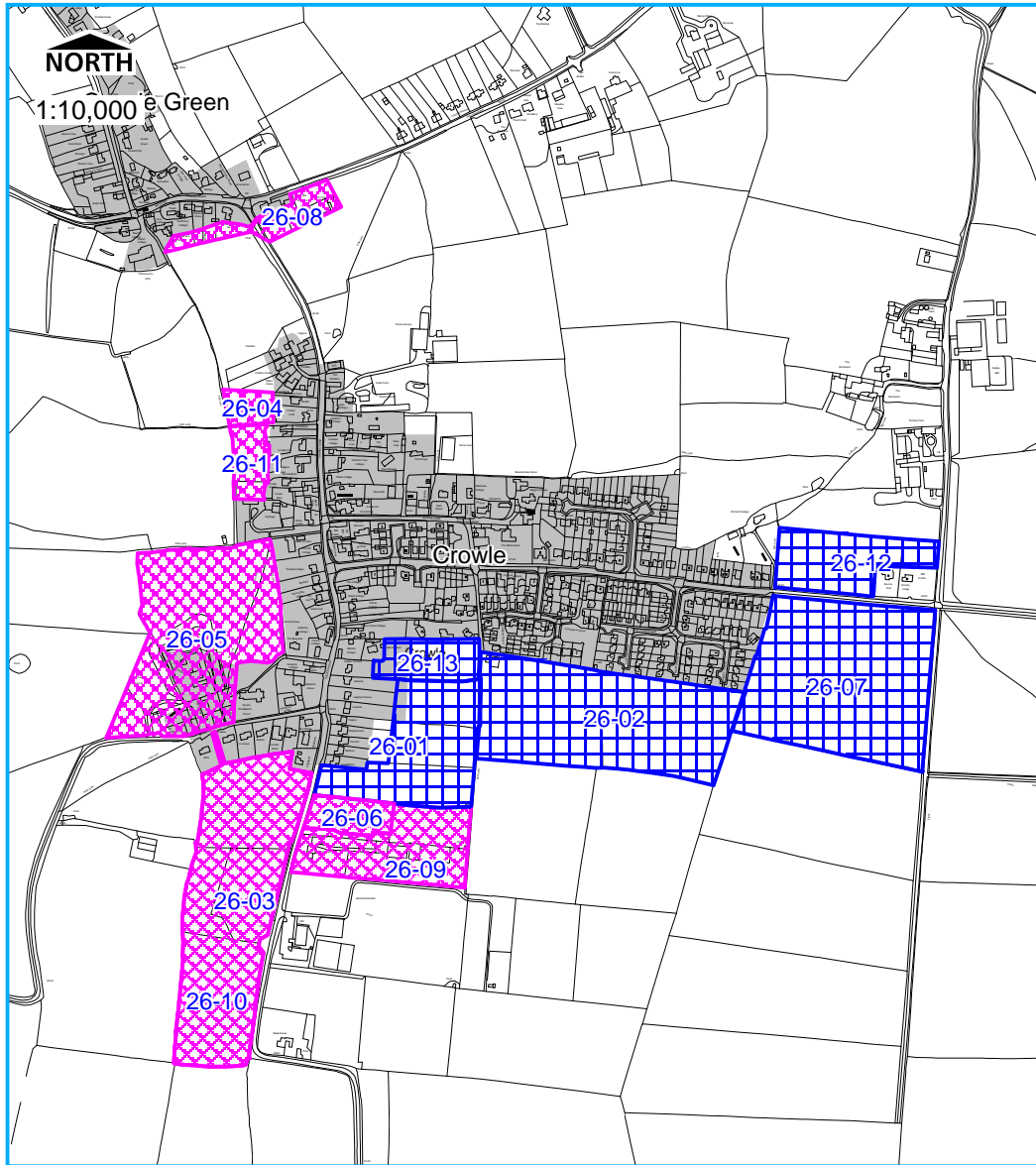
