Available 5-10 years 3. Available in 5 years 2. Available now 1. Unknown	
Level 1 site Y/N	
Level 2 site Y/N	

Appendix 3a) SWJCS Developability Panels

Panel date:		1 st October 2007
Areas assessed:		Malvern / Tenbury wells / Upton upon Severn
Attendance:		
Name	Representing	
Marcus Cleaver	Architect	
Gwenda Cope	Festival Housing	
Joe Hiram	Hamiltons Chartered Surveyors	
Philip Jones	Cleobury Land Use Consultancy	
Helen Scott	Malcolm Scott consultants Ltd	
Bernie Smith	Malvern Hills District Council- Planning	
Rosie Murray	Malvern Hills District Council- Planning	
Becky Burrridge	Wychavon District Council- Planning	

Panel date:		2 nd October 2007
Areas assessed:		Evesham / Pershore
Attendance:		
Name	Representing	
Andrew Boughton	Boughton Butler Architects	
Kirsty O'Nion	Robert Hitchins Ltd	
Lois Probert	Rooftop Housing Group	
Fergus Thomas	Barton Willmore Planning	
Max Whitehead	JS Bloor	
Denise Duggan	Wychavon District Council- Planning	
Becky Burrridge	Wychavon District Council- Planning	
Adrian Becker	Worcester City Council- Planning	

Panel date:		8 th October 2007
Area:		Droitwich Spa
Attendance:		
Name	Representing	
Richard Alexander	Ainley Alexander Planning	
Gwenda Cope	Festival Housing	
Richard Pugh	Doorbars	
David Joseph	Bloor Homes	
Andrew Ford	Wychavon District Council- Planning	
Fred Davies	Wychavon District Council- Planning	
Becky Burrridge	Wychavon District Council- Planning	

Panel date:		11 th October 2007
Area:		Worcester / Worcester fringe
Attendance:		
Name	Representing	
Ian Humphries	Bellway Homes	
Alasdair Jones	Stoneleigh Planning	
Colin Mercer	Highways Agency	
Joanne Russell	Barton Willmore Planning	
David Hobbs	Worcester City Council	
Adrian Becker	Worcester City Council	
Andrew Ford	Wychavon District Council- Planning	

Panel date: 23 rd January 2008	
Area: Malvern and villages	
Attendance:	
Name	Representing
Joe Hiram	Hamiltons Chartered Surveyors
Gwenda Cope	Festival Housing (unable to attend on day)
Joanne Russell	Barton Willmore Planning
Scott Winnard	Bruton Knowles
Bernie Smith	Malvern Hills District Council- Planning
Rosie Murray	Malvern Hills District Council- Planning
James Brain	Malvern Hills District Council- Planning

Panel date: 25 th January 2008	
Area: Wychavon Northern Villages	
Attendance:	
Name	Representing
Lois Probert	Rooftop Housing Group
Steve Taylor	Howland UK
Ian Humphries	Bellway Homes
Richard Alexander	Ainley Alexander Planning
Andrew Ford	Wychavon District Council - Planning
Becky Burrige	Wychavon District Council - Planning

Panel date: 1 st February 2008	
Area: Wychavon Southern Villages	
Attendance:	
Name	Representing
Andrew Boughton	Boughton Butler Architects
Ian Humphries	Bellway Homes
G D Crow	Hampton Lovett and Westwood Parish Council
Andrew Ford	Wychavon District Council - Planning
Becky Burrige	Wychavon District Council - Planning

Appendix 3b)

South Worcestershire Joint Core Strategy Strategic Housing Land Availability Assessment

Terms of Reference of Developability Panels

1. The HLAA Panels are to establish the potential developability of sites put forward for housing development, as part of the evidence base for the South Worcestershire Joint Core Strategy (SWJCS). Guidance on HLAAs and what such assessments should consider can be found in Government Guidance- “Strategic Housing Land Availability Assessments- Practice Guidance”, Communities and Local Government, July 2007.
2. The panels will consist of representatives from the Swjcs local authorities, and local agents, developers and others with property interest / infrastructure knowledge within the South Worcestershire area.
3. Each panel will have two local authority representatives (planning officers), and up to 4 others.
4. Panel members will be expected to declare their financial or other interests in any site under discussion.
5. The names and contact details of panel members will be recorded and made available on public request.
6. No payment will be offered by the SWJCS local authorities for attendance at the panels. Lunch and teas / coffees will be available where appropriate
7. Results for each site considered by the panels will be made available to all panel members, and will eventually be published along with other information on sites.
8. The HLAA databases will remain the property of the SWJCS authorities, and any changes to the HLAA databases as a result of the panels will be made by the SWJCS authorities.
9. The panels will assess sites in terms of their housing development potential (developability) in order to establish the following:
 - Market demand for housing in the area
 - Potential costs associated with site development, including physical / infrastructure constraints, contamination.
 - Potential financial viability of site for housing development.
 - Potential no. of dwellings on a site.
 - Ownership / attitude of owners
 - Availability in terms of years (available now, within 5 years, etc.)

Appendix 3c)

Panel Assessment Form

HLAA-Panel Assessment Form

<u>Summary info</u> Panel date dd/mm/yyyy Panel name (e.g Worcester) HLAA Site Ref
Town/village/broad location
<u>Ownership details</u> Single 1 Multiple 2 Unknown 3
<u>MARKET FACTORS</u> Economic viability of existing use Good 1 Poor 2 Unviable 3
Market demand for housing in area High 1 Medium 2 Low 3
Assumed dwelling type Houses (H) Flats (F) Mixed (M) Other (e.g Extra care) (O)
<u>COSTS</u> Contamination mitigation costs High 1 Medium 2 Low 3 None 4
Physical constraints mitigation costs (e.g steep slopes; drainage; safety factors) High 1 Medium 2 Low 3 None 4
Exceptional Planning obligations costs, e.g highway junctions High 1 Medium 2 Low 3 None 4
Infrastructure Constraints High 1 Medium 2 Low 3 None 4

<p><u>DELIVERY</u> Potential developer Yes 1 No 2 Don't know 3</p>
<p>Appropriate density (dwlgs / ha)</p>
<p>Total potential dwellings on site</p>
<p>Financial viability of site for housing High 1 Medium 2 Low 3 Unviable 4</p>
<p><u>Availability</u> 10-15 years .5. 5-10 years . 4 Within 5 years 3 Available now 2 Unknown 1</p>
<p>Comments / further details, e.g ownership; other constraints etc</p>

Appendix 3d)

Notes on Panel process

South Worcestershire Housing Land Availability Assessment

Developability Panels – Process

1. The panels will consider a list of potential housing sites. Each site will be mapped, and will have a range of information associated with it concerning its location; physical attributes / constraints; planning status and history; potential access; nearness to services; ownership where known, etc
2. It is intended to display sites through a GIS system, projecting location maps on to a screen, and providing other geographic data such as flood zones, landscape designations etc. This will allow each site to be considered in its wider context.
3. A site assessment proforma will be provided for each site, taking into account information required to consider the availability, suitability and achievability of each site as regards its housing potential.
4. Paper copies of the sites information will be provided at each panel in case the IT system is not available.
5. The Local Planning Authority will record the views of the panel for each site, and make this information available to panellists at a later date.

Appendix 4

Map showing indicative location of all sites considered within South Worcestershire

(See loose map)

Appendix 5a

Explanation of reasons for ruling sites out

Reason	Explanation of reason for ruling site out
Access	Significant access restrictions to site
Allocated	Currently an allocated site in adopted Local Plans
AONB	Sited in a designated Area of Outstanding Natural Beauty
Archaeology	Site contains an area of Archaeological significance that cannot be mitigated
Built Out	Site already been completed / built out
Cat 4a	Site located in one of the less sustainable villages outside of the agreed methodology– Category 4a
Cat 4b	Site located in one of the less sustainable villages outside of the agreed methodology – Category 4b
Community	Valued community facility
Duplicated	The site has already been considered
ELR	Valued employment site identified in the Employment Land Review
Employment	Valued employment site
Flood	At least 50% of the site is in a high risk flood zone
GB	Site in the Green Belt (this is not a strong enough reason to rule out in isolation but has been identified in conjunction with other reasons)
Legal	The site has legal issues
Location	Site is removed from the existing settlement
Nature	Site has nature designation that cannot be mitigated
Open Space	Valued public open space
Ownership	Site has complex multiple ownership issues which would effect deliverability
PP	Site has a current planning permission for development
PPG15	Historical Environment constraints
PPG17	Site is valued public open space based on PPG17 audits
Retail	Valued retail site
Retail Led	Development on this site would be retail led – too small for housing allocation
Scale	The site is of an inappropriate scale to its surroundings
Setting	Setting of the site is too prominent mostly in conjunction with AONB (see above)
Size	The site is too small to consider for an allocated site
Small	The site is too small to consider for an allocated site
Unviable	Unviable as a residential development
Utility	Valued utility site

