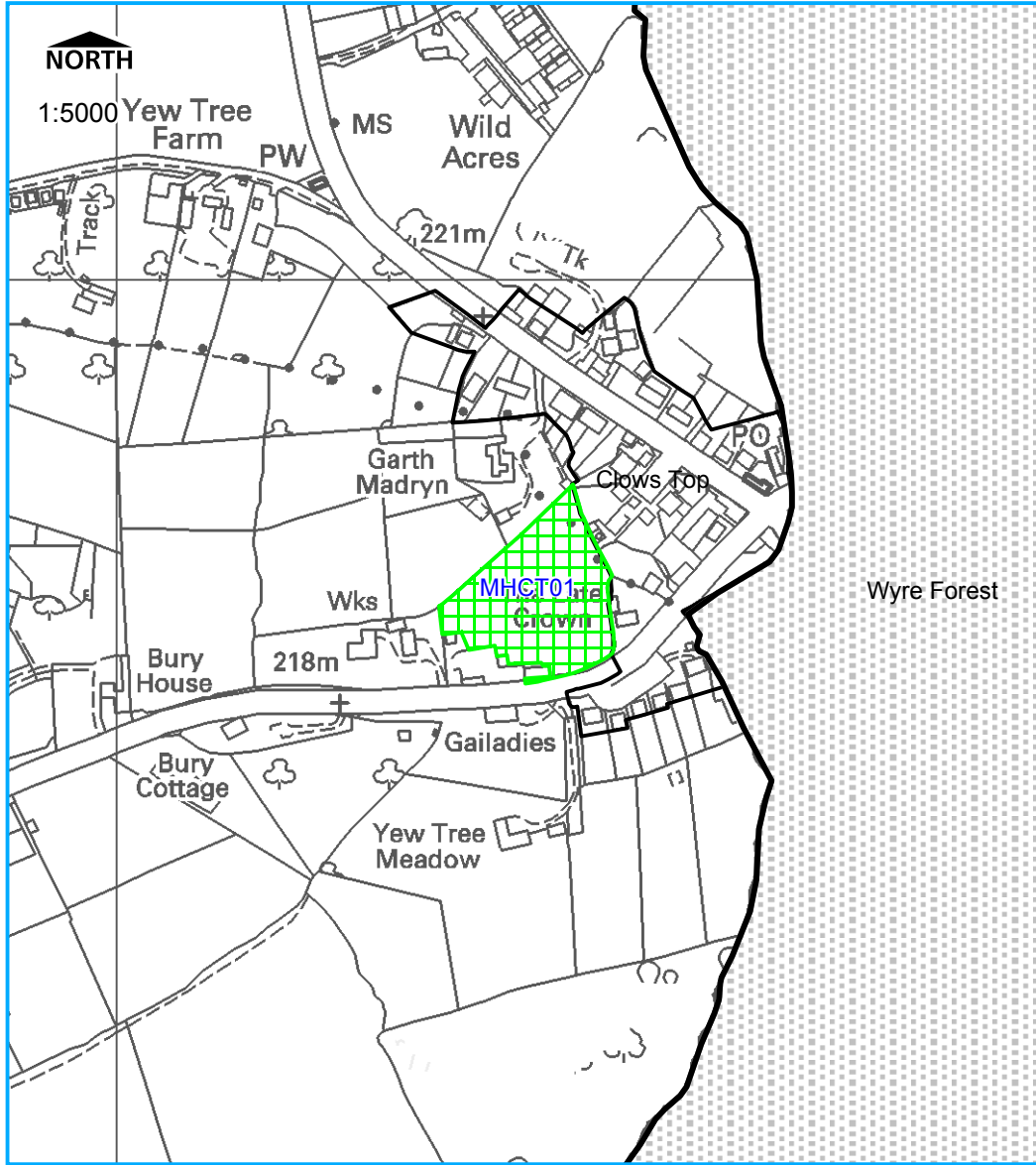
