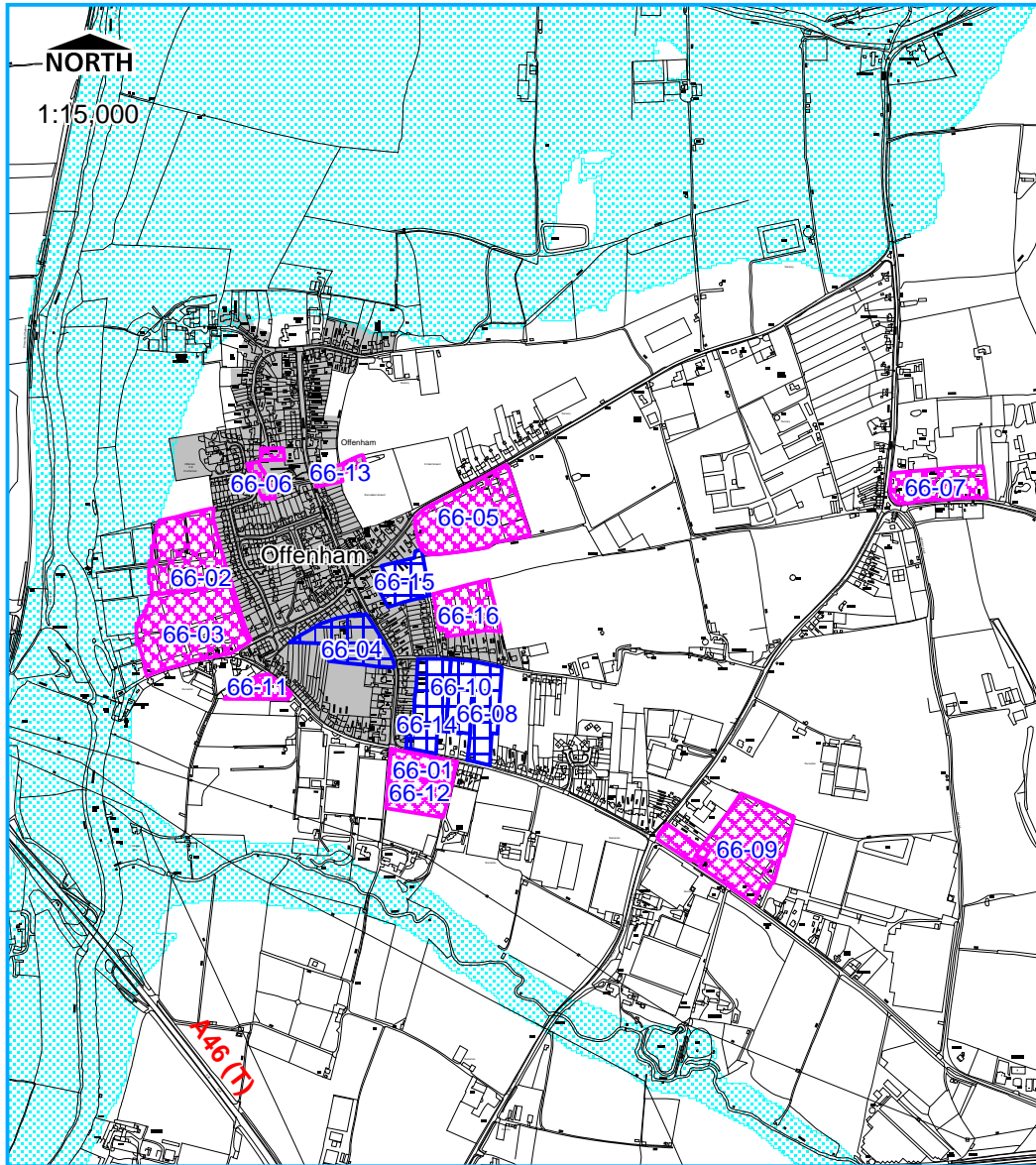
