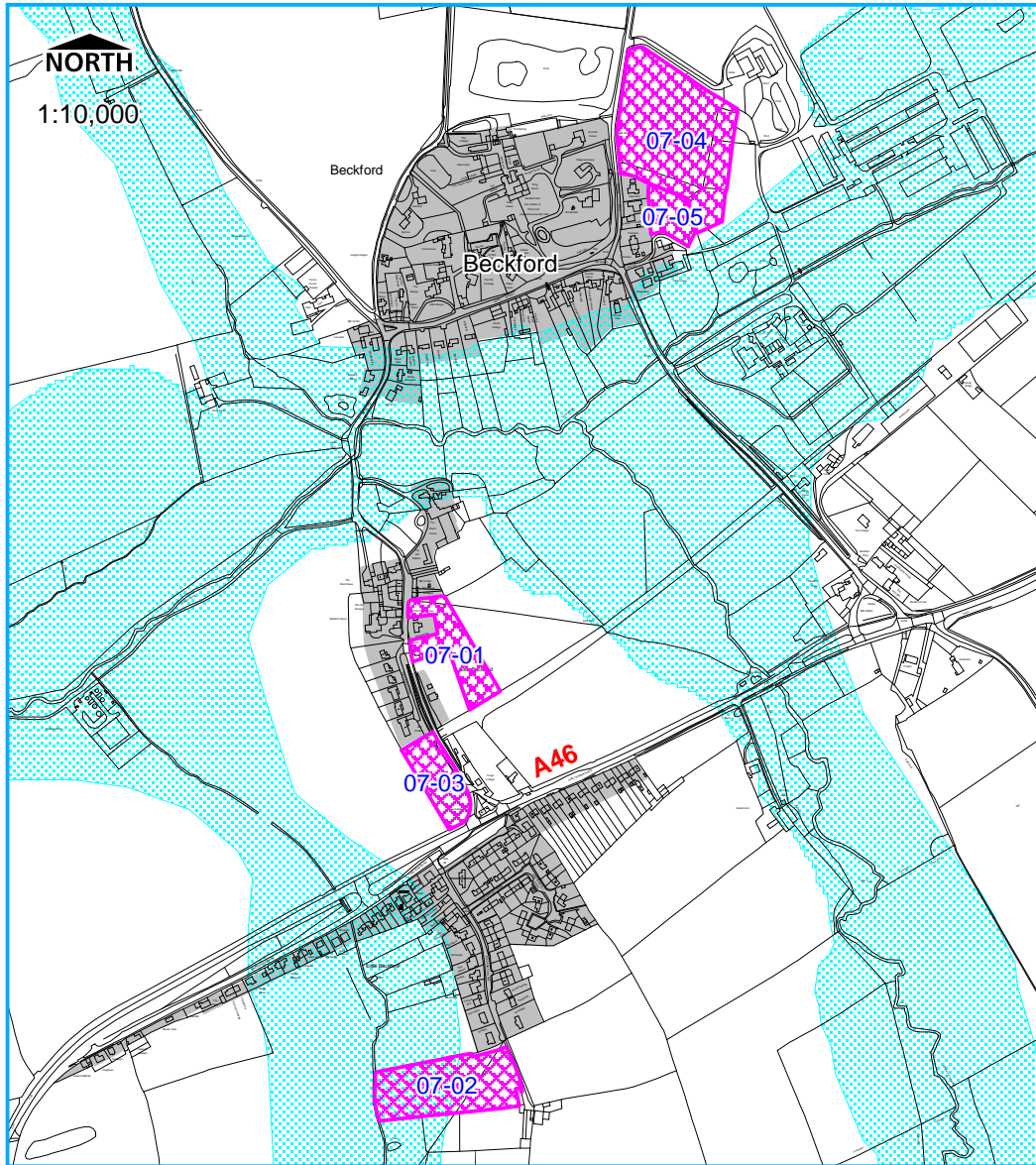
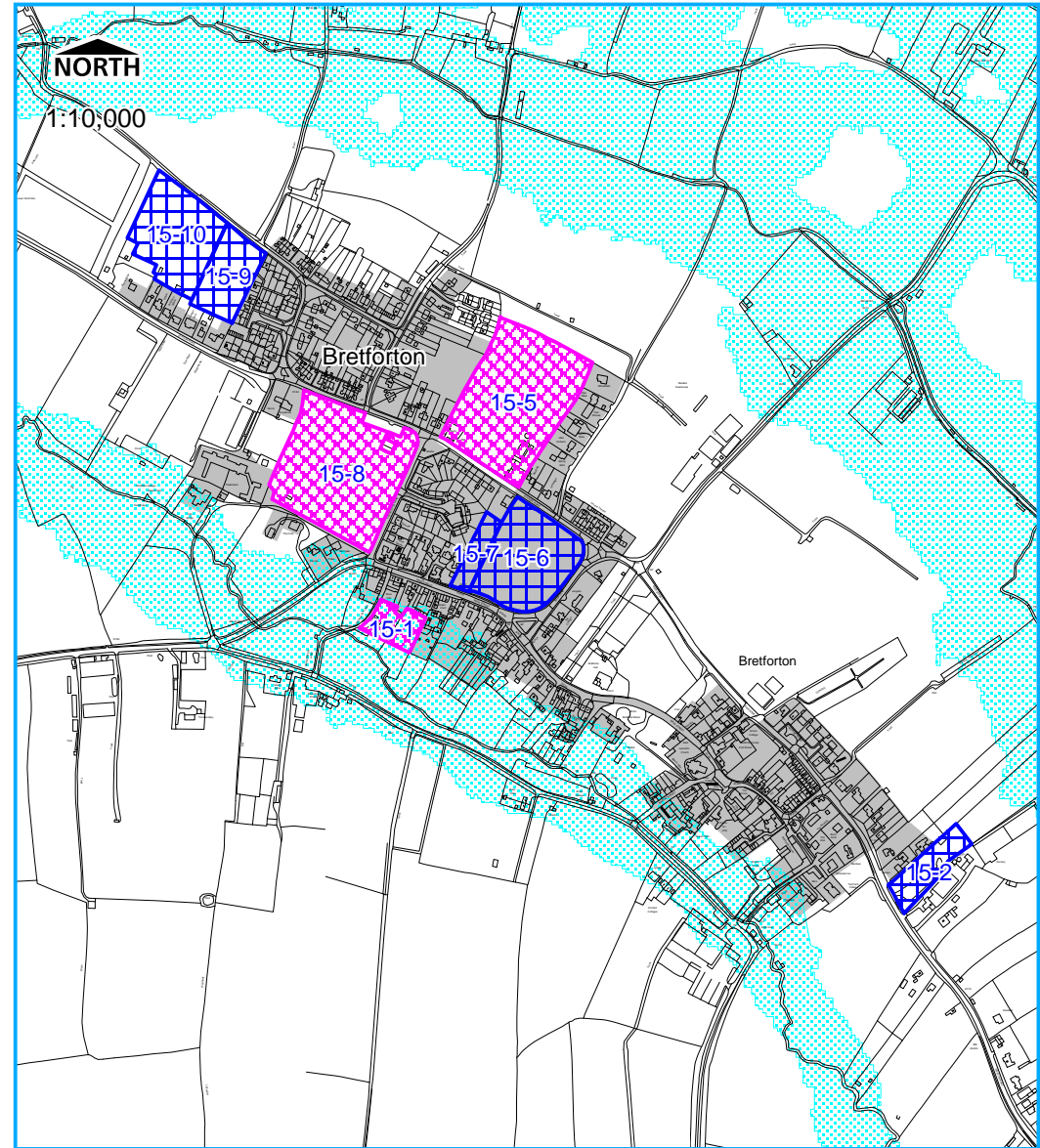


# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Beckford



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Bretforton



Legend	
	Sites within Wychavon DC
	Sites ruled out
	Settlement boundary
	Flood Zone

Site Ref	<input type="text" value="07-01"/>	Location	<input type="text" value="Land around Sunnymead off Back Lane and around Back Lane House"/>		
Town / Village	<input type="text" value="Beckford"/>				
Village Category	<input type="text" value="2"/>				
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="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 a viable village for housing allocations, highways issues"/>				
Panel Reason	<input type="text" value="LOCATION"/>				

Site Ref	<input type="text" value="07-03"/>	Location	<input type="text" value="Land off A46 Cheltenham Road"/>		
Town / Village	<input type="text" value="Beckford"/>				
Village Category	<input type="text" value="2"/>				
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 a viable village for housing allocations, highways issues"/>				
Panel Reason	<input type="text" value="LOCATION"/>				

Site Ref	<input type="text" value="07-04"/>	Location	<input type="text" value="Land off Ashton Road"/>
Town / Village	<input type="text" value="Beckford"/>		
Village Category	<input type="text" value="2"/>		
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 a viable village for housing allocations, highways issues"/>		
Panel Reason	<input type="text" value="LOCATION"/>		

Site Ref	<input type="text" value="07-05"/>	Location	<input type="text" value="Land behind Aston End, Crantock and Tallet House, off Ashton Road"/>
Town / Village	<input type="text" value="Beckford"/>		
Village Category	<input type="text" value="2"/>		
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 a viable village for housing allocations, highways issues"/>		
Panel Reason	<input type="text" value="LOCATION"/>		

Site Ref	15-10	Location	Clayfield Rd/Station Rd		
Town / Village	Bretforton				
Village Category	2				
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	None	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Highways issue		
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	1.8	Total potential Dwellings	54
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Could only be developed in conjunction with 15-9				
Panel Reason					

Site Ref	15-2	Location	Weston Road		
Town / Village	Bretforton				
Village Category	2				
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	High	Greenfield (Y/N)	N		
Assumed Dwelling	Houses	Dwelling info	Semis		
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	Low		
Type of contamination	Derelict car repair site/ filling station	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	0.33	Total potential Dwellings	10
Financial Viability for housing	High	Availability	5-10 years		
Further Detail	Derelict Site				
Panel Reason					

Site Ref	15-6	Location	Main Street		
Town / Village	Bretforton				
Village Category	2				
District	WY				
Panel date	01/02/2008	Panel Name	Wych South Villages		
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	None	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)	18	Size of site	0.32	Total potential Dwellings	6
Financial Viability for housing	High	Availability	5-10 years		
Further Detail	This site needs to be considered with 15-7 and only 40% of site is deliverable as would need to retain large green to front of dwellings. Development in an L shape. Due to sensitive location would require a design brief.				
Panel Reason					

Site Ref	15-7	Location	Main Street		
Town / Village	Bretforton				
Village Category	2				
District	WY				
Panel date	01/02/2008	Panel Name	Wych South Villages		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Poor	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Flats	Dwelling info			
Contamination Mitigation Costs	None	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)	12	Size of site	1.2	Total potential Dwellings	15
Financial Viability for housing	High	Availability	5-10 years		
Further Detail	This site needs to be considered with 15-6 and only 40% of site is deliverable as would need to retain large green to front of dwellings. Development in an L shape. Due to sensitive location would require a design brief.				
Panel Reason					

Site Ref	15-9	Location	Clayfield Road / Station Road		
Town / Village	Bretforton				
Village Category	2				
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 tenure and type		
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Highway issue		
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	0.8	Total potential Dwellings	24
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Potential to consider in conjunction with site 15-10 would increase dwelling capacity to 78				
Panel Reason					