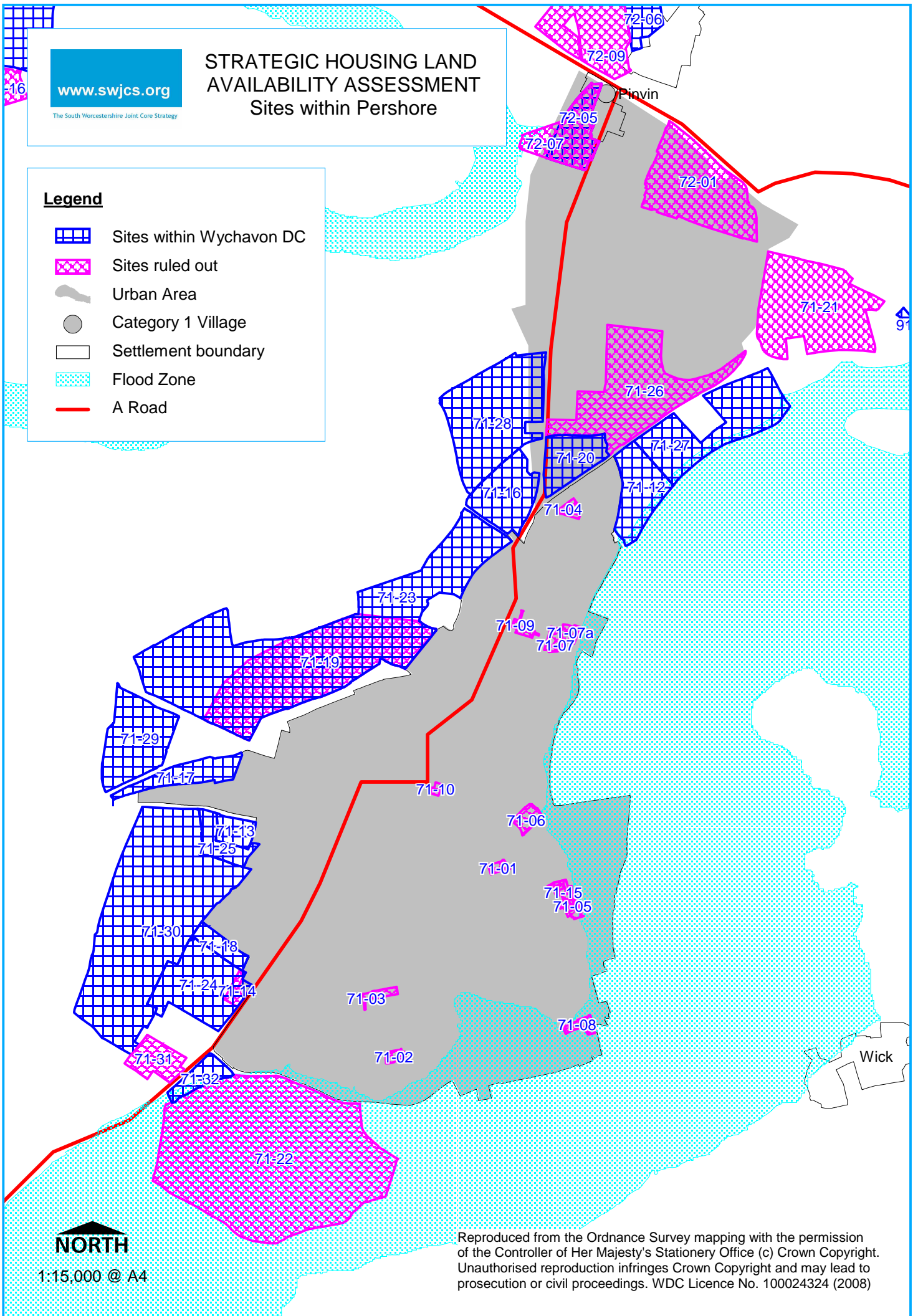


STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Sites within Pershore

Legend

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



1:15,000 @ A4

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Site Ref	71-09	Location	Garage Court, R/O Mayfield Road South/Apple Tree Road	
Town / Village	Pershore			
Village Category	TOWN			
District	WY			
Panel date	02/10/2007	Panel Name	Evesham / Pershore	
Ownership	Multiple	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	Remove. Part of site being developed so reduced size would be too small.			
Panel Reason	BUILT OUT			

Site Ref	71-12	Location	Land adjacent to Hurst Road Cottages, Wyre Road	
Town / Village	Pershore			
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	Low	Infrastructure Constraints	Low	
Type of constraint		Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	40	Size of site	3.36	Total potential Dwellings 120
Financial Viability for housing	High	Availability	Within 5 years	
Further Detail	40dph less 10% for landscaping.			
Panel Reason				

