

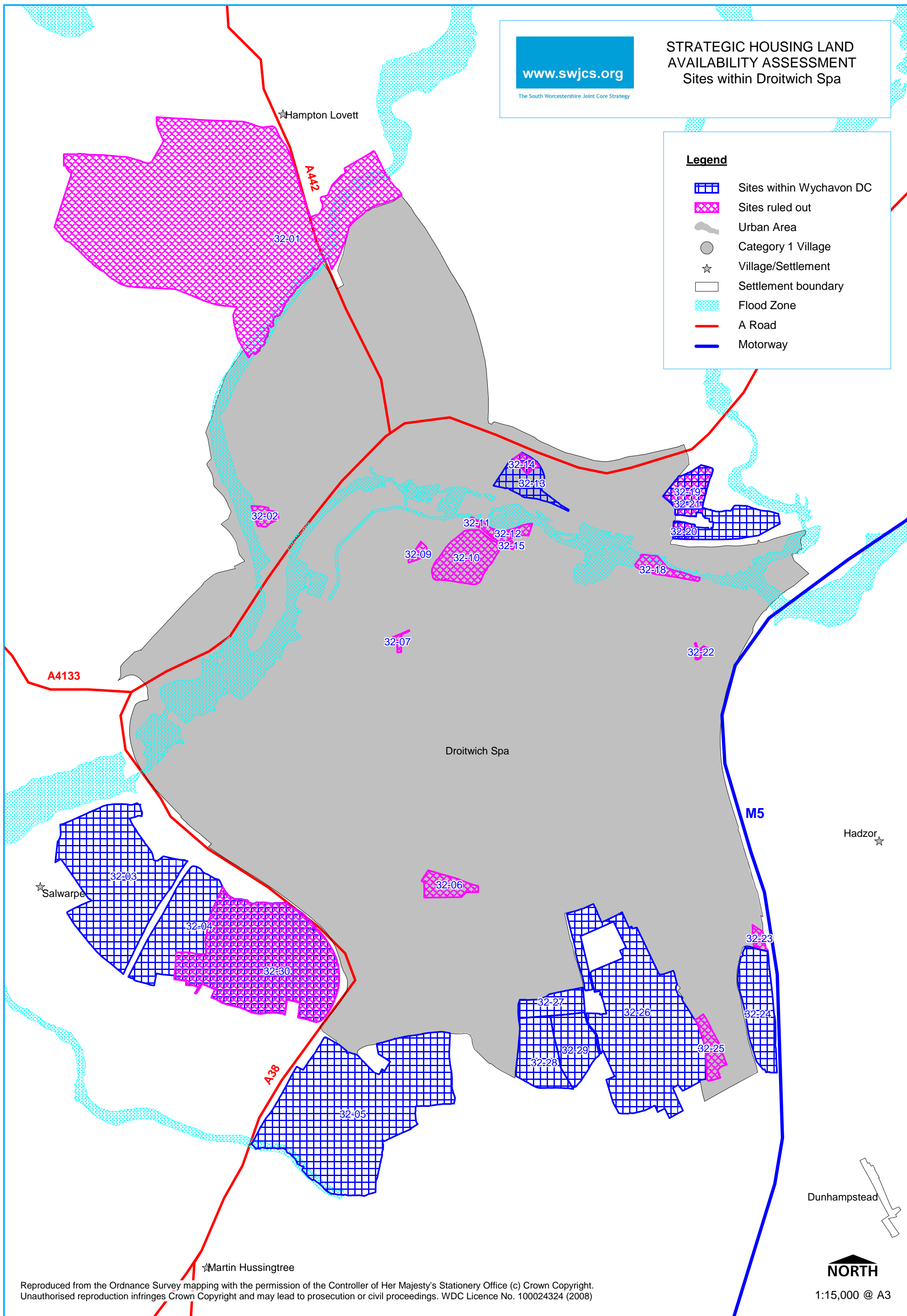


STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Sites within Droitwich Spa

Legend

-  Sites within Wychavon DC
-  Sites ruled out
-  Urban Area
-  Category 1 Village
-  Village/Settlement
-  Settlement boundary
-  Flood Zone
-  A Road
-  Motorway



Site Ref	32-03	Location	Chawson Lane		
Town / Village	Droitwich Spa				
Village Category	TOWN				
District	WY				
Panel date	08/10/2007	Panel Name	Droitwich		
Ownership	Single	Land Owners Attitude	For		
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		Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	Brine run to be checked	Type of Infrastructure	Location of sewer tbc		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	10	Total potential Dwellings	270
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Only 10 hectares available between Salwarpe Road and railway line. Dwellings netted down to allow landscaping etc. In urban design terms it would look inappropriate without				
Panel Reason					

Site Ref	32-04	Location	Land north of Copcut Lane		
Town / Village	Droitwich Spa				
Village Category	TOWN				
District	WY				
Panel date	08/10/2007	Panel Name	Droitwich		
Ownership	Multiple	Land Owners Attitude	For		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Mixed	Dwelling info	To include Extra Care home		
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Roundabout required		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	15% steep slope to north. Brine run tbc	Type of Infrastructure	Sewerage capacity to be checked		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	48	Total potential Dwellings	1433
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Small areas of site poor economic viability. 30 dph less 30% for landscape constraint etc.				
Panel Reason					

