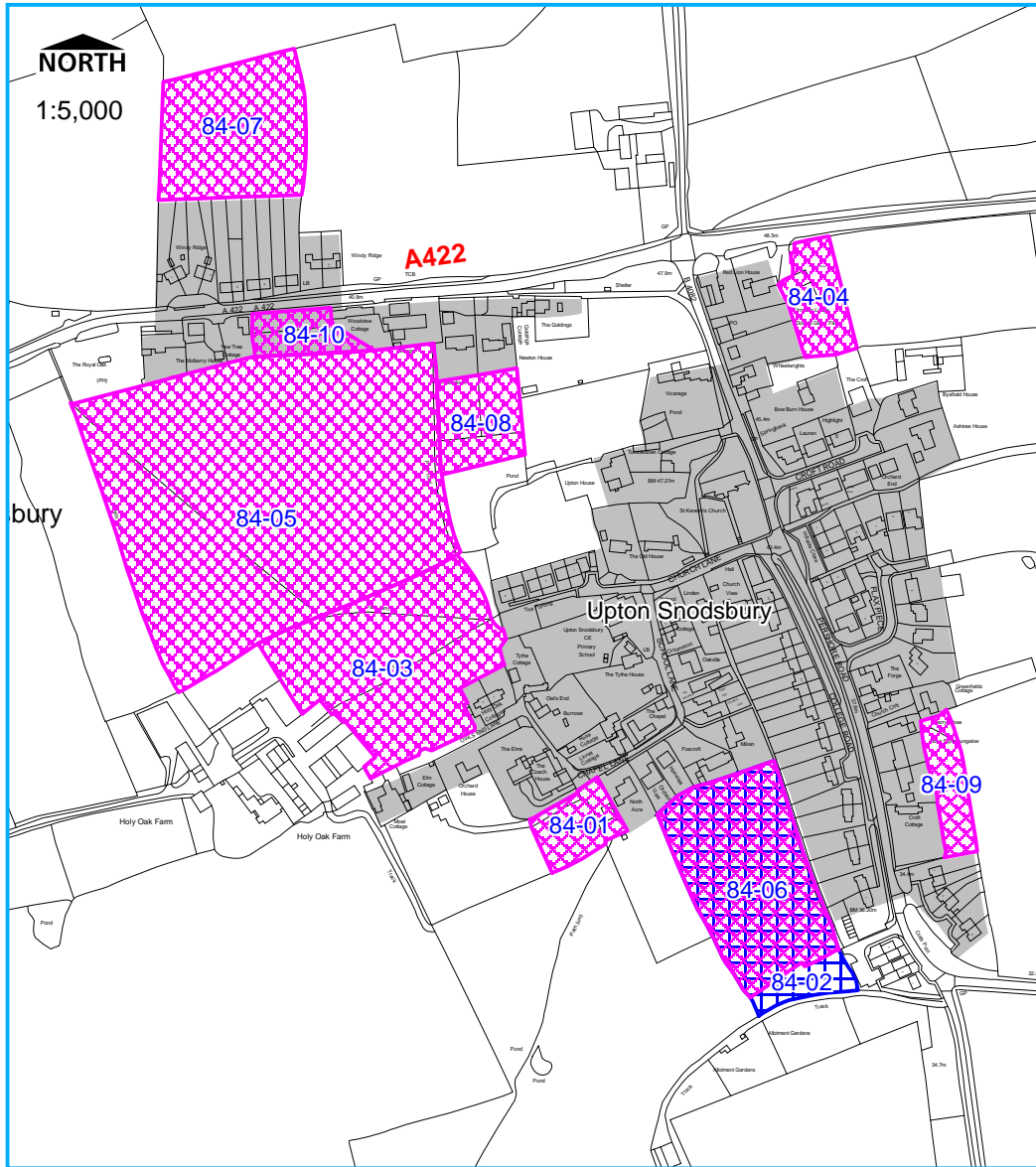
