







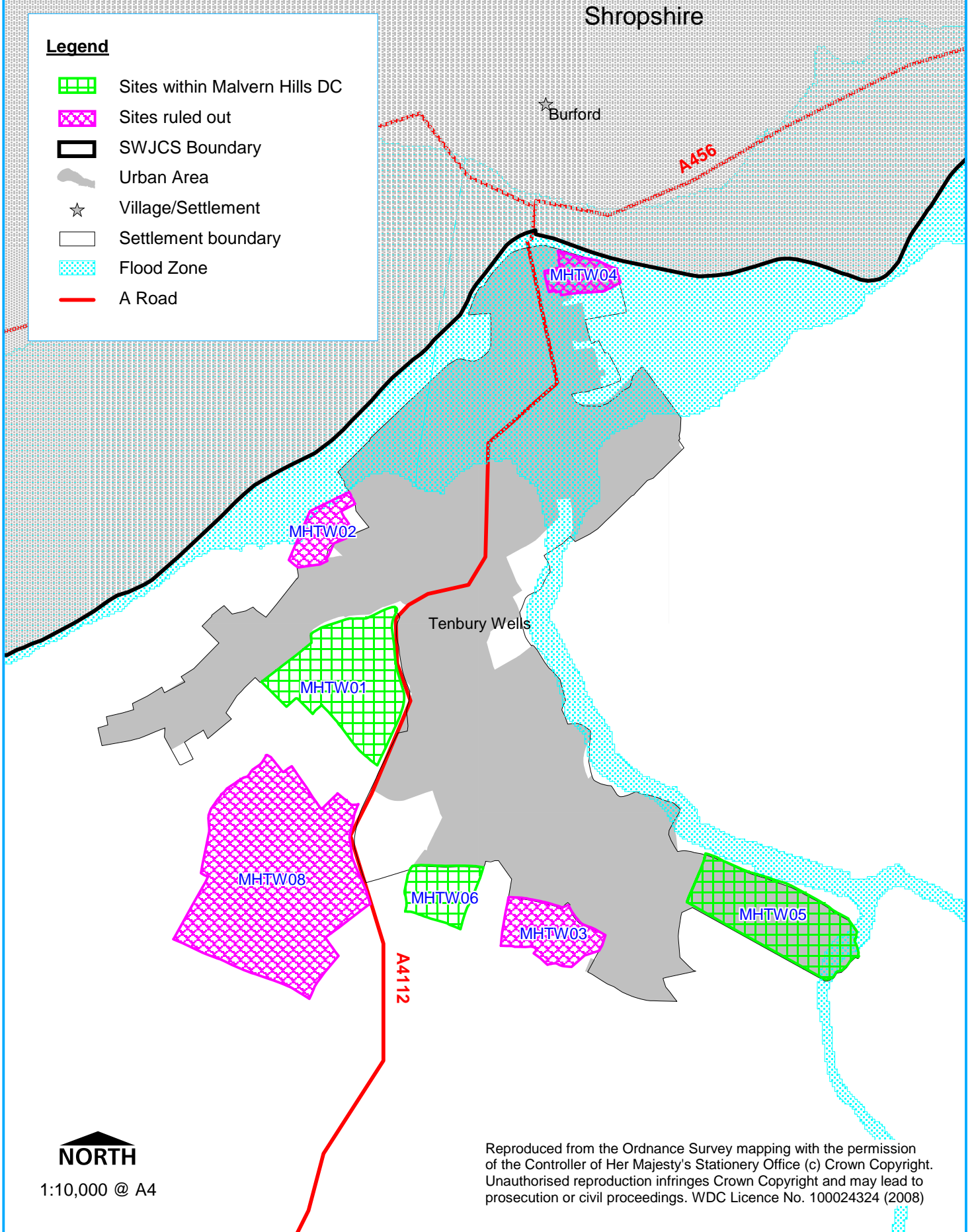


# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Sites within Tenbury Wells

## Legend

-  Sites within Malvern Hills DC
-  Sites ruled out
-  SWJCS Boundary
-  Urban Area
-  Village/Settlement
-  Settlement boundary
-  Flood Zone
-  A Road