Appendix 5b Town Sites

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
32-01	Hampton Lovett	Droitwich Spa	TOWN	WY	90.88	ELR
32-02	Willow Court Westwood Road	Droitwich Spa	TOWN	WY	0.79	ALLOCATED
32-03	Chawson Lane	Droitwich Spa	TOWN	WY	25.5	
32-04	Land north of Copcut Lane	Droitwich Spa	TOWN	WY	48	
32-05	Pulley Farm, Pulley Lane	Droitwich Spa	TOWN	WY	40	
32-06	Government Buildings Medals Office	Droitwich Spa	TOWN	WY	2.12	PP
32-07	Stallsfarm Road	Droitwich Spa	TOWN	WY	0.23	PP
32-09	Girl Guides, Acre Lane	Droitwich Spa	TOWN	WY	0.38	PP
32-10	St Andrews Square, Salters Shopping Centre	Droitwich Spa	TOWN	WY	5.25	PP / RETAIL LED
32-11	Boxing Club Kidderminster Road	Droitwich Spa	TOWN	WY	0.2725	FLOOD / PP
32-12	Canal Basin Project	Droitwich Spa	TOWN	WY	1	PP
32-13	Vines Lane	Droitwich Spa	TOWN	WY	3.3	
32-14	Site rear of NU-WAL Ltd	Droitwich Spa	TOWN	WY	0.55	ELR
32-15	Friar Street	Droitwich Spa	TOWN	WY	0.16	PP
32-18	Land Rover Garage, Hanbury Road	Droitwich Spa	TOWN	WY	1.35	FLOOD
32-19	Rear of Pridzor Road	Droitwich Spa	TOWN	WY	3.21	DUPLICATED
32-20	Land off Pridzor Road	Droitwich Spa	TOWN	WY	0.71	DUPLICATED
32-21	Land off Bromsgrove Road	Droitwich Spa	TOWN	WY	8.36	
32-22	Garage Site Stalls Farm Road	Droitwich Spa	TOWN	WY	0.21	PP
32-23	Collins Yard Tagwell Road	Droitwich Spa	TOWN	WY	0.44	PP
32-24	Tagwell Road	Droitwich Spa	TOWN	WY	7.1	
32-25	Rear of Newland Road	Droitwich Spa	TOWN	WY	1.55	PP
32-26	Yew Tree Farm	Droitwich Spa	TOWN	WY	32.6	
32-27	Newlands Road / Isaacs Way	Droitwich Spa	TOWN	WY	3.25	
32-28	Pulley Lane	Droitwich Spa	TOWN	WY	6	
32-29	Yew Tree Hill (part)	Droitwich Spa	TOWN	WY	13.02	
32-30	Copcut Lane (A)	Droitwich Spa	TOWN	WY	29.43	DUPLICATED
37-017	Land off Cheltenham Road	Evesham	TOWN	WY	25.78	
37-A01	Land to the North of Pershore Road, Hampton, Evesham	Evesham	TOWN	WY	3.115	
37-A02	North of Merrybrook, Hampton.	Evesham	TOWN	WY	7.29	
37-A03	Land off Pershore Road, Hampton.	Evesham	TOWN	WY	3.44	
37-A04	Land West of St. Andrews Road, Hampton.	Evesham	TOWN	WY	3.99	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
37-A05	Land at bottom of Peewit Road, Hampton.	Evesham	TOWN	WY	2.09	
37-A06	Land at Clarks Hill Rise, Hampton.	Evesham	TOWN	WY	0.47	PPG17
37-A08	Four Pools Industrial Centre, Evesham	Evesham	TOWN	WY	6.64	RETAIL
37-A09	Garage & showroom, off Broadway Road roundabout.	Evesham	TOWN	WY	0.75	
37-A10	Land rear of High Street East	Evesham	TOWN	WY	0.96	RETAIL LED
37-A11	Bewdley Court (inc. carpark) Bewdley Street	Evesham	TOWN	WY	0.61	
37-A12	Post Office and surrounding area, off High Street	Evesham	TOWN	WY	0.88	RETAIL LED
37-A13	Land between Blind Lane & Briar Close Industrial Estate	Evesham	TOWN	WY	2.6	PPG17
37-A14	Briar Close Industrial Estate	Evesham	TOWN	WY	2.21	
37-A15	Land West of Greenhill	Evesham	TOWN	WY	11.06	
37-A16	Land at Twyford roundabout, Greenhill	Evesham	TOWN	WY	7.765	
37-A17	Land at East of Greenhill	Evesham	TOWN	WY	19.69	
37-A18	Land off Evesham bypass	Evesham	TOWN	WY	43.79	
37-N01	Land at South West of Evesham Road	Evesham	TOWN	WY	86.39	NATURE
37-N02	Land rear of Cheltenham Road.	Evesham	TOWN	WY	2.11	DUPLICATED
37-N03	Land at Offenham Road	Evesham	TOWN	WY	22	DUPLICATED
37-N04	Land rear of Cheltenham Road	Evesham	TOWN	WY	2.19	
37-N05	Land off Cheltenham Road	Evesham	TOWN	WY	2.08	DUPLICATED
37-N06	Former Orchard, Coopers Lane (rear of hotel)	Evesham	TOWN	WY	0.93	PP
37-O07	Land at Common Road	Evesham	TOWN	WY	0.23	PPG17 / FLOOD
37-O09	Land at Greenhill	Evesham	TOWN	WY	0.38	DUPLICATED
37-O10	Land off Cheltenham Road (adjacent Brooklands Farm)	Evesham	TOWN	WY	2.22	DUPLICATED
37-O12	Land off Eastwick Drive	Evesham	TOWN	WY	0.56	
37-O14	Land off Broadway Road	Evesham	TOWN	WY	1.24	NATURE
37-O15	Tax Office, Burford Road	Evesham	TOWN	WY	0.18	FLOOD
37-O16	Football ground, Common Road	Evesham	TOWN	WY	1.45	FLOOD / PP
37-O18	Land off Cheltenham Road	Evesham	TOWN	WY	0.59	
37-O19	Land South of Inches Lane	Evesham	TOWN	WY	2.16	PPG17
37-O20	Land at Offenham Road	Evesham	TOWN	WY	13.67	DUPLICATED
37-O21	Land at Offenham Road	Evesham	TOWN	WY	15.85	DUPLICATED
37-O22	Badsey Road	Evesham	TOWN	WY	10.11	PP
37-O23	Rear of Childrens Home, Peewit Road	Evesham	TOWN	WY	0.47	PP
37-O24	Land at Merrybrook, Hampton.	Evesham	TOWN	WY	17.1	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
37-O26	Land between Evesham & Hampton	Evesham	TOWN	WY	47.9	LOCATION
37-U01	Works off Cheltenham Road, (Cornmill Road)	Evesham	TOWN	WY	0.42	DUPLICATED
37-U02	Land off Cheltenham Road	Evesham	TOWN	WY	0.2	DUPLICATED
37-U04	St. Richards Road	Evesham	TOWN	WY	0.57	ELR
37-U05	Evesham Hospital, Waterside	Evesham	TOWN	WY	3.32	
37-U06	Land adjacent Garage, Waterside	Evesham	TOWN	WY	0.21	FLOOD
37-U09	Land adjacent Fairwater Nursing Home, Coopers Lane.	Evesham	TOWN	WY	0.29	FLOOD
37-U10	Land off Abbey Road	Evesham	TOWN	WY	2.63	FLOOD / PP
37-U12	Public House, Pershore Road, Hampton.	Evesham	TOWN	WY	0.17	COMMUNITY
37-U13	Childrens Home at rear of Peewit Road	Evesham	TOWN	WY	0.66	PP
37-U15	End of Hylton Road, hampton	Evesham	TOWN	WY	0.91	PPG17 / PP
37-U16	Land off Blind Lane	Evesham	TOWN	WY	3.1	FLOOD
37-U17	Bewdley Street	Evesham	TOWN	WY	0.36	
37-U18	Central market, P.O.	Evesham	TOWN	WY	0.48	DUPLICATED
37-U20	Telephone Exchange, Abbey Road	Evesham	TOWN	WY	1.37	
37-U21	Land off Cowl Street/ Oat Street	Evesham	TOWN	WY	0.4	DUPLICATED
37-U23	Land adjacent Cinema, Port Street.	Evesham	TOWN	WY	0.42	FLOOD
37-U24	Tax Office carpark, Burford Road	Evesham	TOWN	WY	0.4	FLOOD
37-U25	Rear of Lime Street & Northwick Road	Evesham	TOWN	WY	0.56	OWNERSHIP
37-U26	Warehouse, off Badsey Road	Evesham	TOWN	WY	0.2	
37-U27	Employment Site, top of Kings Road	Evesham	TOWN	WY	1.51	DUPLICATED
37-U31	North of Briar Close Industrial Estate, Worcester Road	Evesham	TOWN	WY	0.59	ELR
37-U33	Former Gas Depot, Common Road	Evesham	TOWN	WY	1.12	FLOOD /PP
MHMT01	South West Woodend Farm Upper Welland	Malvern	TOWN	MH	0.19	
MHMT02	Walsh's Yard 190 Poolbrook Rd Common	Malvern	TOWN	MH	0.47	
MHMT03	Cowleigh Park Farm Cowleigh Park	Malvern	TOWN	MH	4.04	
MHMT06	Land At Cales Farm North Site	Malvern	TOWN	MH	9.61	
MHMT07	BMX Track off Mayfield Road	Malvern	TOWN	MH	2.67	PPG17
MHMT08	Land at Hall Green	Malvern	TOWN	MH	9.93	
MHMT09	Land off Eastwood Road	Malvern	TOWN	MH	2.92	
MHMT10	Land at Halfkey Road	Malvern	TOWN	MH	1.64	
MHMT11	Land at Poolbrook West off Mill Lane	Malvern	TOWN	MH	5.72	UTILITY
MHMT12	Land at Lower Howsell Allotments	Malvern	TOWN	MH	5.74	
MHMT13	Land at Elms Farm Lower Howsell	Malvern	TOWN	MH	1.02	PPG17 / ACCESS

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
MHMT14	Former Gas Works Lower Howsell Road	Malvern	TOWN	MH	2.56	ELR / LOCATION
MHMT15	Land at Hayslan Fields	Malvern	TOWN	MH	16.35	
MHMT16	Land at Hayslan Fields (part QL2)	Malvern	TOWN	MH	4.68	
MHMT17	Land off Welland Road Upper Welland	Malvern	TOWN	MH	1.64	
MHMT18	Malvern Town Football Club Langlan Stadium	Malvern	TOWN	MH	2.14	
MHMT23	Beehive Farm Halfkey Lane	Malvern	TOWN	MH	4.8	
MHMT24	Stocks Farm Newland	Malvern	TOWN	MH	5.77	
MHMT26	Former Coal Yard St Andrews Road	Malvern	TOWN	MH	1.37	
MHMT27	Land at Worcester Road	Malvern	TOWN	MH	0.97	PPG17
MHMT28	Land off Mayfield Road	Malvern	TOWN	MH	1.2	
MHMT29	Land East of Holywell Road	Malvern	TOWN	MH	3.14	PPG17
MHMT30	Land at QinetiQ	Malvern	TOWN	MH	10.16	
MHMT32	Land off Lower Howsell	Malvern	TOWN	MH	42.06	
MHMT33	Land at Greenfields Road	Malvern	TOWN	MH	1.34	PPG17
MHMT35	Land East of Townsend Way	Malvern	TOWN	MH	5.66	
MHMT36	Brooklands Mayfield Road	Malvern	TOWN	MH	2.39	
MHMT37	Land just South of Sherrards Road	Malvern	TOWN	MH	2.63	
MHMT38	Land just North of Windrush Crescent	Malvern	TOWN	MH	3.94	
MHMT39	Land to South of Guarlford Lodge	Malvern	TOWN	MH	0.98	PPG17
MHMT40	Townsend Tanks off Goodson Road	Malvern	TOWN	MH	0.36	PPG17
MHMT41	Playing field Green Lane (The Abbey)	Malvern	TOWN	MH	5.21	
MHMT42	Land off Kings Road	Malvern	TOWN	MH	1.44	PPG17
MHMT43	Land at Rose Farm	Malvern	TOWN	MH	9.7	
MHMT44	Land N.W of North End Lane	Malvern	TOWN	MH	29.98	
MHMT45	Land E of Mayfield Road	Malvern	TOWN	MH	14.48	
MHMT46	Land S.E of North End Lane	Malvern	TOWN	MH	26.25	
MHMT47	Land at great Buckmans Farm	Malvern	TOWN	MH	15.69	
MHMT49	Land E.of Bronsil Drive	Malvern	TOWN	MH	26.85	
MHMT50	Land N. of Broadlands Road	Malvern	TOWN	MH	10.02	
MHMT51	Land S.of Brook Farm Drive	Malvern	TOWN	MH	28.3	ACCESS / LOCATION
MHMT19	Land at Hanley Road	Malvern Wells	TOWN	MH	6.97	
71-01	Health Centre, Lower Priest Lane	Pershore	TOWN	WY	0.17	ALLOCATED
71-02	Garage Court, St Andrews Road, R/O	Pershore	TOWN	WY	0.19	ALLOCATED
71-03	Garage Court, Abbots Road, R/O	Pershore	TOWN	WY	0.25	ALLOCATED
71-04	Garage Court, Off Mill Lane	Pershore	TOWN	WY	0.18	ALLOCATED