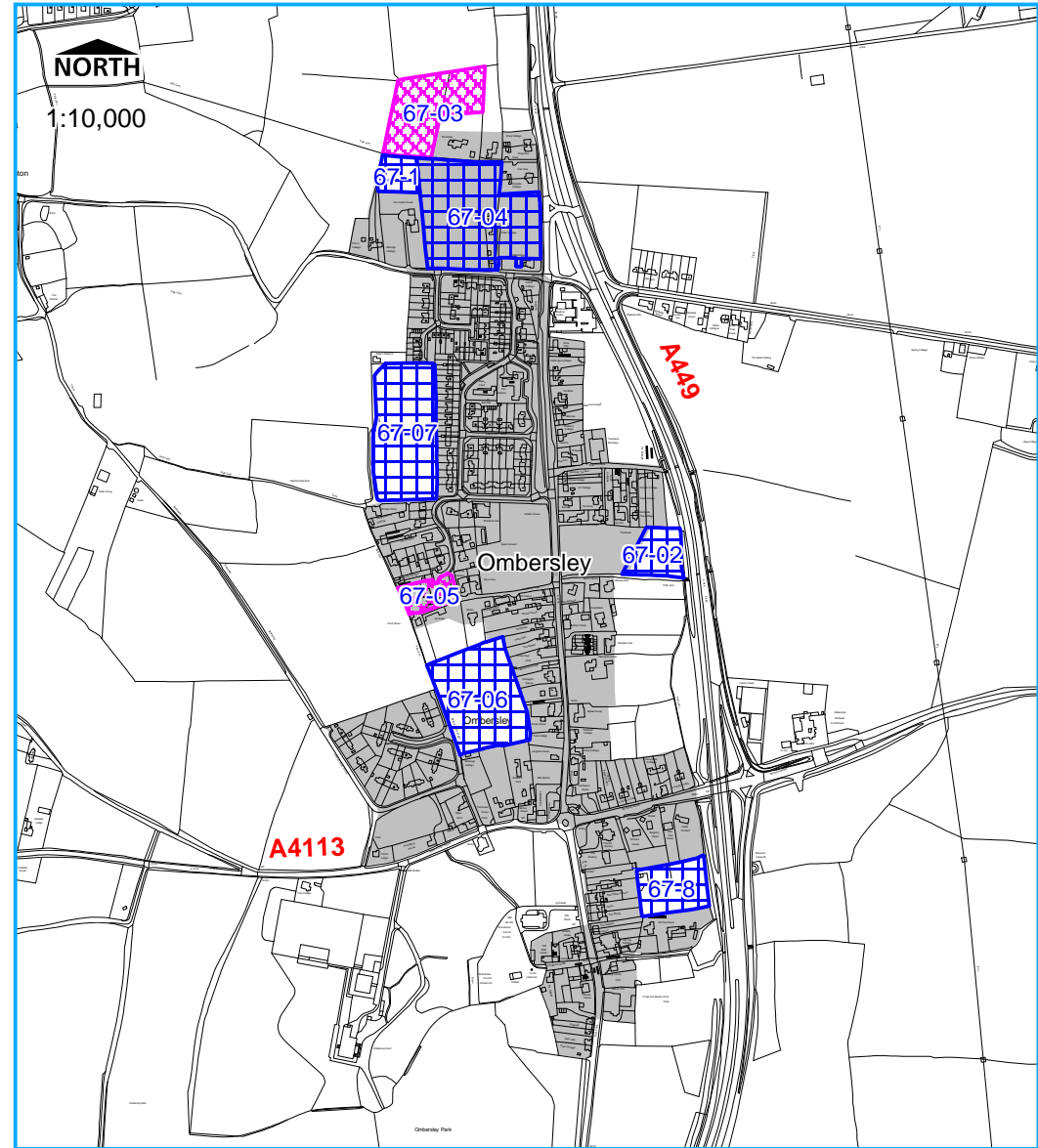


STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Offenham



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Ombersley



Legend



Sites within Wychavon DC



Sites ruled out

Settlement boundary

Flood Zone

Site Ref	<input type="text" value="66-01"/>	Location	<input type="text" value="Land off Mill Lane (Laurels Road)"/>
Town / Village	<input type="text" value="Offenham"/>		
Village Category	<input type="text" value="1"/>		
District	<input type="text" value="WY"/>		
Panel date	<input type="text" value="01/02/2008"/>	Panel Name	<input type="text" value="Wych South Villages"/>
Ownership	<input type="text" value="Single"/>	Land Owners Attitude	<input type="text" value="Unknown"/>
Economic Viability	<input type="text"/>	Brownfield (Y/N)	<input type="text" value="N"/>
Market Demand	<input type="text"/>	Greenfield (Y/N)	<input type="text" value="Y"/>
Assumed Dwelling	<input type="text"/>	Dwelling info	<input type="text"/>
Contamination Mitigation Costs	<input type="text"/>	Exceptional Planning Obligations Cost	<input type="text"/>
Type of contamination	<input type="text"/>	Type of Obligation cost	<input type="text"/>
Physical Constraints Costs	<input type="text"/>	Infrastructure Constraints	<input type="text"/>
Type of constraint	<input type="text"/>	Type of Infrastructure	<input type="text"/>
Potential Developer	<input type="text"/>		
Appropriate Density (dws/ha)	<input type="text" value="0"/>	Size of site	<input type="text"/>
Total potential Dwellings	<input type="text" value="0"/>		
Financial Viability for housing	<input type="text"/>	Availability	<input type="text"/>
Further Detail	<input type="text" value="Site already has permission for affordable housing"/>		
Panel Reason	<input type="text" value="PP"/>		

Site Ref	<input type="text" value="66-02"/>	Location	<input type="text" value="Land at Boat Lane"/>
Town / Village	<input type="text" value="Offenham"/>		
Village Category	<input type="text" value="1"/>		
District	<input type="text" value="WY"/>		
Panel date	<input type="text" value="01/02/2008"/>	Panel Name	<input type="text" value="Wych South Villages"/>
Ownership	<input type="text"/>	Land Owners Attitude	<input type="text" value="Unknown"/>
Economic Viability	<input type="text"/>	Brownfield (Y/N)	<input type="text" value="Y"/>
Market Demand	<input type="text"/>	Greenfield (Y/N)	<input type="text" value="N"/>
Assumed Dwelling	<input type="text"/>	Dwelling info	<input type="text"/>
Contamination Mitigation Costs	<input type="text"/>	Exceptional Planning Obligations Cost	<input type="text"/>
Type of contamination	<input type="text"/>	Type of Obligation cost	<input type="text"/>
Physical Constraints Costs	<input type="text"/>	Infrastructure Constraints	<input type="text"/>
Type of constraint	<input type="text"/>	Type of Infrastructure	<input type="text"/>
Potential Developer	<input type="text"/>		
Appropriate Density (dws/ha)	<input type="text" value="0"/>	Size of site	<input type="text"/>
Total potential Dwellings	<input type="text" value="0"/>		
Financial Viability for housing	<input type="text"/>	Availability	<input type="text"/>
Further Detail	<input type="text" value="Too important as an employment site"/>		
Panel Reason	<input type="text" value="EMPLOYMENT"/>		

Site Ref	66-03	Location	Land at Boat Lane	
Town / Village	Offenham			
Village Category	1			
District	WY			
Panel date	01/02/2008	Panel Name	Wych South Villages	
Ownership		Land Owners Attitude	Unknown	
Economic Viability		Brownfield (Y/N)	Y	
Market Demand		Greenfield (Y/N)	N	
Assumed Dwelling		Dwelling info		
Contamination Mitigation Costs		Exceptional Planning Obligations Cost		
Type of contamination		Type of Obligation cost		
Physical Constraints Costs		Infrastructure Constraints		
Type of constraint		Type of Infrastructure		
Potential Developer				
Appropriate Density (dws/ha)	0	Size of site		Total potential Dwellings 0
Financial Viability for housing		Availability		
Further Detail	Too important as an employment site			
Panel Reason	EMPLOYMENT			