Site Ref	71-13	Location	Land South of Holloway		
Town / Village	Pershore				
Village Category	TOWN				
District	WY				
Panel date	02/10/2007	Panel Name	Evesham / Pershore		
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	Medium		
Type of contamination		Type of Obligation cost	Junction at Three Springs Rd		
Physical Constraints Costs	Medium	Infrastructure Constraints	Low		
Type of constraint	orchard and woods on site	Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	1.02	Total potential Dwellings	24
Financial Viability for housing	High	Availability	5-10 years		
Further Detail	Access with Wadborough Rd difficult and junction with Three Springs Road difficult. Visual impact Currently wood and orchard, not a good site.				
Panel Reason					

Site Ref	71-16	Location	Land at the Croft, Off the B4082		
Town / Village	Pershore				
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	Medium	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	New road, new junction required		
Physical Constraints Costs	High	Infrastructure Constraints	Medium		
Type of constraint	Steep slopes - earthworks	Type of Infrastructure	Possible drainage and run off problems		
Potential Developer	No				
Appropriate Density (dws/ha)	40	Size of site	3.62	Total potential Dwellings	115
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Financial viability dependent on amount of earthworks required. All very visible from east.				
Panel Reason					

Site Ref	71-17	Location	Land at Allesborough Hill, North of Holloway		
Town / Village	Pershore				
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	Medium		
Type of contamination		Type of Obligation cost	Highway issues: road layout		
Physical Constraints Costs	Medium	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	2.07	Total potential Dwellings	50
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Difficult shaped site - insufficient depth in some places this would reduce density. Hence 30 dph less 20% for landscape and layout issues.				
Panel Reason					

Site Ref	71-18	Location	Land off Three Springs Road & R/O Conningsby Drive		
Town / Village	Pershore				
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	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Traffic lights at Worcester Road and Three Springs		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	Gently sloping	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.99	Total potential Dwellings	30
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail					
Panel Reason					

Site Ref	<input type="text" value="71-20"/>	Location	<input type="text" value="Land North of Wyre Road"/>		
Town / Village	<input type="text" value="Persnore"/>				
Village Category	<input type="text" value="TOWN"/>				
District	<input type="text" value="WY"/>				
Panel date	<input type="text" value="02/10/2007"/>	Panel Name	<input type="text" value="Evesham / Persnore"/>		
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="Houses"/>	Dwelling info	<input type="text"/>		
Contamination Mitigation Costs	<input type="text" value="Low"/>	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="Low"/>	Infrastructure Constraints	<input type="text" value="Low"/>		
Type of constraint	<input type="text" value="Footpath through site"/>	Type of Infrastructure	<input type="text"/>		
Potential Developer	<input type="text" value="No"/>				
Appropriate Density (dws/ha)	<input type="text" value="30"/>	Size of site	<input type="text" value="2.68"/>	Total potential Dwellings	<input type="text" value="80"/>
Financial Viability for housing	<input type="text" value="High"/>	Availability	<input type="text" value="Within 5 years"/>		
Further Detail	<input type="text"/>				
Panel Reason	<input type="text"/>				

Site Ref	<input type="text" value="71-21"/>	Location	<input type="text" value="Land East of Keytel 7 Business Park"/>		
Town / Village	<input type="text" value="Persnore"/>				
Village Category	<input type="text" value="TOWN"/>				
District	<input type="text" value="WY"/>				
Panel date	<input type="text" value="02/10/2007"/>	Panel Name	<input type="text" value="Evesham / Persnore"/>		
Ownership	<input type="text" value="Unknown"/>	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="Houses"/>	Dwelling info	<input type="text" value="Low density"/>		
Contamination Mitigation Costs	<input type="text" value="Low"/>	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="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="Don't know"/>				
Appropriate Density (dws/ha)	<input type="text" value="25"/>	Size of site	<input type="text" value="9.4"/>	Total potential Dwellings	<input type="text" value="176"/>
Financial Viability for housing	<input type="text" value="High"/>	Availability	<input type="text" value="Within 5 years"/>		
Further Detail	<input type="text" value="Not good site for residential - preferred for employment use, as too remote."/>				
Panel Reason	<input type="text" value="ELR"/>				

Site Ref	71-23	Location	Land at Allesborough Hill		
Town / Village	Pershore				
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	High		
Type of contamination		Type of Obligation cost	New road would be required and new junction		
Physical Constraints Costs	High	Infrastructure Constraints	Medium		
Type of constraint	Steep slopes earth works	Type of Infrastructure	possible drainage and run off issues		
Potential Developer	No				
Appropriate Density (dws/ha)	40	Size of site	26.93	Total potential Dwellings	808
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	All very visible from east. Would need new road and junction. Due to slope and visual impact 40dph less 25% for landscaping and infrastructure.				
Panel Reason					

Site Ref	71-24	Location	Land at 62 Three Springs Road, & adjoining land		
Town / Village	Pershore				
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	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	traffic lights at Worcester Road and Three Springs		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	Gently sloping	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	5.21	Total potential Dwellings	140
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	30 dph less 10%				
Panel Reason					