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
71-05	Lane R/O High Street, R/O 1-33	Pershore	TOWN	WY	0.49	DUPLICATED
71-06	Garage Main Street (Texaco) R/O Cherry Orchard	Pershore	TOWN	WY	0.47	PP
71-07	Cherry Orchard House, Cherry Orchard	Pershore	TOWN	WY	0.29	DUPLICATED
71-07a	Cherry Orchard House & 44, 46, 48 & 50 Cherry Orchard	Pershore	TOWN	WY	0.61	PP
71-08	Manor House Hotel, Bridge Street, Pershore	Pershore	TOWN	WY	0.28	FLOOD
71-09	Garage Court, R/O Mayfield Road South/Apple Tree Road	Pershore	TOWN	WY	0.19	BUILT OUT
71-10	Former Central Gardens, R/O High Street, Head Street	Pershore	TOWN	WY	0.19	BUILT OUT
71-12	Land adjacent to Hurst Road Cottages, Wyre Road	Pershore	TOWN	WY	3.36	
71-13	Land South of Holloway	Pershore	TOWN	WY	1.02	
71-14	Land off Three Spring Lane, Adjacent No 62 Three Spring Road	Pershore	TOWN	WY	0.4	DUPLICATED
71-15	Land R/O 31 & 33 High Street	Pershore	TOWN	WY	0.29	DUPLICATED
71-16	Land at the Croft, Off the B4082	Pershore	TOWN	WY	3.62	
71-17	Land at Allesborough Hill, North of Holloway	Pershore	TOWN	WY	2.07	
71-18	Land off Three Springs Road & R/O Conningsby Drive	Pershore	TOWN	WY	0.99	
71-19	Land North of Worcester Road	Pershore	TOWN	WY	12.52	DUPLICATED
71-20	Land North of Wyre Road	Pershore	TOWN	WY	2.68	
71-21	Land East of Keytel 7 Business Park	Pershore	TOWN	WY	9.4	ELR
71-22	Land South of Burlingham Close	Pershore	TOWN	WY	29.02	FLOOD
71-23	Land at Allesborough Hill	Pershore	TOWN	WY	26.93	
71-24	Land at 62 Three Springs Road, & adjoining land	Pershore	TOWN	WY	5.21	
71-25	Land South of Holloway - Extend to include farm	Pershore	TOWN	WY	1.366	
71-26	Land North of Wyre Road, South of Keytec 7 Business Park	Pershore	TOWN	WY	9.42	ELR
71-27	Land South of Wyre Road	Pershore	TOWN	WY	6.78	
71-28	Land West of Station Road, North of Junction with Wyre Piddle	Pershore	TOWN	WY	9.18	
71-29	Land west of Allesborough Farm, South of Worcester Road, Allesborough Hill	Pershore	TOWN	WY	4.98	
71-30	Land South of Holloway, West of Three Springs Road/Defford Road	Pershore	TOWN	WY	19.95	
71-31	Land west of Defford Road	Pershore	TOWN	WY	1.68	PPG17

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
71-32	Land South of Junction of Defford Road/Three Springs	Pershore	TOWN	WY	1.22	
MHTW01	Land opposite Morning Side	Tenbury	TOWN	MH	4.6	
MHTW02	Land at College Farm	Tenbury	TOWN	MH	1.18	PPG17 / FLOOD
MHTW03	Land at rear of Crescent Place	Tenbury	TOWN	MH	1.83	LOCATION
MHTW04	Cattle Market Site	Tenbury	TOWN	MH	2.38	FLOOD
MHTW05	Business Park (various plots)	Tenbury	TOWN	MH	4.19	
MHTW06	Field to rear of Wheeler Orchard	Tenbury	TOWN	MH	1.45	
MHTW08	Land off Oldwood Road	Tenbury	TOWN	MH	11	LOCATION
MHUP01	Land At Buryend Farm Rectory Rd Upton	Upton	TOWN	MH	4.87	FLOOD
MHUP02	Land at the rear of The Graftons	Upton	TOWN	MH	0.55	PPG17 / FLOOD
MHUP03	Land at the rear of the Regal Garage	Upton	TOWN	MH	0.68	FLOOD
WO01	Land off Newtown Road/N.of Aconbury Close	Worcester	TOWN	WO	6.24	
WO02	Land S of Warndon Wood	Worcester	TOWN	WO	6.9	PPG17 / CONS
WO03	Land S.of Trotshill Warndon	Worcester	TOWN	WO	3.43	PPG17
WO04	Gregorys Bank Industrial Estate, Gregorys Bank	Worcester	TOWN	WO	6.98	ELR
WO05	Tolladine Goods Yard,Tolladine Road	Worcester	TOWN	WO	8.5	ELR
WO06	Shrub Hill Industrial Estate, Shrub Hill Road	Worcester	TOWN	WO	3.93	ELR
WO08	Middle Battenhall Farm, Redhill Lane	Worcester	TOWN	WO	34.4	
WO09	Land at Swinesherd,Worcester	Worcester	TOWN	WO	1.7	PP / ELR
WO10	Land at Nunnery Way	Worcester	TOWN	WO	8.3	PPG17
WO11	Telephone exchange, City Walls Road	Worcester	TOWN	WO	0.53	ELR
WO12	Heron Lodge, London Road	Worcester	TOWN	WO	2.9	PPG15
WO13	Church Farm, Claines, Worcester	Worcester	TOWN	WO	45.5	
WO14	Earls Court Farm, Bromyard road	Worcester	TOWN	WO	5.33	PP
WO15	250 Bransford Road	Worcester	TOWN	WO	4.06	FLOOD / ELR
WO16	174 Bromyard Road	Worcester	TOWN	WO	0.62	
WO17	Worcester city football Club, St George's Lane North	Worcester	TOWN	WO	1.3	PP
WO18	Former Ronkswood Hospital site, Newtown Road	Worcester	TOWN	WO	6.5	ELR
WO19	Hampson site, Navigation Road, Diglis	Worcester	TOWN	WO	1.1	FLOOD / ELR
WO20	202 Bransford Rd	Worcester	TOWN	WO	1.7	PP
WO21	Land at Broomhall Way, adj to Southern Link, Worcester	Worcester	TOWN	WO	6.75	
WO22	Ex Fruit and Veg Market, Hylton Road	Worcester	TOWN	WO	0.87	FLOOD
WO23	Ex-County Council Highway Depot, Malvern Road	Worcester	TOWN	WO	0.41	PP / BUILT OUT
WO24	Clare Street Car Park, Clare Street	Worcester	TOWN	WO	0.14	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
WO25	Commandery Road Car park	Worcester	TOWN	WO	0.1	
WO26	Midland Road Goods Yard, Midland Road	Worcester	TOWN	WO	1.8	LOCATION
WO27	Royal British Legion club, Cornmeadow Lane	Worcester	TOWN	WO	0.19	
WO28	Former service station, and Kwik Fit, Barbourne Road, Brewery Walk	Worcester	TOWN	WO	0.28	
WO29	Wildon Engineering, White Ladies Close	Worcester	TOWN	WO	0.2	
WO30	Land adj railway, off Battenhall Road	Worcester	TOWN	WO	0.69	PPG17
WO31	Worcester Swimming Pool/Fitness Centre, Sansome Walk	Worcester	TOWN	WO	0.9	PPG17
WO32	Masonic Hall, Lansdowne Crescent	Worcester	TOWN	WO	0.3	
WO33	Land at Cedar Avenue	Worcester	TOWN	WO	1.3	OWNERSHIP
WO34	Warndon Service Station, Cranham drive	Worcester	TOWN	WO	0.1	
WO35	Bus Depot, Pheasant Street	Worcester	TOWN	WO	0.89	
WO36	Corner of Lowesmoor Place / Padmore Street	Worcester	TOWN	WO	0.2	
WO37	Industrial area, Pope Iron Road	Worcester	TOWN	WO	0.9	
WO38	Land corner of Newtown Road / Ronkswood Hill	Worcester	TOWN	WO	0.26	OWNERSHIP
WO39	National Car Hire, Bromwich Road	Worcester	TOWN	WO	0.22	SMALL
WO40	Adj to Paul Pry pub, The Butts	Worcester	TOWN	WO	0.043	BUILT OUT
WO41	R/o 2-32 Ribble Close	Worcester	TOWN	WO	0.04	PPG17
WO42	Old Gas works, Medway Road	Worcester	TOWN	WO	1.1	
WO43	Derwent Close, Industrial Area, Derwent Close	Worcester	TOWN	WO	0.5	ELR
WO44	Adj Maple Leaf PH, Canada Way	Worcester	TOWN	WO	0.4	PP
WO45	Land off Albert Road	Worcester	TOWN	WO	0.7	
WO46	St.Richards Hospice, Rose Hill	Worcester	TOWN	WO	0.35	PPG17 / PPG15
WO47	Orchard Street Industrial Area	Worcester	TOWN	WO	1.3	UNVIABLE
WO48	Commercial premises, Portland Street	Worcester	TOWN	WO	0.2	ELR
WO49	Copenhagen Street Car Park, Worcester	Worcester	TOWN	WO	0.49	FLOOD / LOCATION
WO50	Rear Bingo Club, off Taylors Lane	Worcester	TOWN	WO	0.15	COMMUNITY
WO51	Austin House, Castle Street	Worcester	TOWN	WO	0.286	COMMUNITY
WO52	Fire Brigade HQ, Copehagen St	Worcester	TOWN	WO	0.16	RETAIL
WO53	King St Car Park	Worcester	TOWN	WO	0.3	
WO54	8-10 Nash's Passage	Worcester	TOWN	WO	0.1	
WO55	Garage, Corner of Bath Road, Commandery Road	Worcester	TOWN	WO	0.14	
WO56	Tansell Garage, Diglis Road	Worcester	TOWN	WO	0.12	
WO57	26 and 26a Bath Road	Worcester	TOWN	WO	0.8	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
WO58	Goodman Bayliss Works/Halcrow	Worcester	TOWN	WO	2.3	ELR
WO59	49-63 Battenhall Road	Worcester	TOWN	WO	1.71	UNVIABLE
WO60	6-20 Whittington Road	Worcester	TOWN	WO	2.27	
WO65	Perdiswell and Moathouse Farm	Worcester	TOWN	WO	105	PPG17 / FLOOD
WO66	Land N. of Worcester and B'ham canal and S. of A449	Worcester	TOWN	WO	37.6	PPG17 / FLOOD
WO67	Land N of Warndon Wood, Parsonage Way	Worcester	TOWN	WO	25.42	PPG17
WO68	Old Northwick Farm, Worcester	Worcester	TOWN	WO	2.68	FLOOD
WO69	Grove Farm, Bromyard Road, Worcester	Worcester	TOWN	WO	25.49	ELR
WO70	Boughton Park Golf Course, Bransford Road	Worcester	TOWN	WO	29.35	PPG17 / FLOOD
WO71	Land N. of A422,Nunnery Way	Worcester	TOWN	WO	11.99	PP
WO72	Worcester Woods Business Park site, Newtown Road	Worcester	TOWN	WO	15.1	ELR
WO73	Car sales adj 174 Bromyard Road	Worcester	TOWN	WO	0.37	FLOOD

