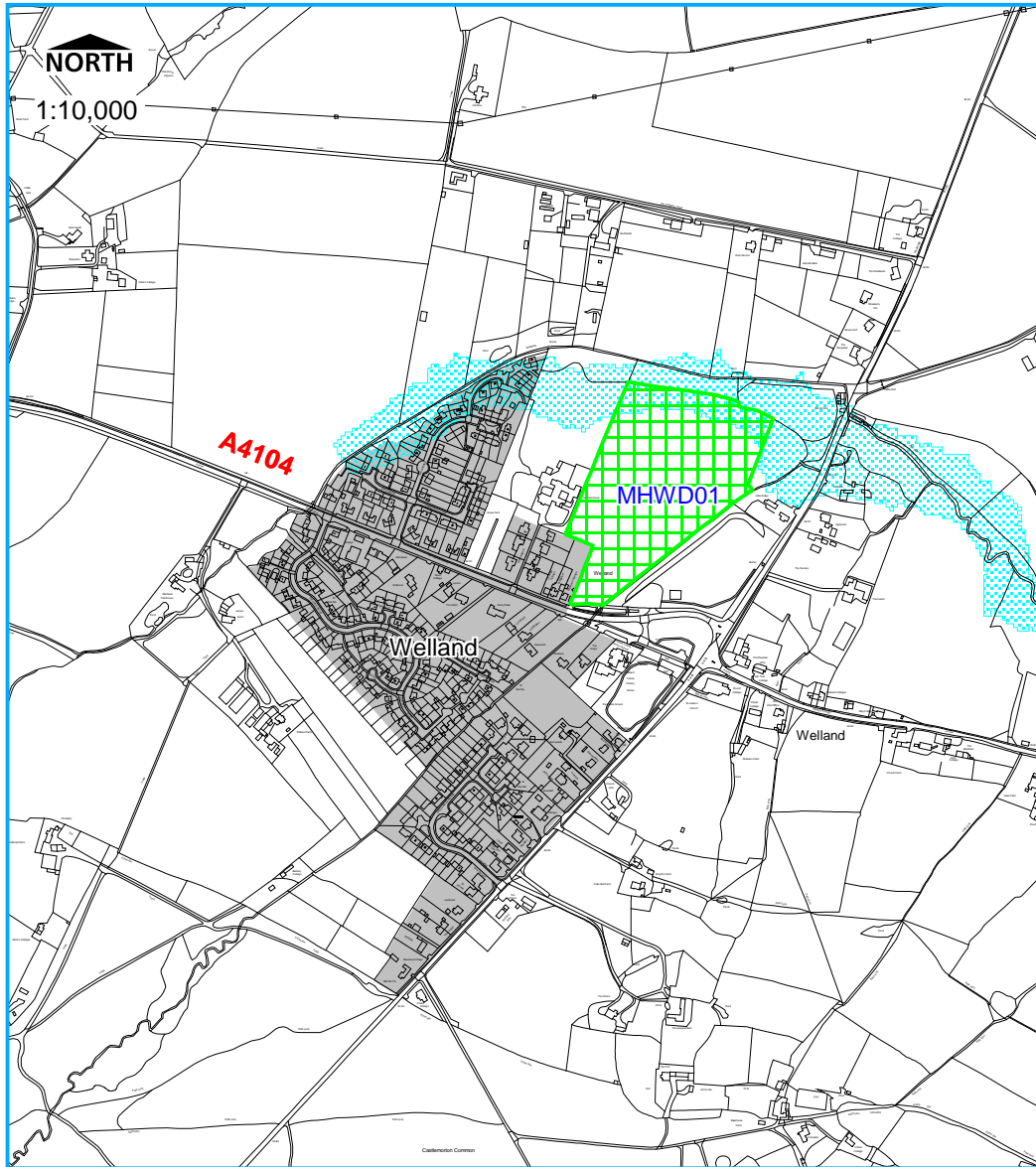