Site Ref	32-05	Location	Pulley Farm, Pulley Lane		
Town / Village	Droitwich Spa				
Village Category	TOWN				
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	Low		
Type of contamination		Type of Obligation cost	poor urban design		
Physical Constraints Costs	Medium	Infrastructure Constraints	Low		
Type of constraint	Brine run tbc	Type of Infrastructure	sewerage /water unknown		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	40	Total potential Dwellings	792
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Close to Martin Hussingtree. 30 dph less 33% for landscaping etc.				
Panel Reason					

Site Ref	32-13	Location	Vines Lane		
Town / Village	Droitwich Spa				
Village Category	TOWN				
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	High	Greenfield (Y/N)	N		
Assumed Dwelling	Mixed	Dwelling info	Mixed use		
Contamination Mitigation Costs	High	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	Low		
Type of constraint	Steep slopes off Vines Lane.	Type of Infrastructure	Sewers unknown		
Potential Developer	Yes				
Appropriate Density (dws/ha)	60	Size of site	3.3	Total potential Dwellings	90
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Brine run tbc				
Panel Reason					

Site Ref	32-21	Location	Land off Bromsgrove Road		
Town / Village	Droitwich Spa				
Village Category	TOWN				
District	WY				
Panel date	08/10/2007	Panel Name	Droitwich		
Ownership	Multiple	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	High		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	High	Infrastructure Constraints	Low		
Type of constraint	Steep 50% or more. Brine tbc	Type of Infrastructure	Sewers tbc		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	8.36	Total potential Dwellings	125
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	30 dph less 50%.Financial viability depends on how much the existing access can take.				
Panel Reason					

Site Ref	32-22	Location	Garage Site Stalls Farm Road		
Town / Village	Droitwich Spa				
Village Category	TOWN				
District	WY				
Panel date	08/10/2007	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	Not considered application coming in on site before Christmas by Festival.				
Panel Reason	PP				

Site Ref	32-24	Location	Tagwell Road		
Town / Village	Droitwich Spa				
Village Category	TOWN				
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	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination	Ground conditions poor from M5 construction	Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	Low		
Type of constraint	noise, brine tbc	Type of Infrastructure	Sewerage and water tbc		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	7.1	Total potential Dwellings	168
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	30 dph less 20% for mitigation etc.				
Panel Reason					

Site Ref	32-25	Location	Rear of Newland Road		
Town / Village	Droitwich Spa				
Village Category	TOWN				
District	WY				
Panel date	08/10/2007	Panel Name	Droitwich		
Ownership	Single	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	Likely to have been developed by 2011 - pre-app and within GD1				
Panel Reason	PP				

Site Ref	32-26	Location	Yew Tree Farm		
Town / Village	Droitwich Spa				
Village Category	TOWN				
District	WY				
Panel date	08/10/2007	Panel Name	Droitwich		
Ownership	Multiple	Land Owners Attitude	For		
Economic Viability	Poor	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Mixed	Dwelling info	Housing, extra care & apartments.Single Store		
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Medium		
Type of contamination	Brine tbc?	Type of Obligation cost	Pulley Lane needs improving		
Physical Constraints Costs	High	Infrastructure Constraints	Low		
Type of constraint	Visually intrusive	Type of Infrastructure	sewers tbc		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	32.6	Total potential Dwellings	135
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Only part of site developable due to landscape value and visual impact. Sites adjoining existing settlement boundary and within the lower part of the site. See Study on site. Studied in conjunction with 32-27				
Panel Reason					

Site Ref	32-27	Location	Newlands Road / Isaacs Way		
Town / Village	Droitwich Spa				
Village Category	TOWN				
District	WY				
Panel date	08/10/2007	Panel Name	Droitwich		
Ownership	Multiple	Land Owners Attitude	Unknown		
Economic Viability	Poor	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Housing - possibly single storey, care home		
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Medium		
Type of contamination	Brine tbc?	Type of Obligation cost	Pulley Lane needs improving		
Physical Constraints Costs	High	Infrastructure Constraints	Low		
Type of constraint	Visually intrusive	Type of Infrastructure	sewers tbc		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	3.25	Total potential Dwellings	98
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Studied in conjunction with 32-26, 32-28 and 32-29.				
Panel Reason					

Site Ref	32-28	Location	Pulley Lane		
Town / Village	Droitwich Spa				
Village Category	TOWN				
District	WY				
Panel date	08/10/2007	Panel Name	Droitwich		
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	Housing - possibly single storey, care home		
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Medium		
Type of contamination	Brine tbc.	Type of Obligation cost	Pulley Lane needs improving		
Physical Constraints Costs	High	Infrastructure Constraints	Low		
Type of constraint	Visually intrusive	Type of Infrastructure	sewers capacity?		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	6	Total potential Dwellings	144
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Landscape value				
Panel Reason					

Site Ref	32-29	Location	Yew Tree Hill (part)		
Town / Village	Droitwich Spa				
Village Category	TOWN				
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	Mixed	Dwelling info	Housing - possibly single storey, care home		
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Medium		
Type of contamination	Brine tbc.	Type of Obligation cost	Pulley Lane needs improving		
Physical Constraints Costs	High	Infrastructure Constraints	Low		
Type of constraint	Visual impact	Type of Infrastructure	sewer capacity?		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	13.02	Total potential Dwellings	312
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	30dph less 20% landscaping etc				
Panel Reason					