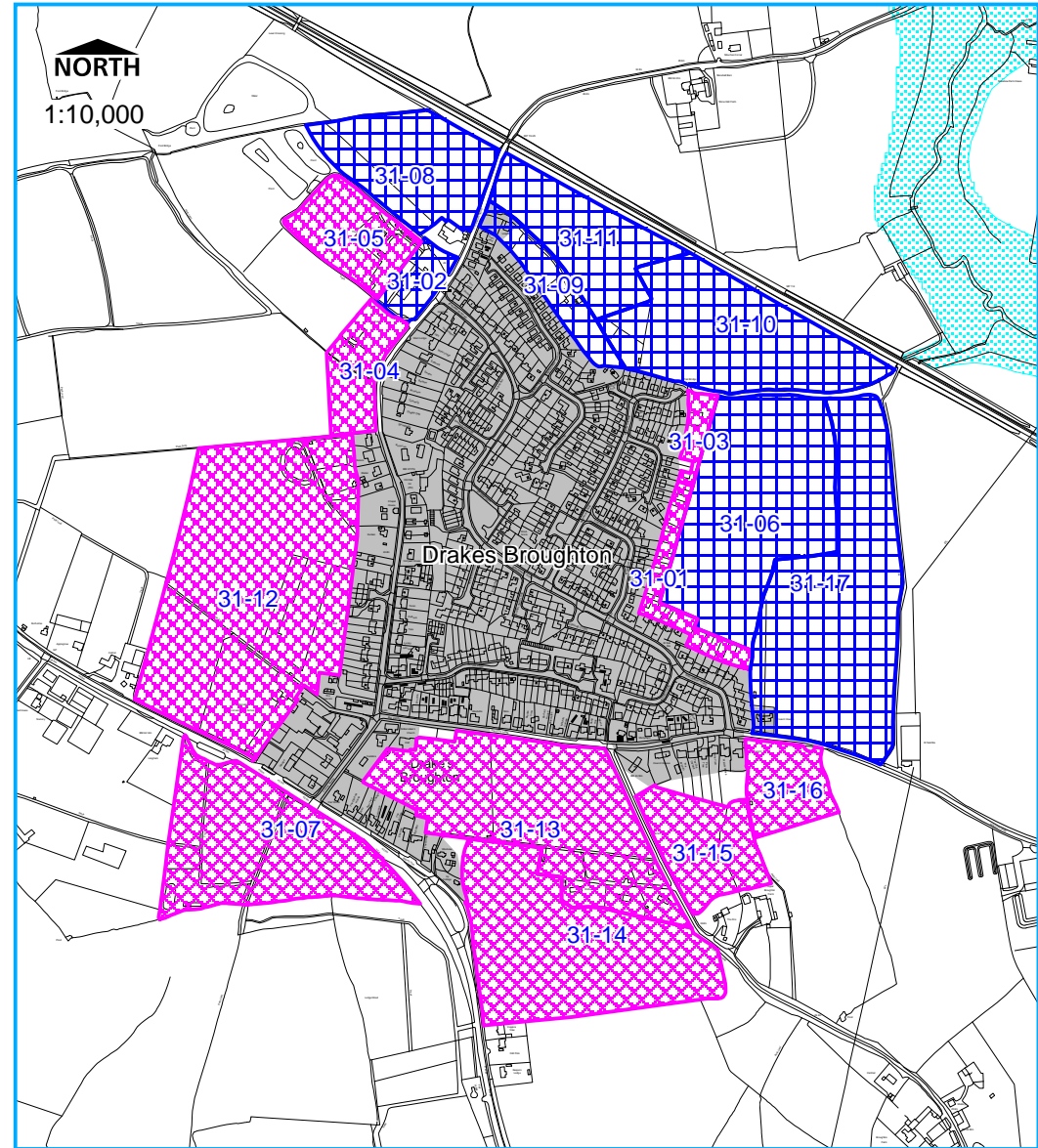






STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Crowle



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Drakes Broughton



Legend

| | | | |
|---|--------------------------|--|---------------------|
|  | Sites within Wychavon DC |  | Settlement boundary |
|  | Sites ruled out |  | Flood Zone |

| | | | | | |
|---------------------------------|--|---------------------------------------|-----------------------------|---------------------------|----|
| Site Ref | 26-01 | Location | Land to east of Church Road | | |
| Town / Village | Crowle | | | | |
| Village Category | 2 | | | | |
| District | WY | | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | | |
| 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 | 3 /4 bed detached | | |
| 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 | PRoW Issue | | |
| Potential Developer | Yes | | | | |
| Appropriate Density (dws/ha) | 30 | Size of site | 2.26 | Total potential Dwellings | 60 |
| Financial Viability for housing | High | Availability | Within 5 years | | |
| Further Detail | Landscape issue to south of site. Need to consider in conjunction with 26-13 | | | | |
| Panel Reason | | | | | |

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|---------------------------------|--|---------------------------------------|---------------------------------------|---------------------------|-----|
| Site Ref | 26-02 | Location | Land to south of Froxmere Road | | |
| Town / Village | Crowle | | | | |
| Village Category | 2 | | | | |
| District | WY | | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | | |
| 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 | Mixed sizes and tenures | | |
| Contamination Mitigation Costs | None | Exceptional Planning Obligations Cost | Medium | | |
| Type of contamination | | Type of Obligation cost | Highways /access and ownership issues | | |
| Physical Constraints Costs | Low | Infrastructure Constraints | Low | | |
| Type of constraint | | Type of Infrastructure | | | |
| Potential Developer | Yes | | | | |
| Appropriate Density (dws/ha) | 30 | Size of site | 4.4 | Total potential Dwellings | 130 |
| Financial Viability for housing | High | Availability | Within 5 years | | |
| Further Detail | Need to look at other potential access routes due to standard of estate roads. Ownership could lead to ransom strips. Better considered with other sites to gain access. | | | | |
| Panel Reason | | | | | |

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|---------------------------------|---|---------------------------------------|--|---------------------------|--------------------------------|
| Site Ref | <input type="text" value="26-04"/> | Location | <input type="text" value="Site behind Old House Farm, accessed from Church Road"/> | | |
| Town / Village | <input type="text" value="Crowle"/> | | | | |
| Village Category | <input type="text" value="2"/> | | | | |
| District | <input type="text" value="WY"/> | | | | |
| Panel date | <input type="text" value="25/01/2008"/> | Panel Name | <input type="text" value="Wych North 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="Terrible access only good for windfall if the development boundary was changed"/> | | | | |
| Panel Reason | <input type="text" value="ACCESS"/> | | | | |

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|---------------------------------|--|---------------------------------------|---|---------------------------|--------------------------------|
| Site Ref | <input type="text" value="26-05"/> | Location | <input type="text" value="Land surrounding Crowle Court Farm"/> | | |
| Town / Village | <input type="text" value="Crowle"/> | | | | |
| Village Category | <input type="text" value="2"/> | | | | |
| District | <input type="text" value="WY"/> | | | | |
| Panel date | <input type="text" value="25/01/2008"/> | Panel Name | <input type="text" value="Wych North 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"/> | | | | |
| Panel Reason | <input type="text" value="ARCHAEOLOGICAL SITE"/> | | | | |

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|---------------------------------|---|---------------------------------------|---|-----------------------------|
| Site Ref | 26-06 | Location | North of Summerfield House on Church Road | |
| Town / Village | Crowle | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North 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 | Too removed from settlement better sites in the village | | | |
| Panel Reason | LOCATION | | | |

| | | | | |
|---------------------------------|---|---------------------------------------|------------------------------------|-------------------------------|
| Site Ref | 26-07 | Location | Land east of GD1 off Froxmere Road | |
| Town / Village | Crowle | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | |
| 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 | Mix of housing and tenures | |
| Contamination Mitigation Costs | Low | 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 | | |
| Potential Developer | Yes | | | |
| Appropriate Density (dws/ha) | 30 | Size of site | 4.75 | Total potential Dwellings 142 |
| Financial Viability for housing | High | Availability | Within 5 years | |
| Further Detail | Could develop this and site 26-12. But only need to develop either 26-07 and 12 or 26-1 and 13. Both large sites would be too much. | | | |
| Panel Reason | | | | |