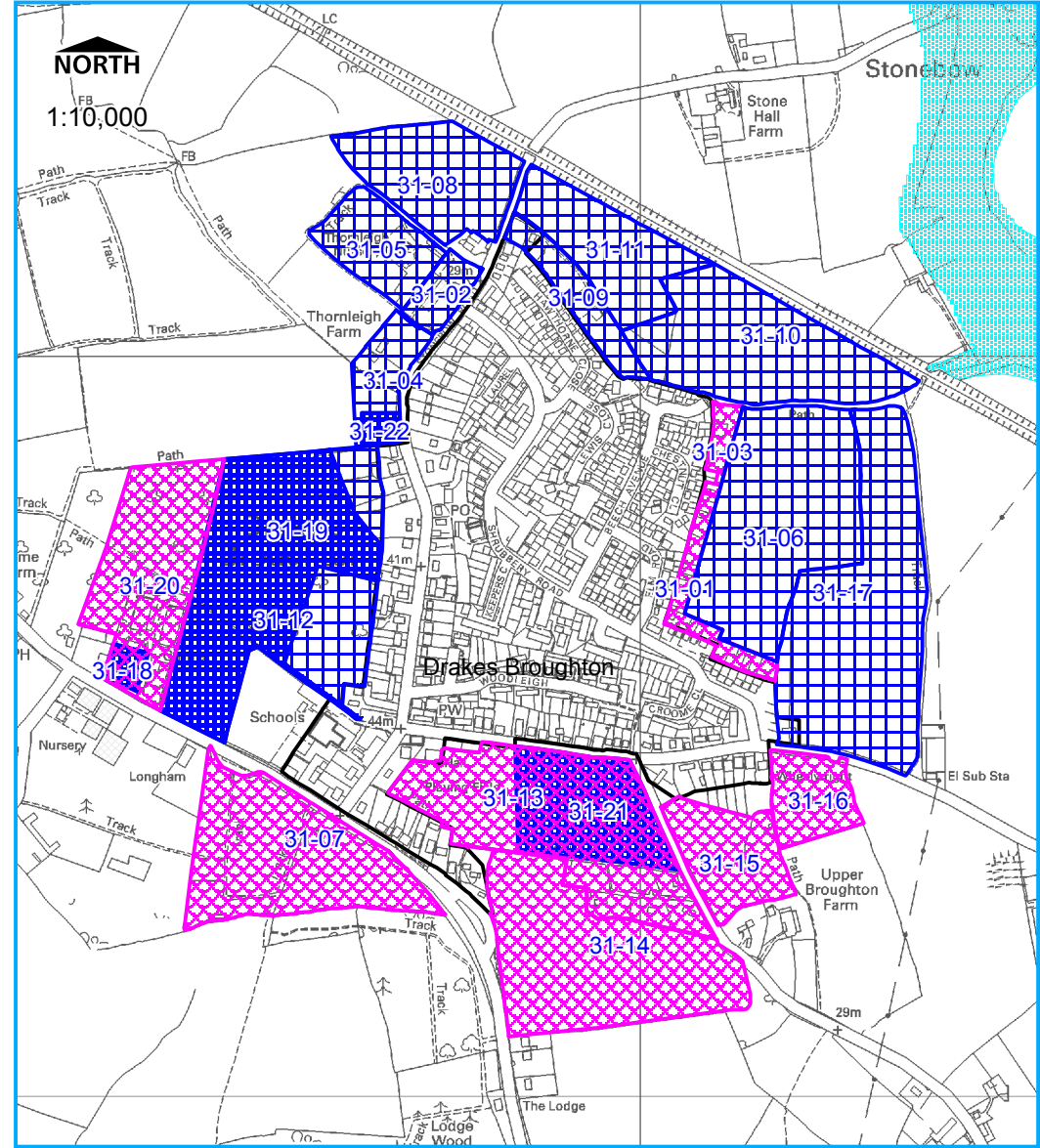