Appendix 5c Sites in Strategic positions / Edge of Worcester or District

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
MHAC01	Land at Astley Cross	Astley Cross	EDGE	MH	4.2	
MHAC02	Land at Larford, Stourport, Worcestershire	Astley Cross	EDGE	MH	200	
WO07	Land at Taylors Lane Worcester / Malvern	Worcester/Malvern	EDGE	MH	17.25	DUPLICATED
WY64	Firs Farm, Bevere Lane,/Green Lane, Bevere	Bevere	STRA	WY	20.87	
WY61	Land at Broomhall Lane, Norton Barracks	Norton	STRA	WY	3.18	
WY63	Land at Woodbury Lane, Norton	Norton	STRA	WY	98.9	

Appendix 5d Category 1 Villages

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
06-01	Land adjacent Allsebrook Gardens	Badsey	1	WY	4.6	PPG17 / FLOOD
06-02	Land at Brewers Lane	Badsey	1	WY	1.9	
06-03	Land to the East of Old Post Office Lane	Badsey	1	WY	4.16	DUPLICATED
06-03 A	Brewers Lane (North)	Badsey	1	WY	2.07	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
06-03B	Old Post Office Lane	Badsey	1	WY	1.84	DUPLICATED
06-04	Land off B4035	Badsey	1	WY	0.67	DUPLICATED
06-04B	Site off B4035 including 0604	Badsey	1	WY	4.44	SCALE / ACCESS
06-05	Bretforton Lane	Badsey	1	WY	1.93	SIZE / LOCATION
06-06	Birmingham Road	Badsey	1	WY	1.92	LOCATION
06-07	Land off Banks Road	Badsey	1	WY	1.9	ACCESS
06-08	Land North of the B4035	Badsey	1	WY	1.3	
12-01	Farm Lane / Oak Lane	Bredon	1	WY	2.2	
12-02	Kemerton Road	Bredon	1	WY	1.96	PPG17
12-03	Land South of Blenheim Drive/ Orchard Close	Bredon	1	WY	1.34	
12-04	Land at rear of Oil Croft Orchard	Bredon	1	WY	1.16	EMPLOYMENT
12-05	Land adjacent to Tewkesbury boundary	Bredons Hardwick	1	WY	27.6	DUPLICATED
12-06	Land at Mitton, North Tewkesbury	Bredons Hardwick	1	WY	91.42	
17-01	Land abutting A44	Broadway	1	WY	3	LOCATION/ AONB/ SETTING
17-02	Rear of High Street/ A44	Broadway	1	WY	5.1	LOCATION/ AONB/ SETTING
17-03	Land East of Leamington Road	Broadway	1	WY	7.9	LOCATION/ AONB/ SETTING
17-04	Land to the South of Bibsworth House, Leamington Road	Broadway	1	WY	0.5	LOCATION/ AONB/ SETTING
17-05	Land to the West of Leamington Road	Broadway	1	WY	1.96	LOCATION/ AONB/ SETTING
17-06	Station Road	Broadway	1	WY	3.1	LOCATION/ AONB/ SETTING
17-07	Station Road (part of site 6)	Broadway	1	WY	0.9	LOCATION/ AONB/ SETTING
17-08	Station Road, West of railway	Broadway	1	WY	0.5	LOCATION/ AONB/ SETTING
17-10	Land adjacent to Meadow Orchard	Broadway	1	WY	2.81	
17-11	Land off Cheltenham Road	Broadway	1	WY	2.52	LOCATION/ AONB/ SETTING
MHCUT03	Land at Walnut Lodge	Clifton	1	MH	0.91	ACCESS
MHCUT04	Land at Hope Lane	Clifton	1	MH	3.06	
MHCUT01	Land adjacent to Pound Lane	Clifton-on-Teme	1	MH	0.71	
MHCUT02	Land at Clifton	Clifton-upon-Teme	1	MH	2.6	
MHGW01	Former Coal Yard	Great Witley	1	MH	1.46	
MHHA01	Land at Hallow Park	Hallow	1	MH	7.37	PPG17
MHHA02	Field opp Ladygo Lane	Hallow	1	MH	0.9	
MHHA03	Field opp old car showroom	Hallow	1	MH	2.8	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
MHHA05	Land off Shoulton Lane Hallow	Hallow	1	MH	0.48	
MHHA06	Land adj to Laugherne House Main Road	Hallow	1	MH	0.51	ACCESS
MHHS01	Land adjacent to St. Gabriels Church	Hanley Swan	1	MH	0.86	
MHHS02	Land at Yew Tree Farm	Hanley Swan	1	MH	0.5	
MHHS03	Land between School and Westmere	Hanley Swan	1	MH	1.46	
MHHS04	Via Picken End	Hanley Swan	1	MH	1.31	ACCESS
MHHS05	Land rear of Ambleside	Hanley Swan	1	MH	1.14	ACCESS
MHHS06	Land at Ambleside	Hanley Swan	1	MH	0.75	ACCESS
MHHS07	Land behind St Gabriels Church	Hanley Swan	1	MH	7.46	
45-01	Land west of Worcester Road, behind Hartlebury Independent School	Hartlebury	1	WY	6.96	
45-02	Land south of Station Road between A449 and railway line	Hartlebury	1	WY	51.08	SCALE / GB
45-03	Site along Worcester Road between Fourwind and Edcliffe	Hartlebury	1	WY	1.7	
45-04	Site to west of Worcester Road before Talbot Hotel	Hartlebury	1	WY	6.71	DUPLICATED
45-05	Site off Inn Lane, to east of St James Church	Hartlebury	1	WY	2.14	
45-06	Land east of Rectory Lane	Hartlebury	1	WY	11.52	
45-07	Land round Waresley Park & the Avenue	Hartlebury	1	WY	3.8	
45-08	Land west of Waresley Road and Waresley Court Road	Hartlebury	1	WY	2.6	
45-09	Land west of Quarry Bank behind High Cliff	Hartlebury	1	WY	3	
45-10	Land east of Radford Road off Chadwick Lane	Hartlebury	1	WY	1.2	
51-01	Grange Farm	Honeybourne	1	WY	2.5	
51-02	Land off Bretforton Road	Honeybourne	1	WY	1.26	LOCATION
51-03	Land near St Egwins Church	Honeybourne	1	WY	0.64	FLOOD
51-04	Site to the rear of Gate Inn, Stratford Road	Honeybourne	1	WY	0.86	FLOOD
51-05	Land off High Street	Honeybourne	1	WY	0.73	
51-06	Land West of Station Road	Honeybourne	1	WY	1.73	LOCATION
51-07	Station Road	Honeybourne	1	WY	4.56	
51-08	Land off Fernihough Avenue	Honeybourne	1	WY	0.46	OPEN SPACE
51-09	Land off Manor Farm	Honeybourne	1	WY	1.64	SIZE
51-10	Land off High Street	Honeybourne	1	WY	0.86	ACCESS
51-11	Land adjacent to Harvard Avenue	Honeybourne	1	WY	3.33	
51-12	Land off Stratford Road	Honeybourne	1	WY	2.13	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
51-13	Land off Gloster Ades Road	Honeybourne	1	WY	0.38	LOCATION
53-1	Land to the East of Withybed Lane	Inkberrow	1	WY	0.82	
53-2	Land to the North of Stonepit Lane	Inkberrow	1	WY	1.3	
53-3	Land around Stockwood House, Stockwood Lane.	Inkberrow	1	WY	0.76	
53-4	Land off Broadclose Lane	Inkberrow	1	WY	0.4	
53-5	Land off Stonepit Lane	Inkberrow	1	WY	0.82	
53-6	Land South of Stonepit Lane	Inkberrow	1	WY	1.47	
53-7	Land East of Withybed Lane	Inkberrow	1	WY	4.33	
53-8	Land South of Elmdene	Inkberrow	1	WY	5.44	
MHKY01	Land adj to Kings Hill	Kempsey	1	MH	1.14	
MHKY02	Land adj to The Limes	Kempsey	1	MH	4.07	
MHKY03	Court Meadow	Kempsey	1	MH	0.46	FLOOD
MHKY04	The Lawns	Kempsey	1	MH	1.09	
MHKY05	Land at Bright Farm	Kempsey	1	MH	3.22	
MHKY08	Land at Clerkenleap	Kempsey	1	MH	1.84	
MHKY09	Land at Post Office Lane	Kempsey	1	MH	3	
MHKY10	Taylor's Lane	Kempsey	1	MH	17.4	
MHKY11	Land to rear of Florence Close	Kempsey	1	MH	0.24	
MHKY12	Land at Clerkenleap farm	Kempsey	1	MH	26	
MHLB01	Land rear of Low Bank	Lower Broadheath	1	MH	0.73	ACCESS
MHLB02	Land off Oldbury Road	Lower Broadheath	1	MH	0.94	DUPLICATED
MHLB03	Land adjacent to Vicarage	Lower Broadheath	1	MH	1.06	PPG17
MHLB04	Land off Bell Lane	Lower Broadheath	1	MH	5.45	SCALE / LOCATION
MHLB06	Land off B4024	Lower Broadheath	1	MH	0.66	
MHLB07	Land South of Bell Lane	Lower Broadheath	1	MH	2.28	
MHLB08	Peachley Court	Lower Broadheath	1	MH	0.64	
MHLB09	Land at Earls Court Farm	Lower Broadheath	1	MH	58.22	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
MHLB10	Stand Cottages Peachley Lane	Lower Broadheath	1	MH	0.62	
MHLB11	Land between Worcester & Broadheath	Lower Broadheath	1	MH	210	
MHMY01	Land adj to the Old Hall	Martley	1	MH	0.79	
MHMY02	Land adj to The Crown	Martley	1	MH	0.44	
MHMY03	Land at Martley	Martley	1	MH	3.24	
MHMY05	Land at The Smithy	Martley	1	MH	0.38	SIZE
66-01	Land off Mill Lane (Laurels Road)	Offenham	1	WY	1.34	PP
66-02	Land at Boat Lane	Offenham	1	WY	2.63	EMPLOYMENT
66-03	Land at Boat Lane	Offenham	1	WY	2.92	EMPLOYMENT
66-04	Land off Main Street	Offenham	1	WY	1.24	
66-05	Land South of Three Cocks Lane	Offenham	1	WY	2.53	LOCATION
66-06	Land West & South of "The Old Vicarage"	Offenham	1	WY	0.11	PPG17
66-07	Land at Windy Lea, Newton, Bennetts Hill	Offenham	1	WY	1.28	LOCATION
66-08	Land at Laurels Road	Offenham	1	WY	0.8	
66-09	Land at Offenham Cross	Offenham	1	WY	0.27	EMPLOYMENT / LOCATION
66-10	Land behind Wyndham & Homeleigh (accessed off Leasowes Road)	Offenham	1	WY	0.68	
66-11	Land adjacent to Knowledge Cottages	Offenham	1	WY	0.36	SMALL
66-12	Land off Laurels Road	Offenham	1	WY	1	PP
66-13	Club & Hall	Offenham	1	WY	0.28	COMMUNITY
66-14	Land off Laurels Road, immediately behind properties on Main Street	Offenham	1	WY	2.9	
66-15	Land off New Road	Offenham	1	WY	0.72	
66-16	Land adjoining New Road	Offenham	1	WY	1.11	ACCESS
67-02	Land South of The Racks	Ombersley	1	WY	0.47	
67-03	Land adjacent to The Deans	Ombersley	1	WY	1.19	LOCATION
67-04	Woodhall Lane	Ombersley	1	WY	2.02	
67-05	Land at Chapel Lane	Ombersley	1	WY	0.25	BUILT OUT
67-06	Land off Cross Keys	Ombersley	1	WY	1.43	
67-07	Land off Sandys Road	Ombersley	1	WY	1.61	
67-1	Land adjacent to Uttbridge Cottage	Ombersley	1	WY	0.25	
67-8	Land adjacent Hill Top House	Ombersley	1	WY	0.61	
72-01	Land South North of Abbey View Road	Pinvin	1	WY	4.63	EMPLOYMENT