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|---------------------------------|---|---------------------------------------|---|---------------------------|--------------------------------|
| Site Ref | <input type="text" value="26-08"/> | Location | <input type="text" value="Land south of GD1 including Chequers Farm and other properties fronting Crowle Green"/> | | |
| Town / Village | <input type="text" value="Crowle"/> | | | | |
| Village Category | <input type="text" value="2"/> | | | | |
| District | <input type="text" value="WY"/> | | | | |
| Panel date | <input type="text" value="25/01/2008"/> | Panel Name | <input type="text" value="Wych North Villages"/> | | |
| Ownership | <input type="text" value="Single"/> | Land Owners Attitude | <input type="text" value="Unknown"/> | | |
| Economic Viability | <input type="text" value="Poor"/> | Brownfield (Y/N) | <input type="text" value="Y"/> | | |
| Market Demand | <input type="text" value="High"/> | Greenfield (Y/N) | <input type="text" value="Y"/> | | |
| Assumed Dwelling | <input type="text" value="Houses"/> | Dwelling info | <input type="text"/> | | |
| Contamination Mitigation Costs | <input type="text" value="Medium"/> | Exceptional Planning Obligations Cost | <input type="text" value="Low"/> | | |
| Type of contamination | <input type="text"/> | Type of Obligation cost | <input type="text"/> | | |
| Physical Constraints Costs | <input type="text" value="None"/> | Infrastructure Constraints | <input type="text" value="None"/> | | |
| Type of constraint | <input type="text"/> | Type of Infrastructure | <input type="text"/> | | |
| Potential Developer | <input type="text" value="No"/> | | | | |
| Appropriate Density (dws/ha) | <input type="text" value="17"/> | Size of site | <input type="text" value="0.41"/> | Total potential Dwellings | <input type="text" value="7"/> |
| Financial Viability for housing | <input type="text" value="High"/> | Availability | <input type="text" value="Within 5 years"/> | | |
| Further Detail | <input type="text" value="Removed part of site on west of road too complicated with garden ownership. Only really a small windfall development not an allocated site"/> | | | | |
| Panel Reason | <input type="text" value="SMALL"/> | | | | |

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|---------------------------------|--|---------------------------------------|---|---------------------------|--------------------------------|
| Site Ref | <input type="text" value="26-09"/> | Location | <input type="text" value="Summerfield House & surrounding land off Church Road"/> | | |
| Town / Village | <input type="text" value="Crowle"/> | | | | |
| Village Category | <input type="text" value="2"/> | | | | |
| District | <input type="text" value="WY"/> | | | | |
| Panel date | <input type="text" value="25/01/2008"/> | Panel Name | <input type="text" value="Wych North 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 removed from settlement better sites in the village"/> | | | | |
| Panel Reason | <input type="text" value="LOCATION"/> | | | | |

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|---------------------------------|--|---------------------------------------|---|---------------------------|--------------------------------|
| Site Ref | <input type="text" value="26-10"/> | Location | <input type="text" value="Land opposite Village Hall off Church Road"/> | | |
| Town / Village | <input type="text" value="Crowle"/> | | | | |
| Village Category | <input type="text" value="2"/> | | | | |
| District | <input type="text" value="WY"/> | | | | |
| Panel date | <input type="text" value="25/01/2008"/> | Panel Name | <input type="text" value="Wych North 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 settlement"/> | | | | |
| Panel Reason | <input type="text" value="LOCATION"/> | | | | |