1:10,000 @ A4

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|                                 |   |                                       |                            |                           |     |
|---------------------------------|---|---------------------------------------|----------------------------|---------------------------|-----|
| Site Ref                        | MHTW01  | Location                              | Land opposite Morning Side |                           |     |
| Town / Village                  | Tenbury   |                                       |                            |                           |     |
| Village Category                | TOWN  |                                       |                            |                           |     |
| District                        | MH  |                                       |                            |                           |     |
| Panel date                      | 01/10/2007  | Panel Name                            | Malvern                    |                           |     |
| Ownership                       | Single  | Land Owners Attitude                  | For                        |                           |     |
| Economic Viability              | Good  | Brownfield (Y/N)                      | N                          |                           |     |
| Market Demand                   | Medium  | Greenfield (Y/N)                      | Y                          |                           |     |
| Assumed Dwelling                | Houses  | Dwelling info                         |                            |                           |     |
| Contamination Mitigation Costs  | None  | Exceptional Planning Obligations Cost | Low                        |                           |     |
| Type of contamination           |   | Type of Obligation cost               |                            |                           |     |
| Physical Constraints Costs      | Medium  | Infrastructure Constraints            | Low                        |                           |     |
| Type of constraint              | Stream and slope  | Type of Infrastructure                |                            |                           |     |
| Potential Developer             | Don't know  |                                       |                            |                           |     |
| Appropriate Density (dws/ha)    | 25  | Size of site                          | 4.6                        | Total potential Dwellings | 115 |
| Financial Viability for housing | Medium  | Availability                          | Available Now              |                           |     |
| Further Detail                  | Site crossed by stream and there is sloping land either side. Exception housing site adj to school, under discussion with DC. Steep slopes would constrain the amount of development, stream could be feature and part of open space requirement. |                                       |                            |                           |     |
| Panel Reason                    |   |                                       |                            |                           |     |

|                                 |   |                                       |                                |                           |    |
|---------------------------------|---|---------------------------------------|--------------------------------|---------------------------|----|
| Site Ref                        | MHTW03  | Location                              | Land at rear of Crescent Place |                           |    |
| Town / Village                  | Tenbury   |                                       |                                |                           |    |
| Village Category                | TOWN  |                                       |                                |                           |    |
| District                        | MH  |                                       |                                |                           |    |
| Panel date                      | 01/10/2007  | Panel Name                            | Malvern                        |                           |    |
| Ownership                       | Single  | Land Owners Attitude                  | For                            |                           |    |
| 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 | Low                            |                           |    |
| Type of contamination           |   | Type of Obligation cost               |                                |                           |    |
| 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                          | 1.83                           | Total potential Dwellings | 36 |
| Financial Viability for housing | High  | Availability                          | Unknown                        |                           |    |
| Further Detail                  | High, prominent site; potential ownership issues (ransom strip). High landscape and visual impact issue - not really suitable |                                       |                                |                           |    |
| Panel Reason                    | LOCATION  |                                       |                                |                           |    |

|                                 |  |                                       |                               |                           |     |
|---------------------------------|--|---------------------------------------|-------------------------------|---------------------------|-----|
| Site Ref                        | MHTW05   | Location                              | Business Park (various plots) |                           |     |
| Town / Village                  | Tenbury  |                                       |                               |                           |     |
| Village Category                | TOWN   |                                       |                               |                           |     |
| District                        | MH   |                                       |                               |                           |     |
| Panel date                      | 01/10/2007   | Panel Name                            | Malvern                       |                           |     |
| Ownership                       | Single   | Land Owners Attitude                  | For                           |                           |     |
| Economic Viability              | Good   | Brownfield (Y/N)                      | Y                             |                           |     |
| Market Demand                   | High   | Greenfield (Y/N)                      | N                             |                           |     |
| Assumed Dwelling                | Mixed  | Dwelling info                         | Scope for low density housing |                           |     |
| 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)    | 25   | Size of site                          | 4.19                          | Total potential Dwellings | 104 |
| Financial Viability for housing | Medium   | Availability                          | 10-15 years                   |                           |     |
| Further Detail                  | Difficult site - policy problems.Part of grant paid by AWM for site set up may have to be repaid if site lost to other uses. Biomass proposal for part of site. Loss of employment land. |                                       |                               |                           |     |
| Panel Reason                    |  |                                       |                               |                           |     |

