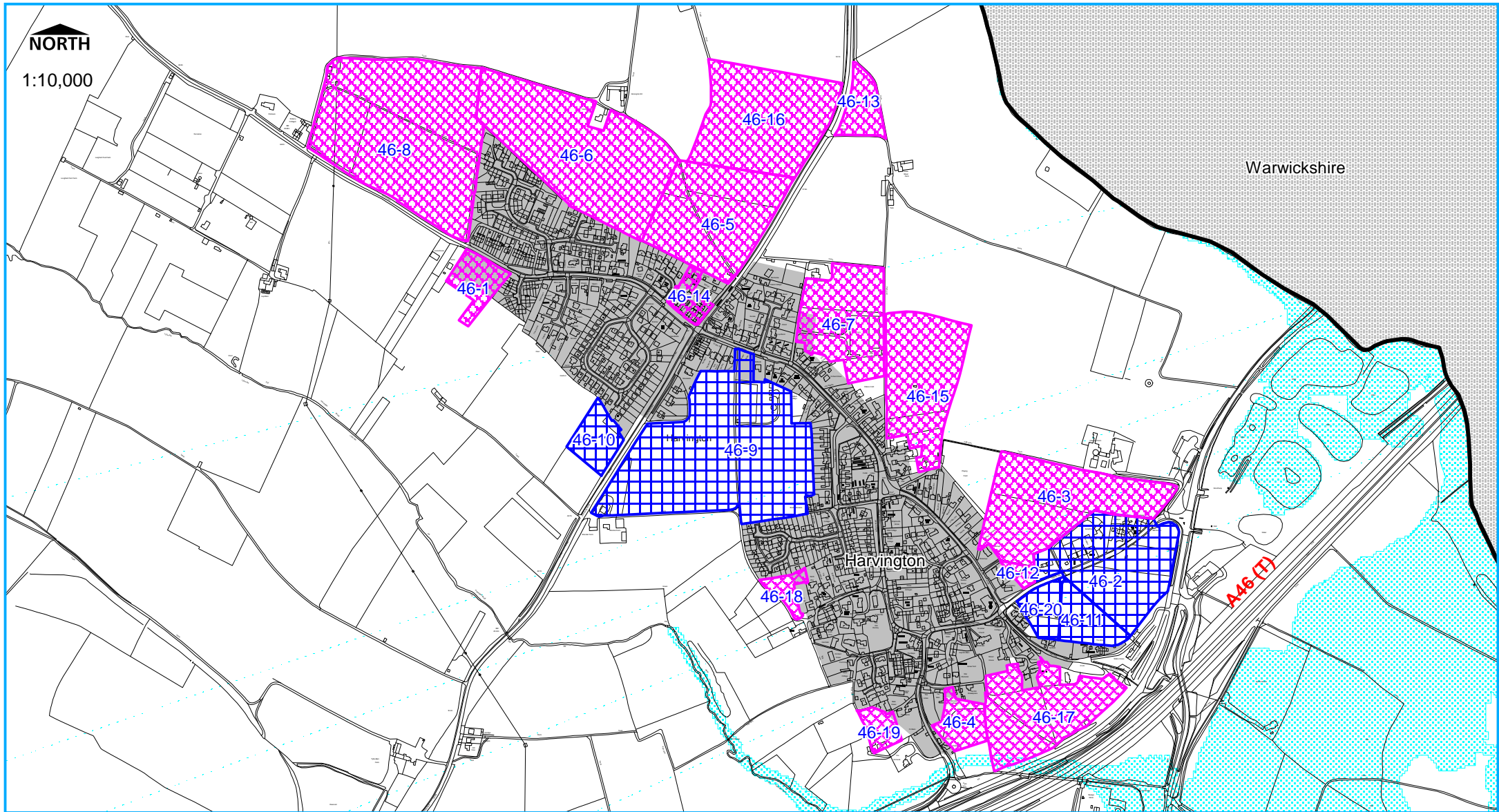


STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Harvington



Legend			
	Sites within Wychavon DC		Settlement Boundary
	Sites ruled out		SWJCS Area Boundary
			Flood Zone

Site Ref	46-1	Location	Land off Leys Road	
Town / Village	Harvington			
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	Part of site gone for Rural Exception site, remainder too small			
Panel Reason	BUILT OUT			

Site Ref	46-10	Location	Land to the West of Evesham Road.	
Town / Village	Harvington			
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		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	None	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Low	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	30	Size of site	0.91	Total potential Dwellings 25
Financial Viability for housing	High	Availability	10-15 years	
Further Detail	Better sites in the village. Separated from the settlement			
Panel Reason				

Site Ref	46-11	Location	Land at Crest Hill, Harvington		
Town / Village	Harvington				
Village Category	2				
District	WY				
Panel date	25/01/2008	Panel Name	Wych North Villages		
Ownership	Multiple	Land Owners Attitude	Unknown		
Economic Viability	Poor	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Mixed	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)	30	Size of site	0.97	Total potential Dwellings	24
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Combined with sites 46-2 and 46-20. Reducing site 46-2 to remove houses on opposite side of Crest Hill. 30 dph less 15% for landscaping and POS.				
Panel Reason					

