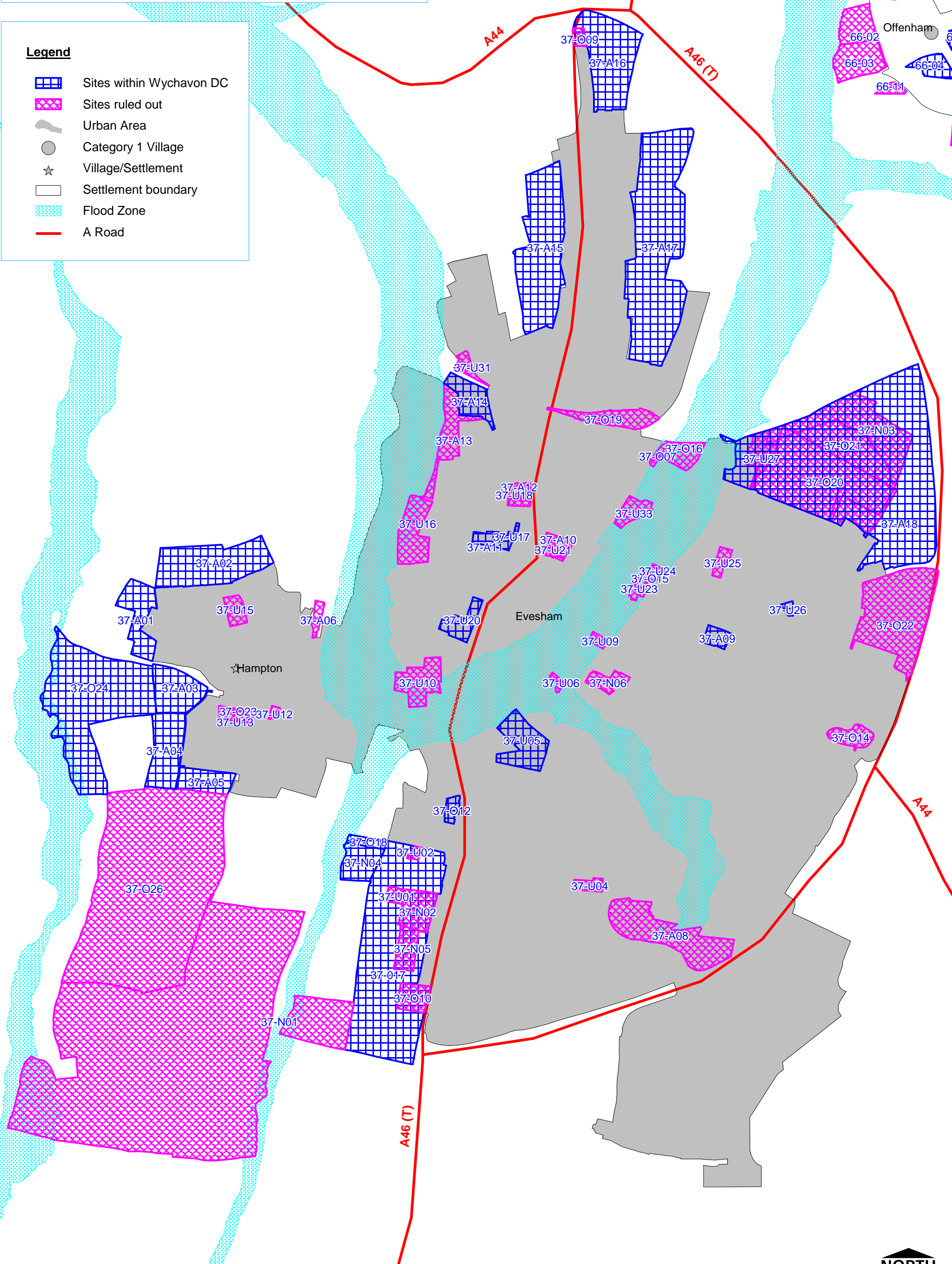


STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Sites within Evesham

Legend

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



Site Ref	37-A01	Location	Land to the North of Pershore Road, Hampton, Evesham		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Unknown	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	High		
Type of contamination		Type of Obligation cost	Access onto main road		
Physical Constraints Costs	Low	Infrastructure Constraints	Medium		
Type of constraint		Type of Infrastructure	Access involves loss of existing property		
Potential Developer	No				
Appropriate Density (dws/ha)	40	Size of site	3.115	Total potential Dwellings	112
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Odd shaped parcel of land for design and layout issues.				
Panel Reason					