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: Category 2 Villages

Clows Top



Drakes Broughton



	Sites within Malvern Hills DC		SWJCS boundary		Duplicate sites
	Sites within Wychavon DC		Settlement boundary		Flood Zone
	Sites ruled out				

Site Ref	MHCT01	Location	Land adjacent to Highbrae
Town / Village	Clows Top		
Village Category	2		
District	MH		
Panel date	23/01/2008	Panel Name	Malvern Villages
Ownership	Single	Land Owners Attitude	3
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 access problems.
Physical Constraints Costs	Low	Infrastructure Constraints	Medium
Type of constraint		Type of Infrastructure	Highway access problems.
Potential Developer	Don't know		
Appropriate Density (dws/ha)	25	Size of site	0.69
		Total potential Dwellings	17
Financial Viability for housing	Low	Availability	Unknown
Further Detail	Site access likely on bend on busy A-road may prohibit development unless more costly option available.		
Panel Reason			

Site Ref	31-01	Location	Land running along existing GD1, behind gardens in Shrubbery Rd and Elm Rd
Town / Village	Drakes Broughton		
Village Category	2		
District	WY		
Panel date	25/01/2008	Panel Name	Wych North Villages
Ownership		Land Owners Attitude	
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	All private garden in excess of 26 owners - too complicated		
Panel Reason	OWNERSHIP		

Site Ref	31-02	Location	Site off Stonebow Lane currently Thornleigh Nursery		
Town / Village	Drakes Broughton				
Village Category	2				
District	WY				
Panel date	25/01/2008	Panel Name	Wych North Villages		
Ownership	Single	Land Owners Attitude			
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	Medium	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	None	Infrastructure Constraints	None		
Type of constraint		Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	15	Size of site	3.48	Total potential Dwellings	55
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Combined with site 31-05 and 35-04 the dwellings and size stated accounts for all 3 (NB S106 on site although not a constraint)				
Panel Reason					

Site Ref	31-03	Location	Site to rear of Beech Avenue Excluding private gardens		
Town / Village	Drakes Broughton				
Village Category	2				
District	WY				
Panel date	25/01/2008	Panel Name	Wych North Villages		
Ownership		Land Owners Attitude			
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	Too small strip - private gardens, ownership constraints				
Panel Reason	SIZE / OWNERSHIP				

Site Ref	31-04	Location	Land adjacent to Stonebow Road	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Panel date	25/01/2008	Panel Name	Wych North Villages	
Ownership	Single	Land Owners Attitude		
Economic Viability	Good	Brownfield (Y/N)	N	
Market Demand	Medium	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	None	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure		
Potential Developer	Yes			
Appropriate Density (dws/ha)	0	Size of site		Total potential Dwellings 0
Financial Viability for housing	High	Availability	Available Now	
Further Detail	Combined with site 31-05 and 35-02. Dwellings attributed to 31-02 (NB S106 on site although not a constraint)			
Panel Reason				

Site Ref	31-05	Location	Site off Stonebow Road - part of Thornleigh Nurseries	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Panel date	25/01/2008	Panel Name	Wych North Villages	
Ownership	Single	Land Owners Attitude		
Economic Viability	Good	Brownfield (Y/N)	N	
Market Demand	Medium	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	None	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure		
Potential Developer	Yes			
Appropriate Density (dws/ha)	0	Size of site		Total potential Dwellings 0
Financial Viability for housing	High	Availability	Available Now	
Further Detail	Combined with site 31-04 and 35-02. Dwellings attributed to 31-02 (NB S106 on site although not a constraint)			
Panel Reason				

Site Ref	31-06	Location	Site to east of Drakes Broughton		
Town / Village	Drakes Broughton				
Village Category	2				
District	WY				
Panel date	25/01/2008	Panel Name	Wych North Villages		
Ownership	Single	Land Owners Attitude			
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	Medium	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	2 /3 bed		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Road improvements		
Physical Constraints Costs	Medium	Infrastructure Constraints	None		
Type of constraint	Power lines adjacent to the site	Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	5.6	Total potential Dwellings	300
Financial Viability for housing	High	Availability	10-15 years		
Further Detail	This site should not be considered without 31-17. It is a low priority site there are more desirable sites.				
Panel Reason					