Site Ref	66-04	Location	Land off Main Street	
Town / Village	Offenham			
Village Category	1			
District	WY			
Panel date	01/02/2008	Panel Name	Wych South Villages	
Ownership	Single	Land Owners Attitude	Unknown	
Economic Viability	Unviable	Brownfield (Y/N)	Y	
Market Demand	Medium	Greenfield (Y/N)	Y	
Assumed Dwelling	Houses	Dwelling info	Mixed sizes and tenures	
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	Flat site	Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	30	Size of site	1.24	Total potential Dwellings 37
Financial Viability for housing	High	Availability	Within 5 years	
Further Detail	Currently open space would require careful handling and sensitive design. Need to try and secure land to the south so there could be open space retained within the site for the whole community.			
Panel Reason				

Site Ref	<input type="text" value="66-05"/>	Location	<input type="text" value="Land South of Three Cocks Lane"/>
Town / Village	<input type="text" value="Offenham"/>		
Village Category	<input type="text" value="1"/>		
District	<input type="text" value="WY"/>		
Panel date	<input type="text" value="01/02/2008"/>	Panel Name	<input type="text" value="Wych South Villages"/>
Ownership	<input type="text"/>	Land Owners Attitude	<input type="text" value="Unknown"/>
Economic Viability	<input type="text"/>	Brownfield (Y/N)	<input type="text" value="N"/>
Market Demand	<input type="text"/>	Greenfield (Y/N)	<input type="text" value="Y"/>
Assumed Dwelling	<input type="text"/>	Dwelling info	<input type="text"/>
Contamination Mitigation Costs	<input type="text"/>	Exceptional Planning Obligations Cost	<input type="text"/>
Type of contamination	<input type="text"/>	Type of Obligation cost	<input type="text"/>
Physical Constraints Costs	<input type="text"/>	Infrastructure Constraints	<input type="text"/>
Type of constraint	<input type="text"/>	Type of Infrastructure	<input type="text"/>
Potential Developer	<input type="text"/>		
Appropriate Density (dws/ha)	<input type="text" value="0"/>	Size of site	<input type="text"/>
Total potential Dwellings	<input type="text" value="0"/>		
Financial Viability for housing	<input type="text"/>	Availability	<input type="text"/>
Further Detail	<input type="text" value="Too removed from built up area of settlement"/>		
Panel Reason	<input type="text" value="LOCATION"/>		

Site Ref	<input type="text" value="66-07"/>	Location	<input type="text" value="Land at Windy Lea, Newton, Bennetts Hill"/>
Town / Village	<input type="text" value="Offenham"/>		
Village Category	<input type="text" value="1"/>		
District	<input type="text" value="WY"/>		
Panel date	<input type="text" value="01/02/2008"/>	Panel Name	<input type="text" value="Wych South Villages"/>
Ownership	<input type="text"/>	Land Owners Attitude	<input type="text" value="Unknown"/>
Economic Viability	<input type="text"/>	Brownfield (Y/N)	<input type="text" value="N"/>
Market Demand	<input type="text"/>	Greenfield (Y/N)	<input type="text" value="Y"/>
Assumed Dwelling	<input type="text"/>	Dwelling info	<input type="text"/>
Contamination Mitigation Costs	<input type="text"/>	Exceptional Planning Obligations Cost	<input type="text"/>
Type of contamination	<input type="text"/>	Type of Obligation cost	<input type="text"/>
Physical Constraints Costs	<input type="text"/>	Infrastructure Constraints	<input type="text"/>
Type of constraint	<input type="text"/>	Type of Infrastructure	<input type="text"/>
Potential Developer	<input type="text"/>		
Appropriate Density (dws/ha)	<input type="text"/>	Size of site	<input type="text"/>
Total potential Dwellings	<input type="text"/>		
Financial Viability for housing	<input type="text"/>	Availability	<input type="text"/>
Further Detail	<input type="text" value="Too removed from settlement"/>		
Panel Reason	<input type="text" value="LOCATION"/>		

Site Ref	66-08	Location	Land at Laurels Road		
Town / Village	Offenham				
Village Category	1				
District	WY				
Panel date	01/02/2008	Panel Name	Wych South Villages		
Ownership	Multiple	Land Owners Attitude	Unknown		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	Medium	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Mix of tenures and sizes		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	None	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	1.03	Total potential Dwellings	34
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Need to consider site 66-08, 10 and 14 together as one site - would create 90 dwellings. Only developable with the above sites.				
Panel Reason					

