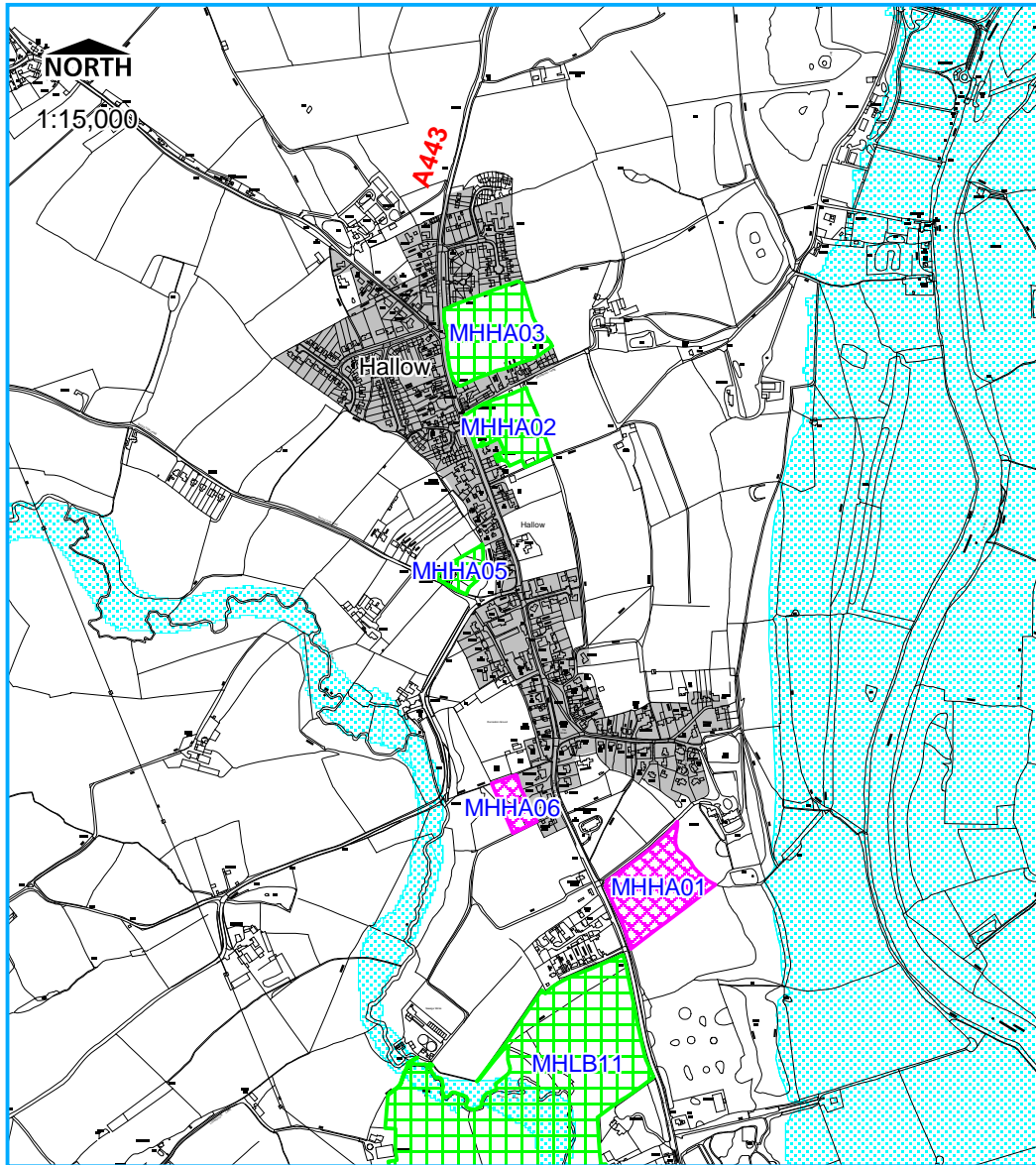
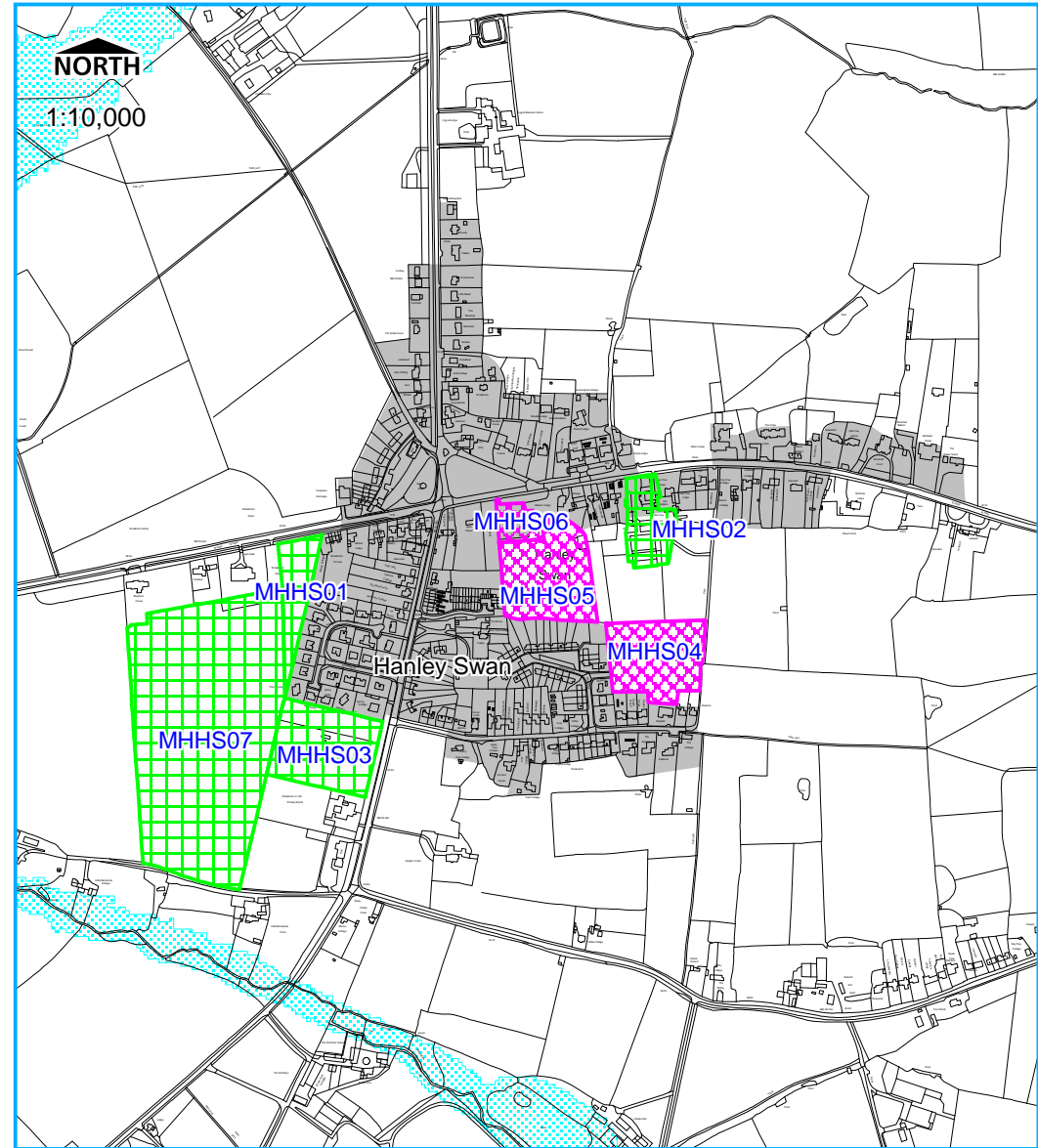






STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Hallow



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Hanley Swan



Legend	 Sites within Malvern Hills DC	 Settlement boundary
	 Sites ruled out	 Flood Zone

Site Ref	MHHA02	Location	Field opp Ladygo Lane		
Town / Village	Hallow				
Village Category	1				
District	MH				
Panel date	01/10/2007	Panel Name	Malvern		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.9	Total potential Dwellings	27
Financial Viability for housing	High	Availability	5-10 years		
Further Detail					
Panel Reason					

Site Ref	MHHA03	Location	Field opp old car showroom		
Town / Village	Hallow				
Village Category	1				
District	MH				
Panel date	01/10/2007	Panel Name	Malvern		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Access		
Physical Constraints Costs	Low	Infrastructure Constraints	Medium		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	2.8	Total potential Dwellings	84
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Access to Hallow Rd may need to take account of Moseley Rd junction opposite				
Panel Reason					

Site Ref	MHHA05	Location	Land off Shoulton Lane Hallow
Town / Village	Hallow		
Village Category	1		
District	MH		
Panel date	01/10/2007	Panel Name	Malvern
Ownership	Single	Land Owners Attitude	For
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	None
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	None	Infrastructure Constraints	None
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	20	Size of site	.48
		Total potential Dwellings	10
Financial Viability for housing	High	Availability	Unknown
Further Detail	Not really infill extends the village. Consider adjacent land to the north, range of long gardens leading to stream		
Panel Reason			

Site Ref	MHHA06	Location	Land adj to Laugherne House Main Road
Town / Village	Hallow		
Village Category	1		
District	MH		
Panel date	01/10/2007	Panel Name	Malvern
Ownership	Single	Land Owners Attitude	For
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	None
Type of constraint	Access issues	Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	20	Size of site	0.51
		Total potential Dwellings	10
Financial Viability for housing	Medium	Availability	Unknown
Further Detail	Backland - not suitable. Access Issues and design issues - remove		
Panel Reason	ACCESS		

Site Ref	MHHS01	Location	Land adjacent to St. Gabriels Church		
Town / Village	Hanley Swan				
Village Category	1				
District	MH				
Panel date	23/01/2008	Panel Name	Malvern Villages		
Ownership	Single	Land Owners Attitude	For		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	Awkward shaped site	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	0	Size of site	0.86	Total potential Dwellings	10
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Shape of land (very narrow at rear) would limit housing no's. Could be better developed with land behind.				
Panel Reason					

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

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

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

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

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

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