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|---------------------------------|---|---------------------------------------|--|---------------------------|--------------------------------|
| Site Ref | <input type="text" value="26-11"/> | Location | <input type="text" value="Site to rear of Crowle House, barn and Cott"/> | | |
| Town / Village | <input type="text" value="Crowle"/> | | | | |
| Village Category | <input type="text" value="2"/> | | | | |
| District | <input type="text" value="WY"/> | | | | |
| Panel date | <input type="text" value="25/01/2008"/> | Panel Name | <input type="text" value="Wych North 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="Terrible access only good for windfall if the development boundary was changed"/> | | | | |
| Panel Reason | <input type="text" value="ACCESS"/> | | | | |

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|---------------------------------|---|---------------------------------------|--------------------------------|---------------------------|-----|
| Site Ref | 26-12 | Location | Site to north of Froxmere Road | | |
| Town / Village | Crowle | | | | |
| Village Category | 2 | | | | |
| District | WY | | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | | |
| 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 | Mix of tenures | | |
| Contamination Mitigation Costs | Low | 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 | | | |
| Potential Developer | Yes | | | | |
| Appropriate Density (dws/ha) | 30 | Size of site | 3.35 | Total potential Dwellings | 100 |
| Financial Viability for housing | High | Availability | Within 5 years | | |
| Further Detail | Could develop this and site 26-07. But only need to develop either 26-07 and 12 or 26-1 and 13. Both large sites would be too much. | | | | |
| Panel Reason | | | | | |

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|---------------------------------|--------------------------|---------------------------------------|--|---------------------------|----|
| Site Ref | 26-13 | Location | Land behind Martins Cottage, Tomm's Orchard and Little Orchard off Church Road | | |
| Town / Village | Crowle | | | | |
| Village Category | 2 | | | | |
| District | WY | | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | | |
| 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 | Mix of 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 | | Type of Infrastructure | | | |
| Potential Developer | No | | | | |
| Appropriate Density (dws/ha) | 30 | Size of site | .72 | Total potential Dwellings | 20 |
| Financial Viability for housing | High | Availability | Within 5 years | | |
| Further Detail | Consider with site 26-01 | | | | |
| Panel Reason | | | | | |

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|---------------------------------|---|---------------------------------------|--|-----------------------------|
| Site Ref | 31-01 | Location | Land running along existing GD1, behind gardens in Shrubbery Rd and Elm Rd | |
| Town / Village | Drakes Broughton | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North 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 | All private garden in excess of 26 owners - too complicated | | | |
| Panel Reason | OWNERSHIP | | | |

| | | | | |
|---------------------------------|---|---------------------------------------|---|------------------------------|
| Site Ref | 31-02 | Location | Site off Stonebow Lane currently Thornleigh Nursery | |
| Town / Village | Drakes Broughton | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | |
| Ownership | Single | Land Owners Attitude | Unknown | |
| Economic Viability | Good | Brownfield (Y/N) | N | |
| Market Demand | Medium | 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 | None | Infrastructure Constraints | None | |
| Type of constraint | | Type of Infrastructure | | |
| Potential Developer | Yes | | | |
| Appropriate Density (dws/ha) | 15 | Size of site | 3.48 | Total potential Dwellings 55 |
| Financial Viability for housing | High | Availability | Available Now | |
| Further Detail | Combined with site 31-05 and 35-04 the dwellings and size stated accounts for all 3 (NB S106 on site although not a constraint) | | | |
| Panel Reason | | | | |

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|---------------------------------|--|---------------------------------------|---|-----------------------------|
| Site Ref | 31-03 | Location | Site to rear of Beech Avenue Excluding private gardens | |
| Town / Village | Drakes Broughton | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North 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 | Too small strip - private gardens, ownership constraints | | | |
| Panel Reason | SIZE / OWNERSHIP | | | |