Site Ref	31-07	Location	Site to south of Drakes Broughton along A44		
Town / Village	Drakes Broughton				
Village Category	2				
District	WY				
Panel date	25/01/2008	Panel Name	Wych North Villages		
Ownership		Land Owners Attitude			
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	Too isolated from existing settlement. Wrong side of main road				
Panel Reason	LOCATION				

Site Ref	31-08	Location	Land to west of Stonebow Road adjoining railway		
Town / Village	Drakes Broughton				
Village Category	2				
District	WY				
Panel date	25/01/2008	Panel Name	Wych North Villages		
Ownership	Single	Land Owners Attitude			
Economic Viability	Poor	Brownfield (Y/N)	N		
Market Demand	Medium	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Small houses 2 / 3 bed		
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	None		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	None		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	2.92	Total potential Dwellings	80
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	30 dph less 10% for buffering rail tracks. Would not be viable to develop in isolation better considered with the nursery adjacent to it.				
Panel Reason					

Site Ref	31-09	Location	Site behind Hawthorne Close, off Stonebow Road		
Town / Village	Drakes Broughton				
Village Category	2				
District	WY				
Panel date	25/01/2008	Panel Name	Wych North Villages		
Ownership	Single	Land Owners Attitude			
Economic Viability	Poor	Brownfield (Y/N)	Y		
Market Demand	Medium	Greenfield (Y/N)	Y		
Assumed Dwelling	Mixed	Dwelling info	Mix of tenures and dwellings		
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	None		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	None		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.9	Total potential Dwellings	27
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Reduced site slightly to existing buildings line. Would consider this site in conjunction with 31-11 and 31-10				
Panel Reason					

Site Ref	31-10	Location	North of Beech Avenue	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Panel date	25/01/2008	Panel Name	Wych North Villages	
Ownership	Single	Land Owners Attitude		
Economic Viability	Poor	Brownfield (Y/N)	N	
Market Demand	Medium	Greenfield (Y/N)	Y	
Assumed Dwelling	Mixed	Dwelling info	Mix of tenures and sizes	
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	None	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Medium	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	30	Size of site	4.27	Total potential Dwellings
				128
Financial Viability for housing	Medium	Availability	Within 5 years	
Further Detail	Would consider this site in conjunction with 31-09 and 31-10. Would require buffering for land adjacent to railway line.			
Panel Reason				

Site Ref	31-11	Location	Land east of Stonebow Road adjacent to railway line	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Panel date	25/01/2008	Panel Name	Wych North Villages	
Ownership	Single	Land Owners Attitude		
Economic Viability	Poor	Brownfield (Y/N)	N	
Market Demand	Medium	Greenfield (Y/N)	Y	
Assumed Dwelling	Mixed	Dwelling info	Mix of tenures and sizes	
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	None	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Medium	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	30	Size of site	2.47	Total potential Dwellings
				74
Financial Viability for housing	Medium	Availability	Within 5 years	
Further Detail	Would consider this site in conjunction with 31-09 and 31-10. Would require buffering for land adjacent to railway line.			
Panel Reason				

Site Ref	<input type="text" value="31-14"/>	Location	<input type="text" value="Site to right of A44 between Coppice View and Ivy Cottage"/>	
Town / Village	<input type="text" value="Drakes Broughton"/>			
Village Category	<input type="text" value="2"/>			
District	<input type="text" value="WY"/>			
Panel date	<input type="text" value="25/01/2008"/>	Panel Name	<input type="text" value="Wych North Villages"/>	
Ownership	<input type="text"/>	Land Owners Attitude	<input type="text"/>	
Economic Viability	<input type="text"/>	Brownfield (Y/N)	<input type="text" value="N"/>	
Market Demand	<input type="text"/>	Greenfield (Y/N)	<input type="text" value="Y"/>	
Assumed Dwelling	<input type="text"/>	Dwelling info	<input type="text"/>	
Contamination Mitigation Costs	<input type="text"/>	Exceptional Planning Obligations Cost	<input type="text"/>	
Type of contamination	<input type="text"/>	Type of Obligation cost	<input type="text"/>	
Physical Constraints Costs	<input type="text"/>	Infrastructure Constraints	<input type="text"/>	
Type of constraint	<input type="text"/>	Type of Infrastructure	<input type="text"/>	
Potential Developer	<input type="text"/>			
Appropriate Density (dws/ha)	<input type="text" value="0"/>	Size of site	<input type="text"/>	Total potential Dwellings <input type="text" value="0"/>
Financial Viability for housing	<input type="text"/>	Availability	<input type="text"/>	
Further Detail	<input type="text" value="Too visually prominent - better sites to consider"/>			
Panel Reason	<input type="text" value="LOCATION"/>			