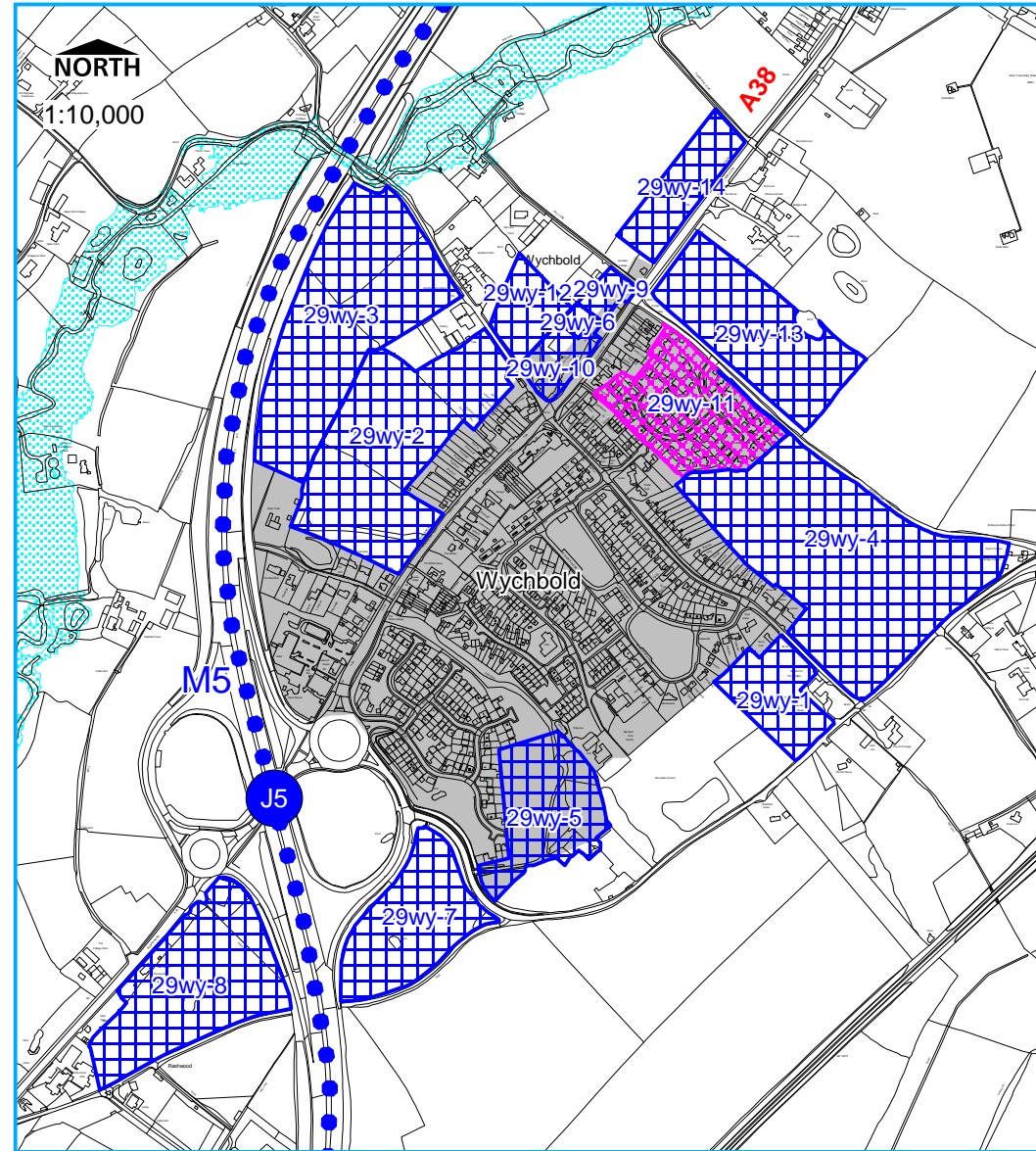


STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Welland



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Wychbold



Legend

- Sites within Malvern Hills DC
- Sites within Wychavon DC
- Sites ruled out
- Settlement boundary
- Flood Zone
- Motorway

Site Ref	29wy-1	Location	Sunnyhill House		
Town / Village	Wychbold				
Village Category	1				
District	WY				
Panel date	08/10/2007	Panel Name	Droitwich		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Unviable	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	Brine tbc	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	1.36	Total potential Dwellings	40
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Unviable current economic use as not large enough for agriculture.				
Panel Reason					

Site Ref	29wy-10	Location	Crown Lane		
Town / Village	Wychbold				
Village Category	1				
District	WY				
Panel date	08/10/2007	Panel Name	Droitwich		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Poor	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	N		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	Medium		
Type of contamination	Brine?	Type of Obligation cost	Access to A38		
Physical Constraints Costs	None	Infrastructure Constraints	None		
Type of constraint		Type of Infrastructure	sewer and water tbc		
Potential Developer	Yes				
Appropriate Density (dws/ha)	40	Size of site	0.51	Total potential Dwellings	18
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	40 dph less 10% landscaping for green belt.				
Panel Reason					

Site Ref	29wy-11	Location	Church Lane / Chequers Lane	
Town / Village	Wychbold			
Village Category	1			
District	WY			
Panel date	02/10/2007	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	Remove already been developed.			
Panel Reason	BUILT OUT			

Site Ref	29wy-12	Location	Land behind the Poachers Pocket Public House	
Town / Village	Wychbold			
Village Category	1			
District	WY			
Panel date	08/10/2007	Panel Name	Droitwich	
Ownership	Unknown	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	Medium	Exceptional Planning Obligations Cost	Medium	
Type of contamination	Brine?	Type of Obligation cost	Access to A38	
Physical Constraints Costs	None	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure	Sewer tbc.	
Potential Developer	Yes			
Appropriate Density (dws/ha)	40	Size of site	0.86	Total potential Dwellings 31
Financial Viability for housing	High	Availability	Within 5 years	
Further Detail	Would not develop this site without 29wy-6 and 9			
Panel Reason				

Site Ref	29wy-13	Location	Land off Church Lane
Town / Village	Wychbold		
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	Medium	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	Detached
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Low
Type of contamination	Brine and radio masts.	Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Medium
Type of constraint		Type of Infrastructure	Esso pipeline through south of site & Sewers tbc
Potential Developer	Yes		
Appropriate Density (dws/ha)	30	Size of site	3.26
Total potential Dwellings	73		
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	30 dph less 25% for TPOs. Poor housing site re listed building, pond, earthworks and Esso Pipeline.		
Panel Reason			

Site Ref	29wy-14	Location	Strip of land off Worcester Road
Town / Village	Wychbold		
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	None
Type of contamination	Masts close by	Type of Obligation cost	
Physical Constraints Costs	Medium	Infrastructure Constraints	None
Type of constraint	Esso Pipeline	Type of Infrastructure	Sewers tbc
Potential Developer	Yes		
Appropriate Density (dws/ha)	30	Size of site	0.85
Total potential Dwellings	19		
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	30dph less 25% due to Esso pipeline. Not a good site due to pipeline and radio mast etc.		
Panel Reason			

Site Ref	29wy-2	Location	Land off Worcester Road		
Town / Village	Wychbold				
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	Medium	Exceptional Planning Obligations Cost	Medium		
Type of contamination	Brine tbc, M5 noise	Type of Obligation cost	requires 2 access points		
Physical Constraints Costs	None	Infrastructure Constraints	None		
Type of constraint		Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	4.85	Total potential Dwellings	116
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	30 dph less 20% for noise buffering etc. NB could not develop 29wy-3 without 29wy-2 in urban design terms. Other considerations radio masts.				
Panel Reason					

Site Ref	29wy-3	Location	Land off M5 and Crown Lane		
Town / Village	Wychbold				
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	Medium	Exceptional Planning Obligations Cost	Medium		
Type of contamination	Brine tbc, noise	Type of Obligation cost	requires 2 access points		
Physical Constraints Costs	None	Infrastructure Constraints	None		
Type of constraint		Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	5.1	Total potential Dwellings	122
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	30 dph less 20% for noise buffering etc. NB could not develop 29wy-3 without 29wy-2 in urban design terms. Other considerations radio masts.				
Panel Reason					