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|---------------------------------|---|---------------------------------------|--------------------------------|-----------------------------|
| Site Ref | 31-04 | Location | Land adjacent to Stonebow Road | |
| Town / Village | Drakes Broughton | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | |
| Ownership | Single | Land Owners Attitude | Unknown | |
| Economic Viability | Good | Brownfield (Y/N) | N | |
| Market Demand | Medium | 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 | None | Infrastructure Constraints | None | |
| Type of constraint | | Type of Infrastructure | | |
| Potential Developer | Yes | | | |
| Appropriate Density (dws/ha) | 0 | Size of site | | Total potential Dwellings 0 |
| Financial Viability for housing | High | Availability | Available Now | |
| Further Detail | Combined with site 31-05 and 35-02. Dwellings attributed to 31-02 (NB S106 on site although not a constraint) | | | |
| Panel Reason | DUPLICATION | | | |

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|---------------------------------|---|---------------------------------------|---|-----------------------------|
| Site Ref | 31-05 | Location | Site off Stonebow Road - part of Thornleigh Nurseries | |
| Town / Village | Drakes Broughton | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | |
| Ownership | Single | Land Owners Attitude | Unknown | |
| Economic Viability | Good | Brownfield (Y/N) | N | |
| Market Demand | Medium | 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 | None | Infrastructure Constraints | None | |
| Type of constraint | | Type of Infrastructure | | |
| Potential Developer | Yes | | | |
| Appropriate Density (dws/ha) | 0 | Size of site | | Total potential Dwellings 0 |
| Financial Viability for housing | High | Availability | Available Now | |
| Further Detail | Combined with site 31-04 and 35-02. Dwellings attributed to 31-02 (NB S106 on site although not a constraint) | | | |
| Panel Reason | DUPLICATION | | | |

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|---------------------------------|---|---------------------------------------|----------------------------------|-------------------------------|
| Site Ref | 31-06 | Location | Site to east of Drakes Broughton | |
| Town / Village | Drakes Broughton | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | |
| Ownership | Single | Land Owners Attitude | Unknown | |
| Economic Viability | Good | Brownfield (Y/N) | N | |
| Market Demand | Medium | Greenfield (Y/N) | Y | |
| Assumed Dwelling | Houses | Dwelling info | 2 /3 bed | |
| Contamination Mitigation Costs | Low | Exceptional Planning Obligations Cost | Medium | |
| Type of contamination | | Type of Obligation cost | Road improvements | |
| Physical Constraints Costs | Medium | Infrastructure Constraints | None | |
| Type of constraint | Power lines adjacent to the site | Type of Infrastructure | | |
| Potential Developer | Yes | | | |
| Appropriate Density (dws/ha) | 30 | Size of site | 5.6 | Total potential Dwellings 300 |
| Financial Viability for housing | High | Availability | 10-15 years | |
| Further Detail | This site should not be considered without 31-17. It is a low priority site there are more desirable sites. | | | |
| Panel Reason | | | | |

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|---------------------------------|--|---------------------------------------|---|-----------------------------|
| Site Ref | 31-07 | Location | Site to south of Drakes Broughton along A44 | |
| Town / Village | Drakes Broughton | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North 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 | Too isolated from existing settlement. Wrong side of main road | | | |
| Panel Reason | LOCATION | | | |

| | | | | |
|---------------------------------|---|---------------------------------------|---|------------------------------|
| Site Ref | 31-08 | Location | Land to west of Stonebow Road adjoining railway | |
| Town / Village | Drakes Broughton | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | |
| 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 | Small houses 2 / 3 bed | |
| Contamination Mitigation Costs | Medium | Exceptional Planning Obligations Cost | None | |
| Type of contamination | | Type of Obligation cost | | |
| Physical Constraints Costs | Medium | Infrastructure Constraints | None | |
| Type of constraint | | Type of Infrastructure | | |
| Potential Developer | Don't know | | | |
| Appropriate Density (dws/ha) | 30 | Size of site | 2.92 | Total potential Dwellings 80 |
| Financial Viability for housing | Medium | Availability | Within 5 years | |
| Further Detail | 30 dph less 10% for buffering rail tracks. Would not be viable to develop in isolation better considered with the nursery adjacent to it. | | | |
| Panel Reason | | | | |