Site Ref	37-A02	Location	North of Merrybrook, Hampton.		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Unknown	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Highway improvements		
Physical Constraints Costs	Medium	Infrastructure Constraints	High		
Type of constraint		Type of Infrastructure	Access may be costly		
Potential Developer	No				
Appropriate Density (dws/ha)	50	Size of site	7.29	Total potential Dwellings	328
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Access an issue depending on whether junction at Pershore Road can take capacity. 50 dph less 10% for infrastructure etc.				
Panel Reason					

Site Ref	37-A03	Location	Land off Pershore Road, Hampton.		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Single	Land Owners Attitude	Unknown		
Economic Viability	Good	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	N		
Assumed Dwelling	Houses	Dwelling info	Retirement village		
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Pressure point Pershore Rd Crossing		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	Drain on site	Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	3.44	Total potential Dwellings	88
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail					
Panel Reason					

Site Ref	37-A04	Location	Land West of St. Andrews Road, Hampton.		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
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	None	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Pressure point Pershore Rd Crossing		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	Drain on site	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	40	Size of site	3.99	Total potential Dwellings	143
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	40 dph less 10% for landscaping etc				
Panel Reason					

Site Ref	37-A05	Location	Land at bottom of Peewit Road, Hampton.		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
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	None	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Pressure point at Pershore Crossing		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	Drain on site	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	40	Size of site	2.09	Total potential Dwellings	75
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	40 dph less 10% landscaping etc				
Panel Reason					

Site Ref	37-A08	Location	Four Pools Industrial Centre, Evesham		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
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 as has significant retail use				
Panel Reason	RETAIL				

Site Ref	37-A09	Location	Garage & showroom, off Broadway Road roundabout.		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Good	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	N		
Assumed Dwelling	Houses	Dwelling info	Low density		
Contamination Mitigation Costs	High	Exceptional Planning Obligations Cost	Low		
Type of contamination	Petrol filling station	Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	40	Size of site	0.75	Total potential Dwellings	24
Financial Viability for housing	Low	Availability	Unknown		
Further Detail	A garage site that is well used as a community facility.40dph less 20% for infrastructure - low density high cost scheme. On edge of conservation area, potential for improving appearance of site.				
Panel Reason					

Site Ref	37-A11	Location	Bewdley Court (inc. carpark) Bewdley Street		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Single	Land Owners Attitude	Unknown		
Economic Viability	Good	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	N		
Assumed Dwelling	Houses	Dwelling info	Houses or care home		
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	Yes				
Appropriate Density (dws/ha)	50	Size of site	0.61	Total potential Dwellings	31
Financial Viability for housing	Low	Availability	Within 5 years		
Further Detail	Currently old peoples home and car park - need to check whether these are economically viable and whether loss of revenue and care home is acceptable. Potential developer for care home facility / affordable - but site unlikely to come forward for housing				
Panel Reason					

Site Ref	37-A14	Location	Brias Close Industrial Estate	
Town / Village	Evesham			
Village Category	TOWN			
District	WY			
Panel date	02/10/2007	Panel Name	Evesham / Pershore	
Ownership	Unknown	Land Owners Attitude	Unknown	
Economic Viability	Unknown	Brownfield (Y/N)	Y	
Market Demand	High	Greenfield (Y/N)	N	
Assumed Dwelling	Mixed	Dwelling info	100% res as physically separated from emp	
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	High	
Type of contamination	Adjacent to railway	Type of Obligation cost	Footbridge and noise	
Physical Constraints Costs	Low	Infrastructure Constraints	Low	
Type of constraint		Type of Infrastructure		
Potential Developer	No			
Appropriate Density (dws/ha)	60	Size of site	2.21	Total potential Dwellings
Financial Viability for housing	Medium	Availability	Unknown	
Further Detail	Concern over width of railway crossing, noise etc. 60 dph less 10% for mitigation landscaping. Could redevelop as mixed site - feasibility dependent on access and ownership - could be on long leases.			
Panel Reason				

Site Ref	37-A15	Location	Land West of Greenhill	
Town / Village	Evesham			
Village Category	TOWN			
District	WY			
Panel date	02/10/2007	Panel Name	Evesham / Pershore	
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		
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	High	
Type of contamination		Type of Obligation cost	Potential roundabout, open space, aff housing etc	
Physical Constraints Costs	High	Infrastructure Constraints	High	
Type of constraint	Views landscape impact	Type of Infrastructure	Access	
Potential Developer	No			
Appropriate Density (dws/ha)	50	Size of site	11.06	Total potential Dwellings
Financial Viability for housing	High	Availability	Within 5 years	
Further Detail	50 dph less 20% for landscape and infrastructure. Concern site too big, would need to buy properties for access. No natural boundaries to site. Concern over developing for housing			
Panel Reason				