Site Ref	66-09	Location	Land at Offenham Cross		
Town / Village	Offenham				
Village Category	1				
District	WY				
Panel date	01/02/2008	Panel Name	Wych South Villages		
Ownership		Land Owners Attitude	Unknown		
Economic Viability		Brownfield (Y/N)	N		
Market Demand		Greenfield (Y/N)	Y		
Assumed Dwelling		Dwelling info			
Contamination Mitigation Costs		Exceptional Planning Obligations Cost			
Type of contamination		Type of Obligation cost			
Physical Constraints Costs		Infrastructure Constraints			
Type of constraint		Type of Infrastructure			
Potential Developer					
Appropriate Density (dws/ha)	0	Size of site		Total potential Dwellings	0
Financial Viability for housing		Availability			
Further Detail	Employment site - too far out.				
Panel Reason	EMPLOYMENT / LOCATION				

Site Ref	66-10	Location	Land nehind Wyndham & Homeleigh (accessed off Leasowes Road)		
Town / Village	Offenham				
Village Category	1				
District	WY				
Panel date	01/02/2008	Panel Name	Wych South Villages		
Ownership	Multiple	Land Owners Attitude	Unknown		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	mixed tenures and sizes		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	None	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.68	Total potential Dwellings	20
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Need to consider site 66-08, 10 and 14 together as one site - would create 90 dwellings. Only developable with the above sites.				
Panel Reason					

Site Ref	66-11	Location	Land adjacent to Knowledge Cottages		
Town / Village	Offenham				
Village Category	1				
District	WY				
Panel date	01/02/2008	Panel Name	Wych South Villages		
Ownership		Land Owners Attitude	Unknown		
Economic Viability		Brownfield (Y/N)	N		
Market Demand		Greenfield (Y/N)	Y		
Assumed Dwelling		Dwelling info			
Contamination Mitigation Costs		Exceptional Planning Obligations Cost			
Type of contamination		Type of Obligation cost			
Physical Constraints Costs		Infrastructure Constraints			
Type of constraint		Type of Infrastructure			
Potential Developer					
Appropriate Density (dws/ha)	0	Size of site		Total potential Dwellings	0
Financial Viability for housing		Availability			
Further Detail	Potential affordable housing site - rural exception site for 10 units. Not an allocated site.				
Panel Reason	SMALL				

Site Ref	<input type="text" value="66-12"/>	Location	<input type="text" value="Land off Laurels Road"/>
Town / Village	<input type="text" value="Offenham"/>		
Village Category	<input type="text" value="1"/>		
District	<input type="text" value="WY"/>		
Panel date	<input type="text" value="01/02/2008"/>	Panel Name	<input type="text" value="Wych South Villages"/>
Ownership	<input type="text"/>	Land Owners Attitude	<input type="text" value="Unknown"/>
Economic Viability	<input type="text"/>	Brownfield (Y/N)	<input type="text" value="N"/>
Market Demand	<input type="text"/>	Greenfield (Y/N)	<input type="text" value="Y"/>
Assumed Dwelling	<input type="text"/>	Dwelling info	<input type="text"/>
Contamination Mitigation Costs	<input type="text"/>	Exceptional Planning Obligations Cost	<input type="text"/>
Type of contamination	<input type="text"/>	Type of Obligation cost	<input type="text"/>
Physical Constraints Costs	<input type="text"/>	Infrastructure Constraints	<input type="text"/>
Type of constraint	<input type="text"/>	Type of Infrastructure	<input type="text"/>
Potential Developer	<input type="text"/>		
Appropriate Density (dws/ha)	<input type="text" value="0"/>	Size of site	<input type="text"/>
Total potential Dwellings	<input type="text" value="0"/>		
Financial Viability for housing	<input type="text"/>	Availability	<input type="text"/>
Further Detail	<input type="text" value="Not available as road as front of site being developed for affordable."/>		
Panel Reason	<input type="text" value="PP"/>		