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|---------------------------------|--|---------------------------------------|--|---------------------------|----|
| Site Ref | 31-09 | Location | Site behind Hawthorne Close, off Stonebow Road | | |
| Town / Village | Drakes Broughton | | | | |
| Village Category | 2 | | | | |
| District | WY | | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | | |
| Ownership | Single | Land Owners Attitude | Unknown | | |
| Economic Viability | Poor | Brownfield (Y/N) | Y | | |
| Market Demand | Medium | Greenfield (Y/N) | Y | | |
| Assumed Dwelling | Mixed | Dwelling info | Mix of tenures and dwellings | | |
| Contamination Mitigation Costs | Medium | Exceptional Planning Obligations Cost | None | | |
| Type of contamination | | Type of Obligation cost | | | |
| Physical Constraints Costs | Medium | Infrastructure Constraints | None | | |
| 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 | Medium | Availability | Within 5 years | | |
| Further Detail | Reduced site slightly to existing buildings line. Would consider this site in conjunction with 31-11 and 31-10 | | | | |
| Panel Reason | | | | | |

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|---------------------------------|--|---------------------------------------|--------------------------|---------------------------|-----|
| Site Ref | 31-10 | Location | North of Beech Avenue | | |
| Town / Village | Drakes Broughton | | | | |
| Village Category | 2 | | | | |
| District | WY | | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | | |
| Ownership | Single | Land Owners Attitude | Unknown | | |
| Economic Viability | Poor | Brownfield (Y/N) | N | | |
| Market Demand | Medium | Greenfield (Y/N) | Y | | |
| Assumed Dwelling | Mixed | Dwelling info | Mix of tenures and sizes | | |
| Contamination Mitigation Costs | Medium | Exceptional Planning Obligations Cost | None | | |
| Type of contamination | | Type of Obligation cost | | | |
| Physical Constraints Costs | Medium | Infrastructure Constraints | None | | |
| Type of constraint | | Type of Infrastructure | | | |
| Potential Developer | Don't know | | | | |
| Appropriate Density (dws/ha) | 30 | Size of site | 4.27 | Total potential Dwellings | 128 |
| Financial Viability for housing | Medium | Availability | Within 5 years | | |
| Further Detail | Would consider this site in conjunction with 31-09 and 31-10. Would require buffering for land adjacent to railway line. | | | | |
| Panel Reason | | | | | |

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|---------------------------------|--|---------------------------------------|---|---------------------------|----|
| Site Ref | 31-11 | Location | Land east of Stonebow Road adjacent to railway line | | |
| Town / Village | Drakes Broughton | | | | |
| Village Category | 2 | | | | |
| District | WY | | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North Villages | | |
| Ownership | Single | Land Owners Attitude | Unknown | | |
| Economic Viability | Poor | Brownfield (Y/N) | N | | |
| Market Demand | Medium | Greenfield (Y/N) | Y | | |
| Assumed Dwelling | Mixed | Dwelling info | Mix of tenures and sizes | | |
| Contamination Mitigation Costs | Medium | Exceptional Planning Obligations Cost | None | | |
| Type of contamination | | Type of Obligation cost | | | |
| Physical Constraints Costs | Medium | Infrastructure Constraints | None | | |
| Type of constraint | | Type of Infrastructure | | | |
| Potential Developer | Don't know | | | | |
| Appropriate Density (dws/ha) | 30 | Size of site | 2.47 | Total potential Dwellings | 74 |
| Financial Viability for housing | Medium | Availability | Within 5 years | | |
| Further Detail | Would consider this site in conjunction with 31-09 and 31-10. Would require buffering for land adjacent to railway line. | | | | |
| Panel Reason | | | | | |