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
72-02	Land west side of Upton Snodsbury Road	Pinvin	1	WY	1.87	
72-03	West side of Upton Snodsbury Road	Pinvin	1	WY	0.35	SMALL
72-04	Church Lane, Land by St Nicholas Church	Pinvin	1	WY	4.03	LOCATION
72-05	Station Road, Fronting Terrace Road	Pinvin	1	WY	2.56	
72-06	Land R/O Main Street	Pinvin	1	WY	1.36	
72-07	Land at Terrace Road	Pinvin	1	WY	5.49	FLOOD
72-08	Land R/O Upton Snodsbury Road	Pinvin	1	WY	1.86	
72-09	Land R/O Allens Hill / Manor Farm	Pinvin	1	WY	10.93	SCALE
72-10	Land R/O Green end	Pinvin	1	WY	0.44	
72-11	Land adjoining North Terrace & Uplands	Pinvin	1	WY	1.4	DUPLICATED
MHPW02	Land off Powick Hospital	Powick	1	MH	29.64	
MHPW03	Land off Bowling Green Road	Powick	1	MH	1.38	
MHPW04	Land at Crown Public House	Powick	1	MH	1.7	
MHRW01	Land adj to Upperwick Lane	Rushwick	1	MH	0.75	
MHRW02	Land at Claphill Lane	Rushwick	1	MH	1.34	
MHRW04	School Earls Court Farm	Rushwick	1	MH	9.92	DUPLICATED
MHRW05	Land to West of Western By Pass	Rushwick	1	MH	14.96	
MHRW06	Land at Manor Farm	Rushwick	1	MH	33.47	
78-01	Land at The Orchard, off Station Road	South Littleton	1	WY	0.19	ACCESS
78-02	Vale Distribution Services, Shirehall Lane	South Littleton	1	WY	0.22	FLOOD
78-03	Land off Station Road	South Littleton	1	WY	1.06	ACCESS / FLOOD
78-04	Land adjacent to "The Lanterns"	South Littleton	1	WY	0.68	
78-05	Land at Littleground Farm	South Littleton	1	WY	0.3	ACCESS / FLOOD
78-06	Land off Station Road & Long Hyde Road	South Littleton	1	WY	1.86	
MHWD01	Land at OS 7951 4008 Marlbank Road	Welland	1	MH	4.66	
29wy-1	Sunnyhill House	Wychbold	1	WY	1.36	
29wy-10	Crown Lane	Wychbold	1	WY	0.51	
29wy-11	Church Lane / Chequers Lane	Wychbold	1	WY	2.67	BUILT OUT
29wy-12	Land behind the Poachers Pocket Public House	Wychbold	1	WY	0.86	
29wy-13	Land off Church Lane	Wychbold	1	WY	3.26	
29wy-14	Strip of land off Worcester Road	Wychbold	1	WY	0.85	
29wy-2	Land off Worcester Road	Wychbold	1	WY	4.85	
29wy-3	Land off M5 and Crown Lane	Wychbold	1	WY	5.1	
29wy-4	Land at Chequers field Chequers Lane	Wychbold	1	WY	6.9	
29wy-5	Land on Hotel Site	Wychbold	1	WY	2.15	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
29wy-6	Land adjacent to Avondale Cottage	Wychbold	1	WY	0.43	
29wy-7	Land at M5 junction , near Amplett Way	Wychbold	1	WY	2.5	
29wy-8	Land adjacent to the Cottage Farm (off Roman Road)	Wychbold	1	WY	2.98	
29wy-9	Land adjacent to Crown Public House, Worcester Road	Wychbold	1	WY	0.42	