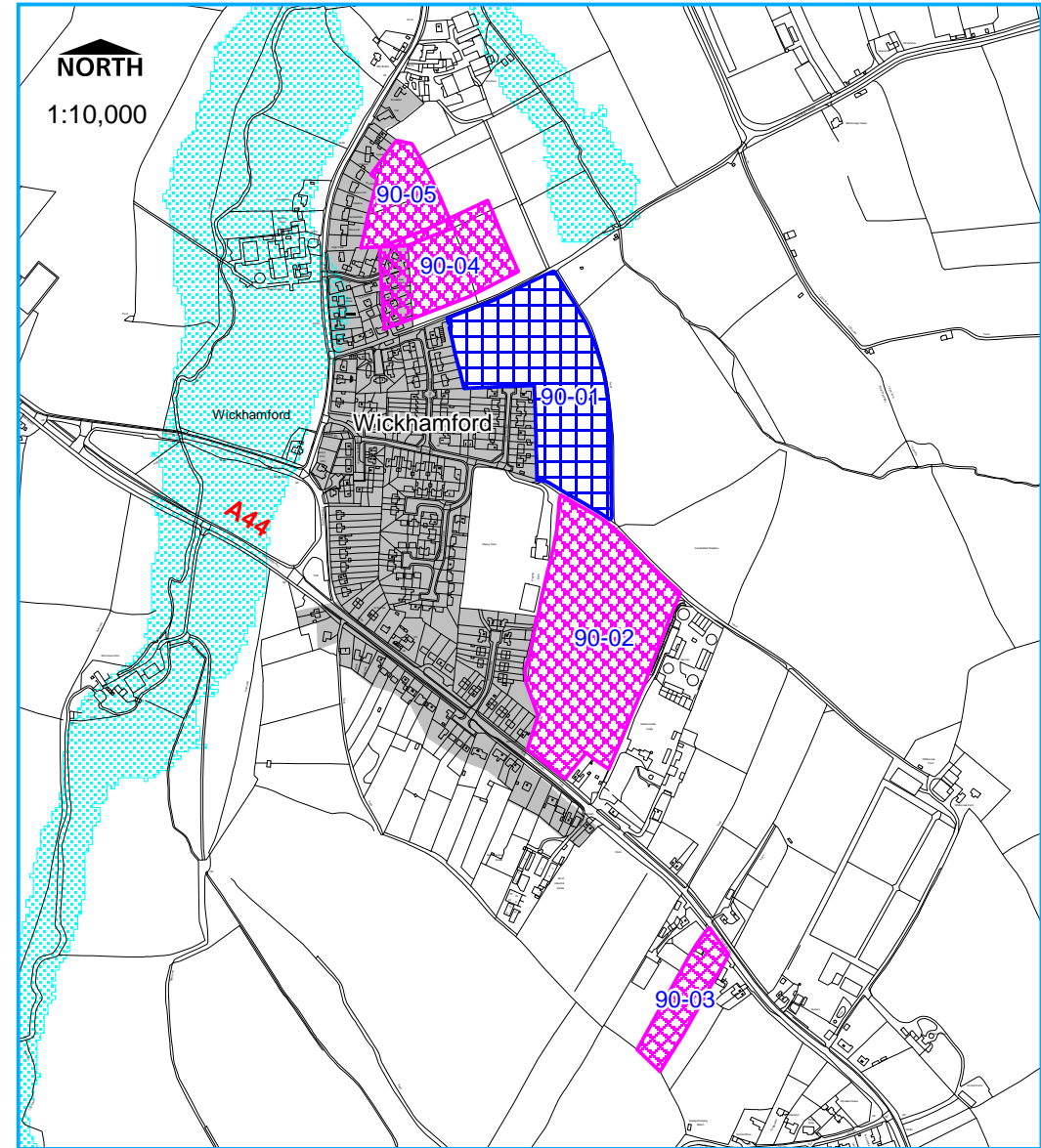






# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Upton Snodsbury



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Wickhamford



**Legend**

	Sites within Wychavon DC		Settlement boundary
	Sites ruled out		Flood Zone

Site Ref	84-01	Location	Land off Chapel Lane	
Town / Village	Upton Snodsbury			
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			
Panel Reason	SMALL			

Site Ref	84-02	Location	Land between College Road and School Lane	
Town / Village	Upton Snodsbury			
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 tenures and sizes	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium	
Type of contamination		Type of Obligation cost	Highway junction onto route through village	
Physical Constraints Costs	Medium	Infrastructure Constraints	None	
Type of constraint	Access to site difficult	Type of Infrastructure		
Potential Developer	Yes			
Appropriate Density (dws/ha)	25	Size of site	1.21	Total potential Dwellings 30
Financial Viability for housing	Medium	Availability	Within 5 years	
Further Detail	Access very difficult not a great site but best in Upton Snodsbury			
Panel Reason				

Site Ref	<input type="text" value="84-03"/>	Location	<input type="text" value="Land to west of the Furlong"/>		
Town / Village	<input type="text" value="Upton Snodsbury"/>				
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 with poor access"/>				
Panel Reason	<input type="text" value="LOCATION / ACCESS"/>				

Site Ref	<input type="text" value="84-04"/>	Location	<input type="text" value="Double Gates Farm"/>		
Town / Village	<input type="text" value="Upton Snodsbury"/>				
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" value="0.26"/>	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="Size and access off main road more likely to be rural exception"/>				
Panel Reason	<input type="text" value="SIZE / ACCESS"/>				

Site Ref	<input type="text" value="84-05"/>	Location	<input type="text" value="Land at Holy Oak Farm"/>
Town / Village	<input type="text" value="Upton Snodsbury"/>		
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="The scale of this is inappropriate to the setting. There is no access to the site unless use 84-10 which is off main road so would not be appropriate for development of this size.A poor location"/>		
Panel Reason	<input type="text" value="SCALE / LOCATION / ACCESS"/>		

Site Ref	<input type="text" value="84-07"/>	Location	<input type="text" value="Rear of A422 and Windy Ridge"/>
Town / Village	<input type="text" value="Upton Snodsbury"/>		
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 form settlement, wrong side of A422"/>		
Panel Reason	<input type="text" value="LOCATION"/>		

Site Ref	<input type="text" value="84-08"/>	Location	<input type="text" value="Adjacent to Thistledown"/>		
Town / Village	<input type="text" value="Upton Snodsbury"/>				
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="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="No Access"/>				
Panel Reason	<input type="text" value="ACCESS"/>				

Site Ref	<input type="text" value="84-09"/>	Location	<input type="text" value="Rear of The Mount"/>		
Town / Village	<input type="text" value="Upton Snodsbury"/>				
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="No access to site and too small"/>				
Panel Reason	<input type="text" value="ACCESS / SMALL"/>				

Site Ref	84-10	Location	Adjacent to Yew Tree Cottage and Woodview Cottage	
Town / Village	Upton Snodsbury			
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)	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	Access off main road difficult, too small a site only likely to be a couple of homes			
Panel Reason	ACCESS / SMALL			

Site Ref	90-01	Location	Land to the rear of Sally Close	
Town / Village	Wickhamford			
Village Category	2			
District	WY			
Panel date	01/02/2008	Panel Name	Wych South 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	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	None	
Type of constraint		Type of Infrastructure		
Potential Developer	Yes			
Appropriate Density (dws/ha)	15	Size of site	3.8	Total potential Dwellings 60
Financial Viability for housing	High	Availability	Available Now	
Further Detail	Only build on part of the site -maximum dwellings would be 60			
Panel Reason				

Site Ref	<input type="text" value="90-02"/>	Location	<input type="text" value="Land North of A44"/>
Town / Village	<input type="text" value="Wickhamford"/>		
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 viable level restrictions, too large for village and access of main road an issue. 90-01 is a preferred site"/>		
Panel Reason	<input type="text" value="SCALE / ACCESS/ GRADIENT"/>		

Site Ref	<input type="text" value="90-03"/>	Location	<input type="text" value="Land adjacnet to 48 &amp; 50 Pitchers Hill"/>
Town / Village	<input type="text" value="Wickhamford"/>		
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 viable too removed from settlement"/>		
Panel Reason	<input type="text" value="LOCATION"/>		

Site Ref	<input type="text" value="90-04"/>	Location	<input type="text" value="land adjacent to Penelope Gardens"/>		
Town / Village	<input type="text" value="Wickhamford"/>				
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="Major access issues to site not viable"/>				
Panel Reason	<input type="text" value="ACCESS"/>				

Site Ref	<input type="text" value="90-05"/>	Location	<input type="text" value="Land off Penelope Gardens"/>		
Town / Village	<input type="text" value="Wickhamford"/>				
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="No access to the site it is not viable"/>				
Panel Reason	<input type="text" value="ACCESS"/>				