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|---------------------------------|---|---------------------------------------|---|---------------------------|---|
| Site Ref | 31-14 | Location | Site to right of A44 between Coppice View and Ivy Cottage | | |
| Town / Village | Drakes Broughton | | | | |
| Village Category | 2 | | | | |
| District | WY | | | | |
| Panel date | 25/01/2008 | Panel Name | Wych North 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 | Too visually prominent - better sites to consider | | | | |
| Panel Reason | LOCATION | | | | |

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|---------------------------------|--|---------------------------------------|---|---------------------------|--------------------------------|
| Site Ref | <input type="text" value="31-15"/> | Location | <input type="text" value="Land right of Brickyard Lane"/> | | |
| Town / Village | <input type="text" value="Drakes Broughton"/> | | | | |
| Village Category | <input type="text" value="2"/> | | | | |
| District | <input type="text" value="WY"/> | | | | |
| Panel date | <input type="text" value="25/01/2008"/> | Panel Name | <input type="text" value="Wych North 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 deliverable - poor location and better sites in village"/> | | | | |
| Panel Reason | <input type="text" value="LOCATION"/> | | | | |

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|---------------------------------|--|---------------------------------------|--|---------------------------|--------------------------------|
| Site Ref | <input type="text" value="31-16"/> | Location | <input type="text" value="Land south of Walcot Lane to east of settlement"/> | | |
| Town / Village | <input type="text" value="Drakes Broughton"/> | | | | |
| Village Category | <input type="text" value="2"/> | | | | |
| District | <input type="text" value="WY"/> | | | | |
| Panel date | <input type="text" value="25/01/2008"/> | Panel Name | <input type="text" value="Wych North 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 deliverable - poor location and better sites in village"/> | | | | |
| Panel Reason | <input type="text" value="LOCATION"/> | | | | |

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|---------------------------------|--|---------------------------------------|--|---------------------------|----------------------------------|
| Site Ref | <input type="text" value="31-17"/> | Location | <input type="text" value="Land north of Walcot Lane to east of settlement"/> | | |
| Town / Village | <input type="text" value="Drakes Broughton"/> | | | | |
| Village Category | <input type="text" value="2"/> | | | | |
| District | <input type="text" value="WY"/> | | | | |
| Panel date | <input type="text" value="25/01/2008"/> | Panel Name | <input type="text" value="Wych North Villages"/> | | |
| Ownership | <input type="text" value="Single"/> | Land Owners Attitude | <input type="text" value="Unknown"/> | | |
| Economic Viability | <input type="text" value="Good"/> | Brownfield (Y/N) | <input type="text" value="N"/> | | |
| Market Demand | <input type="text" value="Medium"/> | Greenfield (Y/N) | <input type="text" value="Y"/> | | |
| Assumed Dwelling | <input type="text" value="Mixed"/> | Dwelling info | <input type="text" value="2/3 bed"/> | | |
| Contamination Mitigation Costs | <input type="text" value="Medium"/> | Exceptional Planning Obligations Cost | <input type="text" value="Medium"/> | | |
| Type of contamination | <input type="text" value="Power lines adjacent to site"/> | Type of Obligation cost | <input type="text" value="Road improvements"/> | | |
| Physical Constraints Costs | <input type="text" value="Low"/> | Infrastructure Constraints | <input type="text" value="None"/> | | |
| Type of constraint | <input type="text"/> | Type of Infrastructure | <input type="text"/> | | |
| Potential Developer | <input type="text" value="Don't know"/> | | | | |
| Appropriate Density (dws/ha) | <input type="text" value="30"/> | Size of site | <input type="text" value="6.32"/> | Total potential Dwellings | <input type="text" value="300"/> |
| Financial Viability for housing | <input type="text" value="High"/> | Availability | <input type="text" value="10-15 years"/> | | |
| Further Detail | <input type="text" value="This site should not be considered without 31-06. It is a low priority site there are more desirable sites."/> | | | | |
| Panel Reason | <input type="text"/> | | | | |