Site Ref	<input type="text" value="31-15"/>	Location	<input type="text" value="Land right of Brickyard Lane"/>	
Town / Village	<input type="text" value="Drakes Broughton"/>			
Village Category	<input type="text" value="2"/>			
District	<input type="text" value="WY"/>			
Panel date	<input type="text" value="25/01/2008"/>	Panel Name	<input type="text" value="Wych North Villages"/>	
Ownership	<input type="text"/>	Land Owners Attitude	<input type="text"/>	
Economic Viability	<input type="text"/>	Brownfield (Y/N)	<input type="text" value="N"/>	
Market Demand	<input type="text"/>	Greenfield (Y/N)	<input type="text" value="Y"/>	
Assumed Dwelling	<input type="text"/>	Dwelling info	<input type="text"/>	
Contamination Mitigation Costs	<input type="text"/>	Exceptional Planning Obligations Cost	<input type="text"/>	
Type of contamination	<input type="text"/>	Type of Obligation cost	<input type="text"/>	
Physical Constraints Costs	<input type="text"/>	Infrastructure Constraints	<input type="text"/>	
Type of constraint	<input type="text"/>	Type of Infrastructure	<input type="text"/>	
Potential Developer	<input type="text"/>			
Appropriate Density (dws/ha)	<input type="text" value="0"/>	Size of site	<input type="text"/>	Total potential Dwellings <input type="text" value="0"/>
Financial Viability for housing	<input type="text"/>	Availability	<input type="text"/>	
Further Detail	<input type="text" value="Not deliverable - poor location and better sites in village"/>			
Panel Reason	<input type="text" value="LOCATION"/>			

Site Ref	31-16	Location	Land south of Walcot Lane to east of settlement	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Panel date	25/01/2008	Panel Name	Wych North Villages	
Ownership		Land Owners Attitude		
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	Not deliverable - poor location and better sites in village			
Panel Reason	LOCATION			

Site Ref	31-17	Location	Land north of Walcot Lane to east of settlement	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Panel date	25/01/2008	Panel Name	Wych North Villages	
Ownership	Single	Land Owners Attitude		
Economic Viability	Good	Brownfield (Y/N)	N	
Market Demand	Medium	Greenfield (Y/N)	Y	
Assumed Dwelling	Mixed	Dwelling info	2/3 bed	
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	Medium	
Type of contamination	Power lines adjacent to site	Type of Obligation cost	Road improvements	
Physical Constraints Costs	Low	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	30	Size of site	6.32	Total potential Dwellings 300
Financial Viability for housing	High	Availability	10-15 years	
Further Detail	This site should not be considered without 31-06. It is a low priority site there are more desirable sites.			
Panel Reason				

Site Ref	31-20	Location	Land north of B4084		
Town / Village	Drakes Broughton				
Village Category	2				
District	WY				
Panel date	20/10/2009	Panel Name	Wychavon		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Good	Brownfield (Y/N)	Y		
Market Demand	Medium	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	Medium		
Type of constraint		Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	15	Size of site	3.7	Total potential Dwellings	55
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Isolated location. Panel recommed that 31-12 is reassessed to exclude school fields.				
Panel Reason	LOCATION				