Appendix 5e Category 2 Villages

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
MHAB01	The Orchard	Abberley Common	2	MH	1.18	
MHAB03	Land at Abberley Common	Abberley Common	2	MH	0.81	
MHAL01	Village Hall Site	Alfrick	2	MH	0.28	
MHAL02	Site south of Swan Orchard	Alfrick	2	MH	1.76	
07-01	Land around Sunnymead off Back Lane and around Back Lane House	Beckford	2	WY	0.67	LOCATION
07-02	Site off Blacksmith Lane beyond development boundary	Beckford	2	WY	1.39	FLOOD
07-03	Land off A46 Cheltenham Road	Beckford	2	WY	0.56	LOCATION
07-04	Land off Ashton Road	Beckford	2	WY	2.49	LOCATION
07-05	Land behind Aston End, Crantock and Tallet House, off Ashton Road	Beckford	2	WY	0.346	LOCATION
15-1	Drinkwater Lane	Bretforton	2	WY	0.3	FLOOD
15-10	Clayfield Rd/Station Rd	Bretforton	2	WY	1.8	
15-2	Weston Road	Bretforton	2	WY	0.33	
15-5	Land north of Station Rd	Bretforton	2	WY	1.8	PPG17
15-6	Main Street	Bretforton	2	WY	1.2	
15-7	Main Street	Bretforton	2	WY	0.32	
15-8	Coldicotts Lane	Bretforton	2	WY	1.73	PPG17
15-9	Clayfield Road / Station Road	Bretforton	2	WY	0.8	
MHBW01	The Cedars Broadwas	Broadwas	2	MH	0.38	ACCESS
MHBW02	Land off Church Lane	Broadwas	2	MH	0.31	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
MHBW03	Land at Broadwas (also know as Cherry Bank)	Broadwas	2	MH	0.76	LOCATION
MHBW04	Land adjacent to School	Broadwas	2	MH	0.37	
MHBW05	Land between Church Lane and School	Broadwas	2	MH	2	
MHCE01	Bush Farm	Callow End	2	MH	0.98	
MHCE02	Field South of 35 Lower Ferry Lane	Callow End	2	MH	0.6	FLOOD
MHCE03	Field east of Lower Ferry Lane	Callow End	2	MH	0.4	FLOOD
23-1	land east of Froglands Lane	Cleeve Prior	2	WY	0.92	
23-2	Land to south of Main St	Cleeve Prior	2	WY	0.75	SCALE
23-3	Land to east of Evesham Road	Cleeve Prior	2	WY	3.4	SCALE
23-4	Land to west of B4085	Cleeve Prior	2	WY	1.2	PPG17 /ACCESS
23-5	Land off Hoden Lane	Cleeve Prior	2	WY	2.05	SCALE /LOCATION
23-6	land off Quarry Lane	Cleeve Prior	2	WY	1.5	PPG17/ACCESS/ S
MHCT01	Land adjacent to Highbrae	Clows Top	2	MH	0.69	
26-01	Land to east of Church Road	Crowle	2	WY	2.26	
26-02	Land to south of Froxmere Road	Crowle	2	WY	4.4	
26-03	Site running adjacent to Church Lane accessed by Bredicot Lane	Crowle	2	WY	5.49	DUPLICATED
26-04	Site behind Old House Farm, accessed from Church Road	Crowle	2	WY	0.3	ACCESS
26-05	Land surrounding Crowle Court Farm	Crowle	2	WY	3.1	ARCHAEOLOGY
26-06	North of Summerfield House on Church Road	Crowle	2	WY	0.49	LOCATION
26-07	Land east of GD1 off Froxmere Road	Crowle	2	WY	4.75	
26-08	Land south of GD1 including Chequers Farm and properties fronting Crowle Green	Crowle	2	WY	0.64	SMALL
26-09	Summerfield House & surrounding land off Church Road	Crowle	2	WY	2.31	LOCATION
26-10	Land opposite Village Hall off Church Road	Crowle	2	WY	4.77	LOCATION
26-11	Site to rear of Crowle House, barn and Cott	Crowle	2	WY	0.43	ACCESS
26-12	Site to north of Froxmere Road	Crowle	2	WY	3.35	
26-13	Land behind Martins Cottage, Tomm's Orchard and Little Orchard off Church Road	Crowle	2	WY	0.72	
31-01	Land running along existing GD1, behind gardens in Shrubbery Rd and Elm Rd	Drakes Broughton	2	WY	0.99	OWNERSHIP
31-02	Site off Stonebow Lane currently Thornleigh Nursery	Drakes Broughton	2	WY	0.45	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
31-03	Site to rear of Beech Avenue Excluding private gardens	Drakes Broughton	2	WY	0.24	SIZE /OWNERSHIP
31-04	Land adjacent to Stonebow Road	Drakes Broughton	2	WY	3.81	DUPLICATED
31-05	Site off Stonebow Road - part of Thornleigh Nurseries	Drakes Broughton	2	WY	2.18	DUPLICATED
31-06	Site to east of Drakes Broughton	Drakes Broughton	2	WY	5.6	
31-07	Site to south of Drakes Broughton along A44	Drakes Broughton	2	WY	4.46	LOCATION
31-08	Land to west of Stonebow Road adjoining railway	Drakes Broughton	2	WY	2.92	
31-09	Site behind Hawthorne Close, off Stonebow Road	Drakes Broughton	2	WY	1.05	
31-10	North of Beech Avenue	Drakes Broughton	2	WY	4.27	
31-11	Land east of Stonebow Road adjacent to railway line	Drakes Broughton	2	WY	2.47	
31-12	Area to west of Drakes Broughton, adjoining School	Drakes Broughton	2	WY	9.41	PPG17
31-13	Site south of Walcot Lane	Drakes Broughton	2	WY	5.73	PPG17
31-14	Site to right of A44 between Coppice View and Ivy Cottage	Drakes Broughton	2	WY	5.74	LOCATION
31-15	Land right of Brickyard Lane	Drakes Broughton	2	WY	2.23	LOCATION
31-16	Land south of Walcot Lane to east of settlement	Drakes Broughton	2	WY	1.22	LOCATION
31-17	Land north of Walcot Lane to east of settlement	Drakes Broughton	2	WY	6.32	
33-01	Land and buildings at Court Close Farm	Eckington	2	WY	0.73	ACCESS / EMP/ SETTING
33-02	Land west of Tewkesbury Road	Eckington	2	WY	0.77	PP
33-03	Land to north of Russell Drive off Pershore Road	Eckington	2	WY	1.34	PP
33-04	South of Court Close Farm, bordering Manor Road & Mill Lane	Eckington	2	WY	0.45	ACCESS/ SETTING
33-05	Court Gate Nursery on Mill Lane	Eckington	2	WY	0.43	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
33-06	Land behind Little Orchard off Tewkesbury Road	Eckington	2	WY	0.57	ACCESS/ OWNERSHIP
33-07	South of Hacketts Lane	Eckington	2	WY	0.61	SETTING
33-08	Land north of New Road adjacent to The Lenches	Eckington	2	WY	0.93	SETTING
33-09	Land adjacent to Days Farm on Nafford Road	Eckington	2	WY	1.59	SETTING
61-01	Site off Sling Lane, adjacent to Speen	Fernhill Heath	2	WY	0.17	SMALL
61-02	The Depot, Dilmore Lane, Telex Site	Fernhill Heath	2	WY	0.16	SMALL
61-03	Land at corner of Dilmore Lane	Fernhill Heath	2	WY	0.29	SMALL
61-04	Morton House Grange Lane	Fernhill Heath	2	WY	0.95	PP
61-05	Site behind Berkley Gardens and Hurst Lane (A38)	Fernhill Heath	2	WY	0.25	ACCESS
61-06	Land off Dilmore Lane between edge of settlement and Tapenhall Farm	Fernhill Heath	2	WY	2.23	
61-07	Large site behind A38, adjacent to railway line	Fernhill Heath	2	WY	16.67	
61-08	Site off Dilmore Lane in front of Upper Tapenhall House	Fernhill Heath	2	WY	0.23	DUPLICATED
61-09	Site along A38 between 205 and 247 Droitwich Lane	Fernhill Heath	2	WY	1.94	DUPLICATED
61-10	Oakey Farm off O'Keys Lane	Fernhill Heath	2	WY	0.4	
61-11	Site between railway tracks and Hurst Lane, behind White Hart pub	Fernhill Heath	2	WY	1.29	
61-12	Site behind Hurst House, including Pool house	Fernhill Heath	2	WY	0.33	BUILT OUT
61-13	Site off A38 between the Old Drive and Sling Lane	Fernhill Heath	2	WY	2.35	
61-14	Land north of settlement, between Lower Town and properties on Station Road and Dilmore Road to west	Fernhill Heath	2	WY	27.8	
61-15	Land off Station Road to north of settlement running to railway line	Fernhill Heath	2	WY	3.94	
61-16	Land between Droitwich Road (A38) and A449	Fernhill Heath	2	WY	5.42	
61-17	Land off Jacobs Ladder, behind properties on Davies Road	Fernhill Heath	2	WY	1.18	
39-03	Land to east of Boot Inn on Radford Road	Flyford Flavell	2	WY	1.42	
39-04	Site adjacent to St Peters Church	Flyford Flavell	2	WY	1.64	PPG17
39-1	Land to south of filling station off A422	Flyford Flavell	2	WY	2.02	
39-2	Land adjacent to Manor Farm north of Radford Road	Flyford Flavell	2	WY	0.94	
MHHC01	Church End House	Hanley Castle	2	MH	0.65	LOCATION
MHHC02	Land at Hanley Castle	Hanley Castle	2	MH	2.05	LOCATION
46-1	Land off Leys Road	Harvington	2	WY	0.54	BUILT OUT
46-10	Land to the West of Evesham Road.	Harvington	2	WY	0.91	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
46-11	Land at Crest Hill, Harvington	Harvington	2	WY	0.97	
46-12	Land North West of Crest Hill	Harvington	2	WY	0.17	DUPLICATED
46-13	Land North of Green Street Farm	Harvington	2	WY	0.82	LOCATION
46-14	Black & white garages	Harvington	2	WY	0.47	BUILT OUT
46-15	Land North of Harvington C of E School	Harvington	2	WY	3.27	PPG17
46-16	Land West of Evesham Road	Harvington	2	WY	8.56	PPG17
46-17	Land off Shakespeare Lane	Harvington	2	WY	3.23	PPG17
46-18	Triangle of land next to The Grange	Harvington	2	WY	0.29	ACCESS
46-19	Land opposite The Orchards	Harvington	2	WY	0.46	PPG17
46-2	Crest Hill	Harvington	2	WY	3.91	
46-20	Land adjacent to Crest Hill, Harvington	Harvington	2	WY	0.62	
46-3	Land adjacent to The Conifers, Crest Hill	Harvington	2	WY	4.34	ACCESS
46-4	Shakespeare Lane	Harvington	2	WY	0.82	ACCESS
46-5	Land off Shirholme, Evesham Road.	Harvington	2	WY	4.1	LOCATION / FLOOD
46-6	Land North of Blakenhurst	Harvington	2	WY	6.33	LOCATION
46-7	Land rear of village Street	Harvington	2	WY	6.65	ACCESS
46-8	Land adjacent to Robbery Cottages, Leys Road	Harvington	2	WY	8.09	LOCATION
46-9	Land South of Village Street	Harvington	2	WY	8.41	
MHHT01	Land adjacent to School Lane	Holt Heath	2	MH	0.91	
54-1	Land off Kinsham Lane	Kemerton	2	WY	2.18	SETTING / SCALE
54-2	Land off Bayliss Road	Kemerton	2	WY	0.69	PPG17 / SETTING
MHLS01	Land at Pipe Elm	Leigh Sinton	2	MH	10.81	PPG17
MHLS02	Off Hop Pole Green	Leigh Sinton	2	MH	0.58	
MHLS03	Land off Kiln Lane	Leigh Sinton	2	MH	1.85	
MHLS04	Land off A4103	Leigh Sinton	2	MH	1.66	
MHLS05	Land adjacent to telephone exchange	Leigh Sinton	2	MH	0.4	
MHLS06	Land between Leigh Sinton and malvern	Leigh Sinton	2	MH	70	
MHSH01	New Lane Inn	Shrawley	2	MH	0.19	
MHSH03	Land adj to Noutards Green	Shrawley	2	MH	0.49	
MHSH04	land at 7991 6611	Shrawley	2	MH	0.28	
84-01	Land off Chapel Lane	Upton Snodsbury	2	WY	0.22	SMALL
84-02	Land between College Road and School Lane	Upton Snodsbury	2	WY	1.21	
84-03	Land to west of the Furlong	Upton Snodsbury	2	WY	1.3	ACCESS / LOCATION
84-04	Double Gates Farm	Upton Snodsbury	2	WY	1.32	ACCESS / SIZE

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
84-05	Land at Holy Oak Farm	Upton Snodsbury	2	WY	3.8	ACCESS / LOCATION / SCALE
84-06	Land off Schools Lane	Upton Snodsbury	2	WY	1.06	DUPLICATED
84-07	Rear of A422 and Windy Ridge	Upton Snodsbury	2	WY	0.8	LOCATION
84-08	Adjacent to Thistledown	Upton Snodsbury	2	WY	0.16	ACCESS
84-09	Rear of The Mount	Upton Snodsbury	2	WY	0.17	ACCESS / SMALL
84-10	Adjacent to Yew Tree Cottage and Woodview Cottage	Upton Snodsbury	2	WY	0.17	ACCESS / SMALL
90-01	Land to the rear of Sally Close	Wickhamford	2	WY	3.8	
90-02	Land North of A44	Wickhamford	2	WY	4.86	SCALE / ACCESS / GRADIENT
90-03	Land adjacent to 48 & 50 Pitchers Hill	Wickhamford	2	WY	0.82	LOCATION
90-04	land adjacent to Penelope Gardens	Wickhamford	2	WY	1.84	ACCESS
90-05	Land off Penelope Gardens	Wickhamford	2	WY	1.11	ACCESS

Appendix 5f Category 3 Villages

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
MHAB02	Land at Larkrise	Abberley	3	MH	0.12	SMALL / ACCESS
MHAB04	Site adjacent to Town Farm	Abberley	3	MH	1.62	
4-01	Land to north of Whitehart Villa Opposite School	Ashton Under Hill	3	WY	0.64	
4-02	Site off Cottons Lane, Between Arana and Merle Grove	Ashton Under Hill	3	WY	0.3	PPG17
4-03	Site surrounding Little Owl Farm	Ashton Under Hill	3	WY	0.93	
4-04	Land adjacent to Old Manor Farm	Ashton Under Hill	3	WY	0.37	
4-05	Land along Station Road opposite properties from Evenlode to Lindencroft	Ashton Under Hill	3	WY	0.69	
4-06	Outbuilding adjacent to Old Manor Farm	Ashton Under Hill	3	WY	0.19	
4-07	Behind properties on Willow Close	Ashton Under Hill	3	WY	0.79	
4-08	Site opposite Middle School (whole field)	Ashton Under Hill	3	WY	2.3	
4-09	Land between Bakers House & Pear Tree Cottage Off Bakers Lane	Ashton Under Hill	3	WY	0.62	
4-10	Land adjacent to Orchard House off Croft Lane	Ashton Under Hill	3	WY	0.26	
4-11	Site south of Middle Farm on Beckford Road	Ashton Under Hill	3	WY	0.57	
MHBY01	Land at rear of school	Bayton	3	MH	0.7	PPG17