Site Ref	37-A16	Location	Land at Twyford roundabout, Greenhill		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
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			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	Medium		
Type of constraint	Possible drainage issues	Type of Infrastructure	Access spur off roundabout or off Greenhill		
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	7.765	Total potential Dwellings	186
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Suspect single ownership. Currently an orchard - view that these should be protected as characteristic of the Vale. Also a gateway site, possible high biodiversity value. Considered not developable. 30dph less 20% for planting and buffering				
Panel Reason					

Site Ref	37-A17	Location	Land at East of Greenhill		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
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			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	Medium		
Type of constraint	Possible drainage issues	Type of Infrastructure	Access		
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	19.69	Total potential Dwellings	443
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Very conspicuous, too big and intrusive. Issues with access and bypass. Also part orchard, possible high biodiversity value. Considered not developable. 30dph less 25% for planting and buffering and infrastructure.				
Panel Reason					

Site Ref	37-A18	Location	Land off Evesham bypass		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Unknown	Land Owners Attitude	For		
Economic Viability	Unknown	Brownfield (Y/N)	Y		
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	High but proportionally to site would be low.		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	50	Size of site	43.79	Total potential Dwellings	1751
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Looks like logical progression. Depends on landscape impact. Mixed site should include other uses to improve sustainability. Dph 50 less 20% for landscape infrastructure etc. Development would be phased. Check inspectors report.				
Panel Reason					

Site Ref	37-N04	Location	Land rear of Cheltenham Road		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Unknown	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	Potential chemical works on site	Type of Obligation cost	Need bypass, school capacity unknown		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	50	Size of site	2.19	Total potential Dwellings	93
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Mix of uses unsure of economic viability. Development would need to be phased and looked at in conjunction with 37-O17 & 37-O18				
Panel Reason					

Site Ref	37-012	Location	Land off Eastwick Drive
Town / Village	Evesham		
Village Category	TOWN		
District	WY		
Panel date	02/10/2007	Panel Name	Evesham / Pershore
Ownership	Unknown	Land Owners Attitude	Unknown
Economic Viability	Unknown	Brownfield (Y/N)	Y
Market Demand	High	Greenfield (Y/N)	N
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	High
Type of contamination	Don't know	Type of Obligation cost	Affordable housing etc
Physical Constraints Costs	High	Infrastructure Constraints	Medium
Type of constraint	Access	Type of Infrastructure	Access, short back gardens on adjacent properties
Potential Developer	Don't know		
Appropriate Density (dws/ha)	50	Size of site	0.56
		Total potential Dwellings	24
Financial Viability for housing	Medium	Availability	5-10 years
Further Detail	Is the existing land use more profitable? Access Issue. Would need to lose a property on the road frontage. Difficult site.		
Panel Reason			

Site Ref	37-014	Location	Land off Broadway Road
Town / Village	Evesham		
Village Category	TOWN		
District	WY		
Panel date	02/10/2007	Panel Name	Evesham / Pershore
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	Local nature reserve not considered suitable for development.		
Panel Reason	NATURE		

Site Ref	37-O17	Location	Land off Cheltenham Road		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Unknown	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Mixed	Dwelling info			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination	Potential chemical use on site	Type of Obligation cost	Need for bypass, school capacity unknown		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	25.78	Total potential Dwellings	773
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Mix of uses unsure of economic viability. May need infrastructure improvements on A46 bypass. Development would need to be phased considered in conjunction with 37-N4 and 37-18				
Panel Reason					

Site Ref	37-O18	Location	Land off Cheltenham Road		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Unknown	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	Possible chemical use on site	Type of Obligation cost	Need for bypass, school capacity		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	50	Size of site	0.59	Total potential Dwellings	25
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Mix of uses on site including agriculture. 50 dph less 15%. Consider in conjunction with 37-N4 and 37-O17. Would need to be phased.				
Panel Reason					

Site Ref	37-024	Location	Land at Merrybrook, Hampton.
Town / Village	Evesham		
Village Category	TOWN		
District	WY		
Panel date	02/10/2007	Panel Name	Evesham / Pershore
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	None	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Pressure point at Pershore Rd Crossing
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Yes		
Appropriate Density (dws/ha)	40	Size of site	17.1
		Total potential Dwellings	342
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	area that slopes down to brook not considered developable but good for open space with adjacent development on sites 37-A3 and 4. 40 dph less 50% for landscaping		
Panel Reason			

Site Ref	37-026	Location	Land between Evesham & Hampton
Town / Village	Evesham		
Village Category	TOWN		
District	WY		
Panel date	02/10/2007	Panel Name	Evesham / Pershore
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)		Size of site	
		Total potential Dwellings	
Financial Viability for housing		Availability	
Further Detail	Too remote from settlement, not considered		
Panel Reason	LOCATION		