Site Ref	<input type="text" value="66-13"/>	Location	<input type="text" value="Club & Hall"/>
Town / Village	<input type="text" value="Offenham"/>		
Village Category	<input type="text" value="1"/>		
District	<input type="text" value="WY"/>		
Panel date	<input type="text" value="01/02/2008"/>	Panel Name	<input type="text" value="Wych South Villages"/>
Ownership	<input type="text"/>	Land Owners Attitude	<input type="text" value="Unknown"/>
Economic Viability	<input type="text"/>	Brownfield (Y/N)	<input type="text" value="Y"/>
Market Demand	<input type="text"/>	Greenfield (Y/N)	<input type="text" value="N"/>
Assumed Dwelling	<input type="text"/>	Dwelling info	<input type="text"/>
Contamination Mitigation Costs	<input type="text"/>	Exceptional Planning Obligations Cost	<input type="text"/>
Type of contamination	<input type="text"/>	Type of Obligation cost	<input type="text"/>
Physical Constraints Costs	<input type="text"/>	Infrastructure Constraints	<input type="text"/>
Type of constraint	<input type="text"/>	Type of Infrastructure	<input type="text"/>
Potential Developer	<input type="text"/>		
Appropriate Density (dws/ha)	<input type="text" value="0"/>	Size of site	<input type="text"/>
Total potential Dwellings	<input type="text" value="0"/>		
Financial Viability for housing	<input type="text"/>	Availability	<input type="text"/>
Further Detail	<input type="text" value="Valued community facility not viable for housing - village hall / club house etc."/>		
Panel Reason	<input type="text" value="COMMUNITY"/>		

Site Ref	66-14	Location	Land off Laurels Road, immediately behind properties on Main Street		
Town / Village	Offenham				
Village Category	1				
District	WY				
Panel date	01/02/2008	Panel Name	Wych South Villages		
Ownership	Multiple	Land Owners Attitude	Unknown		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Mix of tenures and sizes		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	None	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	1.21	Total potential Dwellings	36
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Considered sites 66-08, 10 and 14 together as one site - would create 90 dwellings. But 14 could be developed on its own without 10 and 8.				
Panel Reason					

Site Ref	66-15	Location	Land off New Road		
Town / Village	Offenham				
Village Category	1				
District	WY				
Panel date	01/02/2008	Panel Name	Wych South Villages		
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	Mix of tenures and sizes		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	None	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.72	Total potential Dwellings	22
Financial Viability for housing	High	Availability	10-15 years		
Further Detail	This site could be phased after other preferable more central sites (3rd choice after 66-14 and 4)				
Panel Reason					

Site Ref	66-16	Location	Land adjoining New Road	
Town / Village	Offenham			
Village Category	1			
District	WY			
Panel date	01/02/2008	Panel Name	Wych South Villages	
Ownership		Land Owners Attitude	Unknown	
Economic Viability		Brownfield (Y/N)	N	
Market Demand		Greenfield (Y/N)	Y	
Assumed Dwelling		Dwelling info		
Contamination Mitigation Costs		Exceptional Planning Obligations Cost		
Type of contamination		Type of Obligation cost		
Physical Constraints Costs		Infrastructure Constraints		
Type of constraint		Type of Infrastructure		
Potential Developer				
Appropriate Density (dws/ha)	0	Size of site		Total potential Dwellings 0
Financial Viability for housing		Availability		
Further Detail	Site is inaccessible			
Panel Reason	ACCESS			

Site Ref	67-02	Location	Land South of The Racks	
Town / Village	Ombersley			
Village Category	1			
District	WY			
Panel date	08/10/2007	Panel Name	Droitwich	
Ownership	Single	Land Owners Attitude	Unknown	
Economic Viability	Poor	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	None	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure	sewer capacity tbc	
Potential Developer	Yes			
Appropriate Density (dws/ha)	30	Size of site	0.48	Total potential Dwellings 14
Financial Viability for housing	High	Availability	Within 5 years	
Further Detail	Can only be delivered with The Rack Allocation which has been granted planning permission.			
Panel Reason				