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
MHBY02	Land at rear of 1 Clows Top road	Bayton	3	MH	0.6	
MHBD01	Land at rear of the Grove	Bransford	3	MH	1.94	LOCATION
MHBD02	Land to north of roundabout	Bransford	3	MH	1.73	
MHBD03	Land at New House Farm	Bransford	3	MH	0.47	SIZE
MHBS01	Land adjacent to Church	Bushley	3	MH	1.02	
20-1	Between Atkinson Street and Chapel Lane	Childswickham	3	WY	1.1	FLOOD
20-2	Land to south of Chapel Lane	Childswickham	3	WY	1	FLOOD
20-3	Land off Vicarage Lane	Childswickham	3	WY	0.36	FLOOD
20-4	Land to west of Farmers Lane	Childswickham	3	WY	0.7	FLOOD
20-5	Land east of Farmers Lane	Childswickham	3	WY	2.33	FLOOD
21-1	Land between Stockholm & Orchard Rise, Evesham Road	Church Lench	3	WY	0.18	
21-2	Land off Bramley Bank	Church Lench	3	WY	0.16	PPG17
21-3	Land off Rose Ash	Church Lench	3	WY	1.56	LEGAL
21-4	Land adjacent to Malvern View (Land at the Rectory)	Church Lench	3	WY	0.82	
MHCL01	Land at Corse Lawn, Eldersfield	Corse Lawn	3	MH	4.55	FLOOD
MHCL02	Land adjacent to Primary School	Corse Lawn	3	MH	1.5	PPG17
MHCL03	Land at Link End Road	Corse Lawn	3	MH	0.85	
MHCL04	Land adjacent to Cranley	Corse Lawn	3	MH	1	
25-01	Land South of Blacksmiths Lane	Crothorne	3	WY	0.34	DUPLICATED
25-02	Land at Greenacres, Brook Lane	Crothorne	3	WY	0.77	
25-03	Land at Greenacres, Off Brook Lane	Crothorne	3	WY	0.33	DUPLICATED
25-04	Land off Middle Lane	Crothorne	3	WY	0.75	
25-05	The Heath Works, Evesham Road	Crothorne	3	WY	5.39	
25-06	Land off Field Barn Lane	Crothorne	3	WY	1	
25-07	Land R/O The Croft	Crothorne	3	WY	0.61	
25-08	Land West of Middle Lane	Crothorne	3	WY	2.07	
25-09	Land at Field Barn Lane	Crothorne	3	WY	0.85	
25-10	Land at Main Street Rear of Holland House	Crothorne	3	WY	0.8	
25-11	Land at Field Barn Lane	Crothorne	3	WY	2.15	
27-1	Between Main Street and Bow Brook	Defford	3	WY	14.49	FLOOD
27-11	Adjacent to Defford First School, off Church Lane	Defford	3	WY	0.16	
27-2	Land East of Upper Street	Defford	3	WY	5.5	
27-3	Land at Sunnyside & Keppel Gate	Defford	3	WY	1.27	DUPLICATED
27-4	Land east of Upper Street	Defford	3	WY	2.88	DUPLICATED

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
27-6	Land rear of Railway Inn, Main Street	Defford	3	WY	8.85	
27-7	Land adjacent to Main Street, rear of Spring Bank	Defford	3	WY	0.3	PPG17 / DUPLICATED
27-8	Rear of Church Lane	Defford	3	WY	1	
27-9	Rear of The Mount	Defford	3	WY	0.56	DUPLICATED
MHDY01	Land adjacent to pub	Dunley	3	MH	1	
MHEN01	Land at White House Farm	Eardiston	3	MH	0.08	
MHEN02	Land at Cutmill Bridge	Eardiston	3	MH	1.15	
MHEN03	Land off Mill Lane	Eardiston	3	MH	1.13	
MHEC01	Land off Church Lane	Earls Croome	3	MH	0.89	PPG17
35-01	Land behind properties on Hill Lane From Hillmead to Hill Brook Cottage	Elmley Castle	3	WY	3.87	
35-02	Site behind The Long House. Between Netherton Lane and road to Little Comberton	Elmley Castle	3	WY	0.92	ACCESS
38-01	Land to the North of Paynes Lane	Fladbury	3	WY	0.6	
38-02	Land to the West of Lazy Lane	Fladbury	3	WY	0.66	
38-03	Land off Weston Orchard	Fladbury	3	WY	4.72	
38-04	Land abutting South of railway	Fladbury	3	WY	0.81	
38-05	Land to the rear of Coach Drive	Fladbury	3	WY	4.77	PPG17
38-06	Land off Broadway Lane, adjacent to Grey Lyn.	Fladbury	3	WY	0.16	
38-07	Land off The Chantry	Fladbury	3	WY	0.55	
MHGY01	Church Meadows	Grimley	3	MH	1.48	
MHGD01	Land at Cherry Orchard	Guarlford	3	MH	0.75	
44-01	Land at Hownings Farm	Hanbury	3	WY	18.52	
44-02	Land adjacent to recreation ground	Hanbury	3	WY	4.39	
44-03	Land adjoining Vernon Arms	Hanbury	3	WY	9.87	
44-04	Site between Pavement Cottage and Nightingales on B4090	Hanbury	3	WY	0.38	
44-05	Land adjacent to rectory fronting B4090	Hanbury	3	WY	0.507	PPG17
44-06	Land adjacent to Dedham Cottage at Darter's Hill	Hanbury	3	WY	1.26	PPG17
48-01	Harrow Lane by Galton Arms	Himbleton	3	WY	0.38	FLOOD
48-02	Harrow Lane to north	Himbleton	3	WY	0.44	
48-03	Harrow Lane west of former Pear Tree Cottage	Himbleton	3	WY	0.58	
MHLW01	Land at Well Farm (2 sites)	Little Witley	3	MH	7.72	
64-01	Allotment gardens to south of the Hidage	Littleworth	3	WY	1.11	PPG17
64-02	Land behind Coronation Cottages	Littleworth	3	WY	2.82	PPG17

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
MHLD01	Land at Manor Farm	Longdon	3	MH	7.26	
MHLG01	Land opposite Nelson Inn	Longley Green	3	MH	0.46	FLOOD
60-1	Land adjacent to Cleeve Road	North & Middle Littleton	3	WY	10.82	
60-3	Food Productions of Kanes Ltd, Cleeve Road.	North & Middle Littleton	3	WY	2.85	
60-4	Land to the East of Cleeve Road	North & Middle Littleton	3	WY	3.78	
68-1	Land adjacent to Vicarage Cottage	Overbury	3	WY	0.36	
68-2	Site adjacent to Wine Acres	Overbury	3	WY	0.51	
68-3	Land adjacent to the Old School House	Overbury	3	WY	0.39	
68-4	Land adjacent to Berkeley House	Overbury	3	WY	0.27	
69-01	Dorsington Road	Pebworth	3	WY	0.88	
69-02	Land south of Elford Cottage	Pebworth	3	WY	0.2	
69-03	Bank Farm	Pebworth	3	WY	0.97	
69-04	Land rear of Elm View Chapel View	Pebworth	3	WY	0.5	
69-05	Land adjacent to Honeybourne Road	Pebworth	3	WY	1.37	
MHPD01	Land behind Post Office	Pendock	3	MH	0.43	
MHPD02	Land adjacent to Tuscan Cottage	Pendock	3	MH	0.29	
MHHG01	Holly Green	Ryall	3	MH	2.92	
MHHG02	Land East of Ryall Lawn	Ryall	3	MH	3.8	LOCATION
76-01	MJ Turnell and Co Winchcombe Road	Sedgeberrow	3	WY	0.88	
76-02	Land currently used as Nursery off Barn Lane	Sedgeberrow	3	WY	1.45	
76-03	Site adjoining Cheltenham Road behind Bridewell Drive	Sedgeberrow	3	WY	1.08	
76-04	Land behind Hall Farm & Sedgeberrow House	Sedgeberrow	3	WY	0.75	
76-05	Land adjoining (south of) St Mary's Church, Main Street	Sedgeberrow	3	WY	1.26	PPG17
76-06	Land behind Main Street, behind 43-57	Sedgeberrow	3	WY	0.75	
76-07	Land behind St Mary's Church (not including churchyard)	Sedgeberrow	3	WY	0.75	
76-08	Land adjoining and behind 14 Winchcombe Road	Sedgeberrow	3	WY	0.19	
76-09	Land off Winchcombe Road including MJ Turnall & Co and land to south	Sedgeberrow	3	WY	1.94	
76-10	Land behind 40-50 Main Street - to north	Sedgeberrow	3	WY	0.85	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
76-11	Land in front of Lower Portway Farm	Sedgeberrow	3	WY	0.76	
MHST01	Land adj Boars Head	Severn Stoke	3	MH	0.11	
MHST02	Land opposite Deerhurst Close	Severn Stoke	3	MH	1.17	
MHST03	Land at Birch Lane	Severn Stoke	3	MH	1.8	PPG17
MHSU01	Site at Bridge Cottages	Suckley	3	MH	0.36	
83-01	Adjacent to Plough Public House, Plough Road	Tibberton	3	WY	0.61	
83-02	Land adjacent to Bridge Inn, Foredraught Lane	Tibberton	3	WY	0.62	
83-04	Land off Church Road, Church Lane	Tibberton	3	WY	1.02	DUPLICATED
83-05	Land adjacent to Bridge Inn, Foredraught Lane	Tibberton	3	WY	0.3	DUPLICATED
83-06	Rear of Church Lane and Plough Road	Tibberton	3	WY	3	
83-07	Land rear of Kenisha, Foredraught Lane	Tibberton	3	WY	0.43	
83-08	Rear of Croft Orchard, Church Lane	Tibberton	3	WY	0.89	PPG17
83-09	Land rear of Hawthorn Rise	Tibberton	3	WY	0.81	
83-10	Land rear of Parsonage & Mulberry House	Tibberton	3	WY	1.41	PPG17
MHTH01	Greenfields Farm Hyde Lane	Tunnel Hill	3	MH	0.6	
88-1	Land at Walkers Lane, Whittington	Whittington	3	WY	0.59	
88-10	Church Farm, Church Lane	Whittington	3	WY	6.53	
88-11	Land east of Whittington School	Whittington	3	WY	5.22	
88-12	Land north east of Junction between A44 and Crookbarrow Way	Whittington	3	WY	2.94	ACCESS
88-13	Part of land North East of Junction between A44 and Crookbarrow Way	Whittington	3	WY	1.22	DUPLICATED
88-2	Part of land between Kilbury Dr and Swinesherd Way	Whittington	3	WY	7.28	
88-3	Land between Kilbury Dr and Swinesherd Way	Whittington	3	WY	4.68	
88-4	Land west of M5 Whittington	Whittington	3	WY	24.29	
88-5	Land south of Swinesherd Way	Whittington	3	WY	1.1	
88-6	Land west of Whittington Grange	Whittington	3	WY	2.62	DUPLICATED
88-7	Land west of Whittington Grange	Whittington	3	WY	3.98	
88-8	Land at Whittington Grange	Whittington	3	WY	8.44	
88-9	Land north of Berkely Close	Whittington	3	WY	1.99	
91-01	Land off Chapel Lane	Wyre Piddle	3	WY	0.24	DUPLICATED
91-02	Site between main road and River Avon	Wyre Piddle	3	WY	0.18	FLOOD
91-03	Chapel Lane rear of Chapel Cottage	Wyre Piddle	3	WY	0.83	
91-04	Land at Main Road	Wyre Piddle	3	WY	0.54	
91-05	Land at Wyre Hill	Wyre Piddle	3	WY	0.26	

