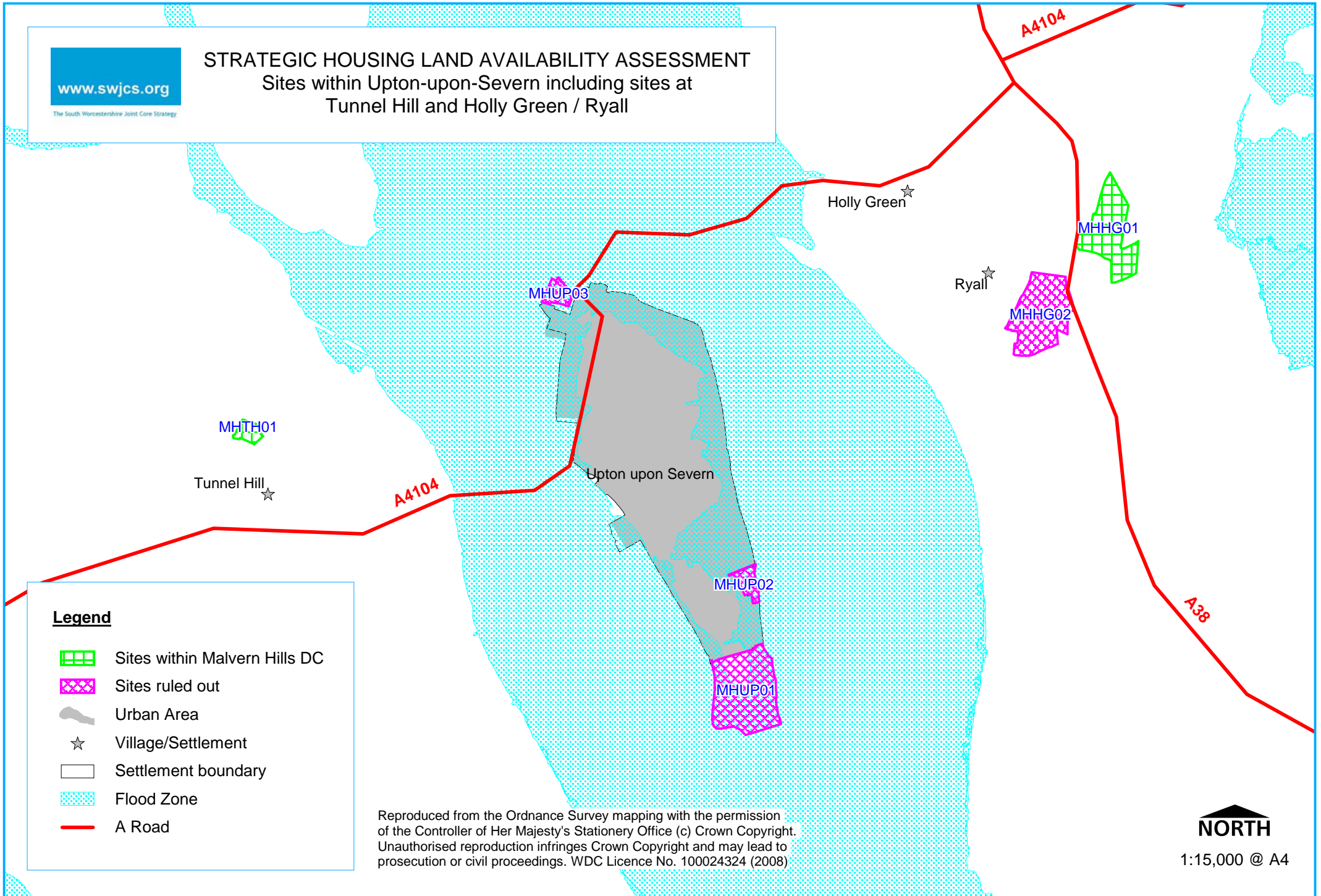


STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Sites within Upton-upon-Severn including sites at Tunnel Hill and Holly Green / Ryall



Legend

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

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Site Ref	MHHG01	Location	Holly Green		
Town / Village	Ryall				
Village Category	3				
District	MH				
Panel date	01/10/2007	Panel Name	Malvern		
Ownership	Multiple	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	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	25	Size of site	2.92	Total potential Dwellings	73
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Beyond settlement boundary - a bit remote from settlement. Not suitable.				
Panel Reason					

Site Ref	MHHG02	Location	Land East of Ryall Lawn		
Town / Village	Ryall				
Village Category	3				
District	MH				
Panel date	01/10/2007	Panel Name	Malvern		
Ownership	Multiple	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	Low	Infrastructure Constraints	Low		
Type of constraint	2 oil Pipelines cross site	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	25	Size of site	3.8	Total potential Dwellings	95
Financial Viability for housing	High	Availability	10-15 years		
Further Detail	2 oil pipelines across site. Remote site, not sustainable				
Panel Reason	LOCATION				

Site Ref	MHTH01	Location	Greenfields Farm Hyde Lane		
Town / Village	Tunnel Hill				
Village Category	3				
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)	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)	25	Size of site	0.6	Total potential Dwellings	16
Financial Viability for housing	High	Availability	5-10 years		
Further Detail	Possible exception site				
Panel Reason					