Site Ref	67-03	Location	Land adjacent to The Deans	
Town / Village	Ombersley			
Village Category	1			
District	WY			
Panel date	08/10/2007	Panel Name	Droitwich	
Ownership		Land Owners Attitude	Unknown	
Economic Viability		Brownfield (Y/N)	N	
Market Demand		Greenfield (Y/N)	Y	
Assumed Dwelling		Dwelling info		
Contamination Mitigation Costs		Exceptional Planning Obligations Cost		
Type of contamination		Type of Obligation cost		
Physical Constraints Costs		Infrastructure Constraints		
Type of constraint		Type of Infrastructure		
Potential Developer				
Appropriate Density (dws/ha)	0	Size of site		Total potential Dwellings 0
Financial Viability for housing		Availability		
Further Detail	Too remote - poor in urban design terms.			
Panel Reason	LOCATION			

Site Ref	67-04	Location	Woodhall Lane	
Town / Village	Ombersley			
Village Category	1			
District	WY			
Panel date	08/10/2007	Panel Name	Droitwich	
Ownership	Single	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	Medium	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Low	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure	sewer capacity tbc	
Potential Developer	Yes			
Appropriate Density (dws/ha)	30	Size of site	2.02	Total potential Dwellings 54
Financial Viability for housing	High	Availability	Within 5 years	
Further Detail	Would need to be developed in conjunction with site 67-01			
Panel Reason				

Site Ref	67-05	Location	Land at Chapel Lane	
Town / Village	Ombersley			
Village Category	1			
District	WY			
Panel date	08/10/2007	Panel Name	Droitwich	
Ownership		Land Owners Attitude	Unknown	
Economic Viability		Brownfield (Y/N)	Y	
Market Demand		Greenfield (Y/N)	N	
Assumed Dwelling		Dwelling info		
Contamination Mitigation Costs		Exceptional Planning Obligations Cost		
Type of contamination		Type of Obligation cost		
Physical Constraints Costs		Infrastructure Constraints		
Type of constraint		Type of Infrastructure		
Potential Developer				
Appropriate Density (dws/ha)	0	Size of site		Total potential Dwellings 0
Financial Viability for housing		Availability		
Further Detail	Already been developed remove			
Panel Reason	BUILT OUT			

Site Ref	67-06	Location	Land off Cross Keys	
Town / Village	Ombersley			
Village Category	1			
District	WY			
Panel date	08/10/2007	Panel Name	Droitwich	
Ownership	Single	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	Medium	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	None	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure	sewer capacity tbc	
Potential Developer	Yes			
Appropriate Density (dws/ha)	30	Size of site	1.43	Total potential Dwellings 30
Financial Viability for housing	High	Availability	Unknown	
Further Detail	No owner support for site. 30 dph less 30% due to conservation area. Former allocation			
Panel Reason				

Site Ref	67-07	Location	Land off Sandys Road
Town / Village	Omersley		
Village Category	1		
District	WY		
Panel date	08/10/2007	Panel Name	Droitwich
Ownership	Single	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	Medium
Type of contamination		Type of Obligation cost	Access off Sandy's Road
Physical Constraints Costs	Low	Infrastructure Constraints	None
Type of constraint		Type of Infrastructure	Tbc Sewer capacity
Potential Developer	Yes		
Appropriate Density (dws/ha)	30	Size of site	1.61
		Total potential Dwellings	46
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	30 dph less 20% for landscaping		
Panel Reason			

Site Ref	67-1	Location	Land adjacent to Uttbridge Cottage
Town / Village	Omersley		
Village Category	1		
District	WY		
Panel date	08/10/2007	Panel Name	Droitwich
Ownership	Single	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	Medium
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	None
Type of constraint		Type of Infrastructure	sewer capacity tbc
Potential Developer	Yes		
Appropriate Density (dws/ha)	30	Size of site	0.25
		Total potential Dwellings	7
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Too small to develop as an allocation without site 67-04		
Panel Reason			

Site Ref	67-8	Location	Land adjacent Hill Top House		
Town / Village	Omersley				
Village Category	1				
District	WY				
Panel date	08/10/2007	Panel Name	Droitwich		
Ownership	Single	Land Owners Attitude	Unknown		
Economic Viability	Poor	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Conservation area, access of A4133		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	Conservation area	Type of Infrastructure	sewer capacity tbc		
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.61	Total potential Dwellings	14
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	30 dph less 25% for landscape in CA				
Panel Reason					