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
91-06	Land at petrol filling station	Wyre Piddle	3	WY	2.73	
91-07	Land off Chapel Lane	Wyre Piddle	3	WY	0.6	
91-08	Rear of Tan Orchard	Wyre Piddle	3	WY	0.18	

Appendix 5g Villages outside of categories 1-3

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
10-1	Land between Birlingham House and Lower End Farm	Birlingham	4a	WY	13.89	CAT 4a
10-2	Land Rear of Tudor Cottages	Birlingham	4a	WY	0.68	CAT 4a
10-3	Rear of Birlingham House	Birlingham	4a	WY	4.47	CAT 4a
10-4	Site in Church Street Opposite Swan Inn	Birlingham	4a	WY	0.35	CAT 4a
11-01	Land East of Abberton Road.	Bishampton	4a	WY	0.85	CAT 4a
11-02	Land adjacent Abberton View, Abberton Road.	Bishampton	4a	WY	0.3	CAT 4a
11-03	Land adjacent Abberton Road	Bishampton	4a	WY	0.89	CAT 4a
11-04	Land r/o stantonfields	Bishampton	4a	WY	0.66	CAT 4a
11-05	Land adjacent Babylon Lane	Bishampton	4a	WY	0.46	CAT 4a
11-06	Land rear of Broad Lane	Bishampton	4a	WY	0.45	CAT 4a
11-07	Land r/o Abberton Road	Bishampton	4a	WY	0.33	CAT 4a
36c-1	Land opposite Elmley Lane	Cutnall Green	4a	WY	1.94	CAT 4a
36c-2	Rear of The Green	Cutnall Green	4a	WY	0.35	CAT 4a
47-01	Land off Salters Lane	Lower Moor	4a	WY	0.49	CAT 4a
47-02	R/O Bridge Street	Lower Moor	4a	WY	1.21	NATURE / CAT 4a
47-04	Land South of Blacksmith Lane	Lower Moor	4a	WY	0.9	CAT 4a
47-05	Land East of Gibbs Close	Lower Moor	4a	WY	1.06	CAT 4a
47-06	Land R/O Maytree Road	Lower Moor	4a	WY	1.74	CAT 4a
47-07	Land South of Chestnut Close	Lower Moor	4a	WY	2.52	PPG17 / CAT 4a
47-08	R/O The Cherry Trees	Lower Moor	4a	WY	0.18	CAT 4a
47-09	Land R/O Gibbs Close	Lower Moor	4a	WY	1.6	CAT 4a
47-10	R/O Blacksmiths Lane	Lower Moor	4a	WY	2.7	CAT 4a
47-11	R/O Blacksmiths Lane	Lower Moor	4a	WY	3.9	CAT 4a
47-12	Land fronting Church Lane	Lower Moor	4a	WY	0.55	CAT 4a
47-13	Land R/O Hillside	Lower Moor	4a	WY	0.51	CAT 4a

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
60-2	Land adjacent to Blakes Hill	North & Middle Littleton	4a	WY	0.53	CAT 4a
60-5	Land to the South of Arrow Lane	North & Middle Littleton	4a	WY	2.13	CAT 4a
MHPX01	Pensax Primary School	Pensax	4a	MH	0.62	CAT 4a
70-01	Land East of Monks Way	Peopleton	4a	WY	1.35	CAT 4a
70-02	Wood Farm	Peopleton	4a	WY	1.84	CAT 4a
70-03	Land R/O Lower Norchard Cottages	Peopleton	4a	WY	0.26	CAT 4a
70-04	East of Monks Way	Peopleton	4a	WY	4.6	CAT 4a
70-05	Land rear of Norchard Close	Peopleton	4a	WY	0.28	CAT 4a
70-06	R/O Poppy Corner	Peopleton	4a	WY	0.44	CAT 4a
74-07	R/O Stonecroft Cottages	Peopleton	4a	WY	0.58	CAT 4a
19-1	Land west of Canada Bank	Charlton	4b	WY	1.1	CAT 4b
19-2	Land to south of Top Street	Charlton	4b	WY	1.6	CAT 4b
19-3	East of Ryden Lane	Charlton	4b	WY	1.6	CAT 4b
19-4	Ryden Lane	Charlton	4b	WY	0.39	CAT 4b
19-5	Sidings Lane	Charlton	4b	WY	1.1	CAT 4b
19-6	South of Ryden Lane	Charlton	4b	WY	0.95	FLOOD / CAT 4b
19-7	Land to east of Sidings Lane	Charlton	4b	WY	0.46	CAT 4b
92-1	Land adjacent to 53, Lower Cladswell Lane.	Cookhill	4b	WY	0.17	CAT 4b
92-10	Strip of land off The Ridgeway	Cookhill	4b	WY	0.17	PPG17 / CAT 4b
92-2	Land off Ridgeway, Astwood Bank	Cookhill	4b	WY	0.29	CAT 4b
92-3	Land North of Chamberlain Lane	Cookhill	4b	WY	0.41	CAT 4b
92-4	Land North East of Upper Park Farm	Cookhill	4b	WY	1.82	PPG17 / CAT 4b
92-5	Land off Windrift, Edgioak Lane, Astwood Bank	Cookhill	4b	WY	0.5	CAT 4b
92-6	Land off Chamberlain Lane	Cookhill	4b	WY	0.98	CAT 4b
92-7	Land adjacent to Lower Cladswell Lane (The Thatch Cottage)	Cookhill	4b	WY	0.4	PPG17 / CAT 4b
92-8	The Yard, Ridgeway	Cookhill	4b	WY	0.64	PPG17 / CAT 4b
92-9	Land off The Ridgeway, adjacent to Aquaria.	Cookhill	4b	WY	1.75	CAT 4b
63-1	Land adjacent to Cranbrook	Norton and Lenchwick	4b	WY	0.16	CAT 4b
63-2	Land north of Norton Village	Norton and Lenchwick	4b	WY	1.45	CAT 4b

Site Ref	Location	Town / Village	Village Category	District	Site area (ha)	Reason for Ruling Out
63-3	Land adjacent to Evesham Road	Norton and Lenchwick	4b	WY	13.9	CAT 4b
63-4	Land at Lenchwick	Norton and Lenchwick	4b	WY	3.17	CAT 4b
63-5	Land to the rear of Church Walk	Norton and Lenchwick	4b	WY	0.48	CAT 4b
63-6	Land adjacent to Kings Lane	Norton and Lenchwick	4b	WY	3	CAT 4b
63-7	Land adjacent to Egwins Close	Norton and Lenchwick	4b	WY	2.15	CAT 4b
MHSG01	Land at Pound Farm	Sinton Green	4b	MH	0.57	CAT 4b
S29-1	East of Hobden Hall Farm	Stoke Prior	4b	WY	4.12	CAT 4b
S29-2	East of Hobden Hall Farm	Stoke Prior	4b	WY	7.32	CAT 4b
80-01	Land adjacent to the Old Forge on Froggery Lane	Stoulton & Hawbridge	4b	WY	0.22	CAT 4b
80-02	Land in front of Bird in Hand pub, fronting the main road	Stoulton & Hawbridge	4b	WY	1.3	CAT 4b
80-03	Site to west of Hawbridge along Wadborough Road	Stoulton & Hawbridge	4b	WY	7.95	CAT 4b
80-04	Extensive site to north and east of Stoulton running up railway line	Stoulton & Hawbridge	4b	WY	30.76	CAT 4b
80-05	Site south of Stoulton between Wadborough Road and former A44	Stoulton & Hawbridge	4b	WY	1.72	CAT 4b
80-06	Land behind Boxbush Drive adjoining Wadborough Road	Stoulton & Hawbridge	4b	WY	1.75	CAT 4b

Appendix 6

Maps of all settlements considered at panels and associated results

Towns

- Worcester, Whittington and Strategic Sites
- Droitwich Spa
- Evesham
- Malvern and Malvern Wells
- Pershore
- Upton-upon-Severn (including Tunnel Hill and Ryall)
- Tenbury Wells

Category 1 Villages

- Badsey and Bredon
- Broadway
- Clifton-on-Teme and Great Witley
- Hallow and Hanley Swan
- Hartlebury and Honeybourne
- Inkberrow and Kempsey
- Lower Broadheath and Martley
- Offenham and Ombersley
- Pinvin and Powick
- Rushwick and South Littleton
- Welland and Wychbold

Category 2 Villages

- Abberley Common and Alfrick
- Beckford and Bretforton
- Broadwas and Callow End
- Cleeve Prior and Clows Top
- Crowle and Drakes Broughton
- Eckington and Fernhill Heath
- Flyford Flavell and Hanley Castle
- Harvington
- Holt Heath and Kemerton
- Leigh Sinton and Shrawley
- Upton Snodsbury and Wickhamford

Please note that each map shows all of the sites that have been logged in or adjacent to the stated settlement, the detailed panel results behind each map only provide the results for the sites that went through the panel process. Therefore, in some cases, the number of sites identified on the maps does not match the number of sites considered through the panel process. Some sites will have already been ruled out at an earlier stage, for example where there has been duplication or there is a flood risk (see section 4 for the SHLAA process).