Site Ref	46-13	Location	Land North of Green Street Farm		
Town / Village	Harvington				
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 village				
Panel Reason	LOCATION				

Site Ref	<input type="text" value="46-14"/>	Location	<input type="text" value="Black & white garages"/>
Town / Village	<input type="text" value="Harvington"/>		
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"/>		
Panel Reason	<input type="text" value="BUILT OUT"/>		

Site Ref	<input type="text" value="46-18"/>	Location	<input type="text" value="Triangle of land next to The Grange"/>
Town / Village	<input type="text" value="Harvington"/>		
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="No access"/>		
Panel Reason	<input type="text" value="ACCESS"/>		

Site Ref	46-2	Location	Crest Hill		
Town / Village	Harvington				
Village Category	2				
District	WY				
Panel date	25/01/2008	Panel Name	Wych North Villages		
Ownership	Multiple	Land Owners Attitude	Unknown		
Economic Viability	Poor	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Mix of tenure and sizes		
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	2.3	Total potential Dwellings	58
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Combined with sites 46-11 and 46-20. Reducing site 46-2 to remove houses on opposite side of Crest Hill. 30 dph less 15% for landscaping and PO.S				
Panel Reason					

Site Ref	46-20	Location	Land adjacent to Crest Hill, Harvington		
Town / Village	Harvington				
Village Category	2				
District	WY				
Panel date	25/01/2008	Panel Name	Wych North Villages		
Ownership	Single	Land Owners Attitude	For		
Economic Viability	Poor	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	None	Infrastructure Constraints	None		
Type of constraint		Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	0.62	Total potential Dwellings	15
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Combined with sites 46-11 and 46-20. Reducing site 46-2 to remove houses on opposite side of Crest Hill. 30 dph less 15% for landscaping and POS				
Panel Reason					

Site Ref	46-3	Location	Land adjacent to The Conifers, Crest Hill		
Town / Village	Harvington				
Village Category	2				
District	WY				
Panel date	25/01/2008	Panel Name	Wych North Villages		
Ownership	Multiple	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	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Access		
Physical Constraints Costs	Medium	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	20	Size of site	4.34	Total potential Dwellings	90
Financial Viability for housing	High	Availability	10-15 years		
Further Detail	Access and visually impactful, make this a site that is not likely to come forward in plan period				
Panel Reason	ACCESS				

Site Ref	46-4	Location	Shakespeare Lane		
Town / Village	Harvington				
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					
Panel Reason	ACCESS				

Site Ref	<input type="text" value="46-5"/>	Location	<input type="text" value="Land off Shirholme, Evesham Road."/>	
Town / Village	<input type="text" value="Harvington"/>			
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 the village - would extend into open countryside. Flooding issues."/>			
Panel Reason	<input type="text" value="LOCATION / FLOOD"/>			

Site Ref	<input type="text" value="46-6"/>	Location	<input type="text" value="Land North of Blakenhurst"/>	
Town / Village	<input type="text" value="Harvington"/>			
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 the village - would extend into open countryside. Flooding issues."/>			
Panel Reason	<input type="text" value="LOCATION"/>			

Site Ref	<input type="text" value="46-7"/>	Location	<input type="text" value="Land rear of village Street"/>		
Town / Village	<input type="text" value="Harvington"/>				
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="Access and ponds - rule out"/>				
Panel Reason	<input type="text" value="ACCESS"/>				

Site Ref	<input type="text" value="46-8"/>	Location	<input type="text" value="Land adjacent to Robbery Cottages, Leys Road"/>		
Town / Village	<input type="text" value="Harvington"/>				
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 the village - would extend into open countryside. Flooding issues."/>				
Panel Reason	<input type="text" value="LOCATION"/>				

Site Ref	<input type="text" value="46-9"/>	Location	<input type="text" value="Land South of Village Street"/>
Town / Village	<input type="text" value="Harvington"/>		
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="High"/>	Greenfield (Y/N)	<input type="text" value="Y"/>
Assumed Dwelling	<input type="text" value="Mixed"/>	Dwelling info	<input type="text"/>
Contamination Mitigation Costs	<input type="text" value="Low"/>	Exceptional Planning Obligations Cost	<input type="text" value="Medium"/>
Type of contamination	<input type="text"/>	Type of Obligation cost	<input type="text" value="flood, surface run off & drainage"/>
Physical Constraints Costs	<input type="text" value="Low"/>	Infrastructure Constraints	<input type="text" value="Low"/>
Type of constraint	<input type="text"/>	Type of Infrastructure	<input type="text"/>
Potential Developer	<input type="text" value="Yes"/>		
Appropriate Density (dws/ha)	<input type="text" value="24"/>	Size of site	<input type="text" value="5"/>
		Total potential Dwellings	<input type="text" value="120"/>
Financial Viability for housing	<input type="text" value="Medium"/>	Availability	<input type="text"/>
Further Detail	<input type="text" value="Site too large would be better reduced to building line. Currently high grade farming land. Significant drainage issues would need SUDS and implications with run off."/>		
Panel Reason	<input type="text"/>		