|                                 |   |                                       |                                  |                           |    |
|---------------------------------|---|---------------------------------------|----------------------------------|---------------------------|----|
| Site Ref                        | MHTW06  | Location                              | Field to rear of Wheeler Orchard |                           |    |
| Town / Village                  | Tenbury   |                                       |                                  |                           |    |
| Village Category                | TOWN  |                                       |                                  |                           |    |
| District                        | MH  |                                       |                                  |                           |    |
| Panel date                      | 01/10/2007  | Panel Name                            | Malvern                          |                           |    |
| Ownership                       | Unknown   | Land Owners Attitude                  | Unknown                          |                           |    |
| Economic Viability              | Good  | Brownfield (Y/N)                      | N                                |                           |    |
| Market Demand                   | Medium  | 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      | Medium  | Infrastructure Constraints            | Medium                           |                           |    |
| Type of constraint              |   | Type of Infrastructure                | Access problems                  |                           |    |
| Potential Developer             | Don't know  |                                       |                                  |                           |    |
| Appropriate Density (dws/ha)    | 25  | Size of site                          | 1.45                             | Total potential Dwellings | 36 |
| Financial Viability for housing | Medium  | Availability                          | Unknown                          |                           |    |
| Further Detail                  | Site rises and is prominent-visual impact. Access and ownership problems - Jephson Housing potential ransom strip. No dual access to Oldwood Rd and tortuous route through existing housing area to north.Has been considered as possible rural exception site. |                                       |                                  |                           |    |
| Panel Reason                    |   |                                       |                                  |                           |    |

|                                 |  |                                       |                       |                           |     |
|---------------------------------|--|---------------------------------------|-----------------------|---------------------------|-----|
| Site Ref                        | MHTW08   | Location                              | Land off Oldwood Road |                           |     |
| Town / Village                  | Tenbury  |                                       |                       |                           |     |
| Village Category                | TOWN   |                                       |                       |                           |     |
| District                        | MH   |                                       |                       |                           |     |
| Panel date                      | 01/10/2007   | Panel Name                            | Malvern               |                           |     |
| Ownership                       | Single   | Land Owners Attitude                  | For                   |                           |     |
| Economic Viability              | Good   | Brownfield (Y/N)                      | N                     |                           |     |
| Market Demand                   | Medium   | Greenfield (Y/N)                      | Y                     |                           |     |
| Assumed Dwelling                | Houses   | Dwelling info                         |                       |                           |     |
| Contamination Mitigation Costs  | None   | Exceptional Planning Obligations Cost | None                  |                           |     |
| Type of contamination           |  | Type of Obligation cost               |                       |                           |     |
| Physical Constraints Costs      | None   | Infrastructure Constraints            | None                  |                           |     |
| Type of constraint              |  | Type of Infrastructure                |                       |                           |     |
| Potential Developer             | Don't know   |                                       |                       |                           |     |
| Appropriate Density (dws/ha)    | 30   | Size of site                          | 11                    | Total potential Dwellings | 330 |
| Financial Viability for housing | High   | Availability                          | Unknown               |                           |     |
| Further Detail                  | Too far out from settlement boundary at moment , there are other sites closer in .<br>Also would close in settlement to the south. |                                       |                       |                           |     |
| Panel Reason                    | LOCATION   |                                       |                       |                           |     |