Site Ref	37-U04	Location	St. Richards Road	
Town / Village	Evesham			
Village Category	TOWN			
District	WY			
Panel date	02/10/2007	Panel Name	Evesham / Pershore	
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	Only one industrial unit within industrial park. Should be retained for employment unless whole of estate goes for residential.			
Panel Reason	ELR			

Site Ref	37-U05	Location	Evesham Hospital, Waterside	
Town / Village	Evesham			
Village Category	TOWN			
District	WY			
Panel date	02/10/2007	Panel Name	Evesham / Pershore	
Ownership	Single	Land Owners Attitude	Unknown	
Economic Viability	Good	Brownfield (Y/N)	Y	
Market Demand	High	Greenfield (Y/N)	N	
Assumed Dwelling	Mixed	Dwelling info		
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	High	
Type of contamination	Hospital site	Type of Obligation cost	Flood mitigation	
Physical Constraints Costs	Medium	Infrastructure Constraints	Medium	
Type of constraint	Access floods	Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	50	Size of site	3.32	Total potential Dwellings 140
Financial Viability for housing	Medium	Availability	10-15 years	
Further Detail	Would have to relocate hospital. Possibly better for employment use to avoid flooding issues.50dph less 15% for infrastructure etc.			
Panel Reason				

Site Ref	37-U12	Location	Public House, Pershore Road, Hampton.	
Town / Village	Evesham			
Village Category	TOWN			
District	WY			
Panel date	02/10/2007	Panel Name	Evesham / Pershore	
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
Financial Viability for housing		Availability		
Further Detail	Remove. Too small - loss of public house and difficult design issues.			
Panel Reason	COMMUNITY			

Site Ref	37-U17	Location	Bewdley Street	
Town / Village	Evesham			
Village Category	TOWN			
District	WY			
Panel date	02/10/2007	Panel Name	Evesham / Pershore	
Ownership	Unknown	Land Owners Attitude	Unknown	
Economic Viability	Poor	Brownfield (Y/N)	Y	
Market Demand	High	Greenfield (Y/N)	N	
Assumed Dwelling	Houses	Dwelling info	Possibly already developed	
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)	60	Size of site	0.36	Total potential Dwellings
Financial Viability for housing	High	Availability	5-10 years	
Further Detail				
Panel Reason				

Site Ref	37-U20	Location	Telephone Exchange, Abbey Road		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Multiple	Land Owners Attitude	Unknown		
Economic Viability	Good	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	N		
Assumed Dwelling	Mixed	Dwelling info	3 storey max.		
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	Although need to consider BT cables		
Potential Developer	Yes				
Appropriate Density (dws/ha)	40	Size of site	1.37	Total potential Dwellings	41
Financial Viability for housing	Medium	Availability	5-10 years		
Further Detail	The economic viability needs to be confirmed by BT and other commercial users. Issue about shape of site, multiple ownership. Part of site developed for offices.40dph less 25% already built out				
Panel Reason					

Site Ref	37-U25	Location	Rear of Lime Street & Northwick Road		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Multiple	Land Owners Attitude	Unknown		
Economic Viability	Unknown	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	N		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	Access ownership issue	Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	50	Size of site	0.56	Total potential Dwellings	24
Financial Viability for housing	Unviable	Availability	10-15 years		
Further Detail	Difficulty with multiple ownership. Not worth time and effort, developers wouldn't bother.				
Panel Reason	OWNERSHIP				

Site Ref	37-U26	Location	Warehouse, off Badsey Road		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Good	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	N		
Assumed Dwelling	Houses	Dwelling info	Mews Development		
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)	50	Size of site	0.2	Total potential Dwellings	10
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	dependent on whether plumb centre wants to move.				
Panel Reason					

Site Ref	37-U31	Location	North of Briar Close Industrial Estate, Worcester Road		
Town / Village	Evesham				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
Ownership	Unknown	Land Owners Attitude	Unknown		
Economic Viability	Unknown	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	N		
Assumed Dwelling	Other	Dwelling info	Not considered suitable in middle of employme		
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	High		
Type of contamination	potentially high	Type of Obligation cost	Access		
Physical Constraints Costs	Medium	Infrastructure Constraints	Medium		
Type of constraint		Type of Infrastructure	Access, proximity to railway		
Potential Developer	No				
Appropriate Density (dws/ha)	50	Size of site	0.59	Total potential Dwellings	24
Financial Viability for housing	Medium	Availability	5-10 years		
Further Detail	Makes no sense as a residential site. 50 dph less 20% for buffering etc				
Panel Reason	ELR				