Site Ref	71-25	Location	Land South of Holloway - Extend to include farm		
Town / Village	Pershore				
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	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	highway		
Physical Constraints Costs	Medium	Infrastructure Constraints	Medium		
Type of constraint	Slope and access	Type of Infrastructure	drainage		
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	1.36	Total potential Dwellings	36
Financial Viability for housing	High	Availability	5-10 years		
Further Detail	Depends on whether site in Three Springs Rd comes forward. 30 dph less 10% for landscaping. Concern over landscape impact - requires mitigating landscape.				
Panel Reason					

Site Ref	71-26	Location	Land North of Wyre Road, South of Keytec 7 Business Park		
Town / Village	Pershore				
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)	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	Low	Infrastructure Constraints	Low		
Type of constraint	Woodland	Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	9.42	Total potential Dwellings	170
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Site more suitable for employment. 30dph less 40% due to woodland and school playing field.				
Panel Reason	ELR				

Site Ref	<input type="text" value="71-27"/>	Location	<input type="text" value="Land South of Wyre Road"/>		
Town / Village	<input type="text" value="Persnore"/>				
Village Category	<input type="text" value="TOWN"/>				
District	<input type="text" value="WY"/>				
Panel date	<input type="text" value="02/10/2007"/>	Panel Name	<input type="text" value="Evesham / Persnore"/>		
Ownership	<input type="text" value="Unknown"/>	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="Houses"/>	Dwelling info	<input type="text"/>		
Contamination Mitigation Costs	<input type="text" value="Low"/>	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="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="Don't know"/>				
Appropriate Density (dws/ha)	<input type="text" value="40"/>	Size of site	<input type="text" value="8.03"/>	Total potential Dwellings	<input type="text" value="273"/>
Financial Viability for housing	<input type="text" value="High"/>	Availability	<input type="text" value="Within 5 years"/>		
Further Detail	<input type="text" value="Illogical extension to Persnore."/>				
Panel Reason	<input type="text"/>				

Site Ref	<input type="text" value="71-28"/>	Location	<input type="text" value="Land West of Station Road, North of Junction with Wyre Piddle"/>		
Town / Village	<input type="text" value="Persnore"/>				
Village Category	<input type="text" value="TOWN"/>				
District	<input type="text" value="WY"/>				
Panel date	<input type="text" value="02/10/2007"/>	Panel Name	<input type="text" value="Evesham / Persnore"/>		
Ownership	<input type="text" value="Unknown"/>	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="Houses"/>	Dwelling info	<input type="text"/>		
Contamination Mitigation Costs	<input type="text" value="Medium"/>	Exceptional Planning Obligations Cost	<input type="text" value="Medium"/>		
Type of contamination	<input type="text"/>	Type of Obligation cost	<input type="text"/>		
Physical Constraints Costs	<input type="text" value="High"/>	Infrastructure Constraints	<input type="text" value="Medium"/>		
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="40"/>	Size of site	<input type="text" value="9.18"/>	Total potential Dwellings	<input type="text" value="293"/>
Financial Viability for housing	<input type="text" value="High"/>	Availability	<input type="text" value="Within 5 years"/>		
Further Detail	<input type="text" value="40 dph less 20% for landscaping"/>				
Panel Reason	<input type="text"/>				

Site Ref	71-29	Location	Land west of Allesborough Farm, South of Worcester Road, Allesborough Hill		
Town / Village	Pershore				
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	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Access issue on Lane		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	4.98	Total potential Dwellings	135
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Disconnected from settlement, too remote. Intrusive - listed buildings adjacent (x 2) Farm would be enclosed by development. 30 dph less 10% for landscape.				
Panel Reason					

Site Ref	71-30	Location	Land South of Holloway, West of Three Springs Road/Defford Road		
Town / Village	Pershore				
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	Medium		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	Medium		
Type of constraint	Slope and access issues	Type of Infrastructure	drainage issues		
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	19.95	Total potential Dwellings	448
Financial Viability for housing	High	Availability	5-10 years		
Further Detail	30 dph less 25% for landscape mitigation. High visual impact - unlikely to be sympathetic backdrop to Abbey from Wick				
Panel Reason					

Site Ref	71-31	Location	Land west of Defford Road		
Town / Village	Pershore				
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	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Traffic lights at three Springs Rd/ Worcester Rd		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	Gently sloping	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	1.68	Total potential Dwellings	45
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Quite remote and removed from settlement. 30 dph less 10% landscape. Proposed extension to cemetery. Owned by town Council.				
Panel Reason	PPG17				

Site Ref	71-32	Location	Land South of Junction of Defford Road/Three Springs		
Town / Village	Pershore				
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	low density		
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	Established trees and hedges	Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	1.22	Total potential Dwellings	33
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Too rural, unsuitable for residential, beyond natural boundary. 30 dph less 10% for landscape				
Panel Reason					