Site Ref	29wy-4	Location	Land at Chequers field Chequers Lane		
Town / Village	Wychbold				
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	Mixed	Dwelling info			
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Medium		
Type of contamination	Brine tbc.	Type of Obligation cost	Junction with Lane		
Physical Constraints Costs	None	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure	sewer capacity tbc		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	6.9	Total potential Dwellings	186
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	30 dph less 10% for landscaping.				
Panel Reason					

Site Ref	29wy-5	Location	Land on Hotel Site		
Town / Village	Wychbold				
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		Greenfield (Y/N)	Y		
Assumed Dwelling	Mixed	Dwelling info			
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Low		
Type of contamination	Brine tbc?	Type of Obligation cost			
Physical Constraints Costs	None	Infrastructure Constraints	None		
Type of constraint		Type of Infrastructure	sewers tbc.		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	2.15	Total potential Dwellings	30
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	30 dph less 50% due to TPOs across site. Also need to consider radio mast.				
Panel Reason					

Site Ref	29wy-6	Location	Land adjacent to Avondale Cottage		
Town / Village	Wychbold				
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)	Y		
Market Demand		Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	Medium		
Type of contamination	Brine tbc.	Type of Obligation cost	Access to A38		
Physical Constraints Costs	None	Infrastructure Constraints	None		
Type of constraint		Type of Infrastructure	sewer capacity tbc		
Potential Developer	Yes				
Appropriate Density (dws/ha)	40	Size of site	0.43	Total potential Dwellings	15
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Considered sites 29wy-6,9,10 and 12 together. 40 dph less 10% for landscaping boundary with green belt				
Panel Reason					

Site Ref	29wy-7	Location	Land at M5 junction , near Amplett Way		
Town / Village	Wychbold				
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	Medium	Infrastructure Constraints	None		
Type of constraint	Brine? Cut off - limited access	Type of Infrastructure	sewer capacity tbc		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	2.5	Total potential Dwellings	56
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Access to facilities limited as cut off from village. Very poor in urban design terms - juxta position with remaining settlement. 30 dph less 25%				
Panel Reason					

Site Ref	29wy-8	Location	Land adjacent to the Cottage Farm (off Roman Road)		
Town / Village	Wychbold				
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	Medium	Infrastructure Constraints	None		
Type of constraint	Brine? Access to facilities	Type of Infrastructure	Sewer capacity ?		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	2.98	Total potential Dwellings	67
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Access to facilities limited as cut off from village. Very poor in urban design terms - juxta position with remaining settlement. 30 dph less 25%				
Panel Reason					

Site Ref	29wy-9	Location	Land adjacent to Crown Public House, Worcester Road		
Town / Village	Wychbold				
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	Medium	Exceptional Planning Obligations Cost	Medium		
Type of contamination	Brine?	Type of Obligation cost	Access A38		
Physical Constraints Costs	None	Infrastructure Constraints	None		
Type of constraint		Type of Infrastructure	sewer capacity tbc		
Potential Developer	Yes				
Appropriate Density (dws/ha)	40	Size of site	0.42	Total potential Dwellings	0
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	40 dph less 10% for landscape for the green belt. Considered in conjunction with sites 29wy 6, 10 and 12				
Panel Reason					

Site Ref	MHWD01	Location	Land at OS 7951 4008 Marlbank Road		
Town / Village	Welland				
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	None		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	High		
Type of constraint		Type of Infrastructure	Difficult access		
Potential Developer	Don't know				
Appropriate Density (dws/ha)	25	Size of site	4.66	Total potential Dwellings	116
Financial Viability for housing	High	Availability	5-10 years		
Further Detail	Look at in conjunction with site to East - site to east checked and separated by brook / ditch therefore needs to be considered in isolation.				
Panel Reason					