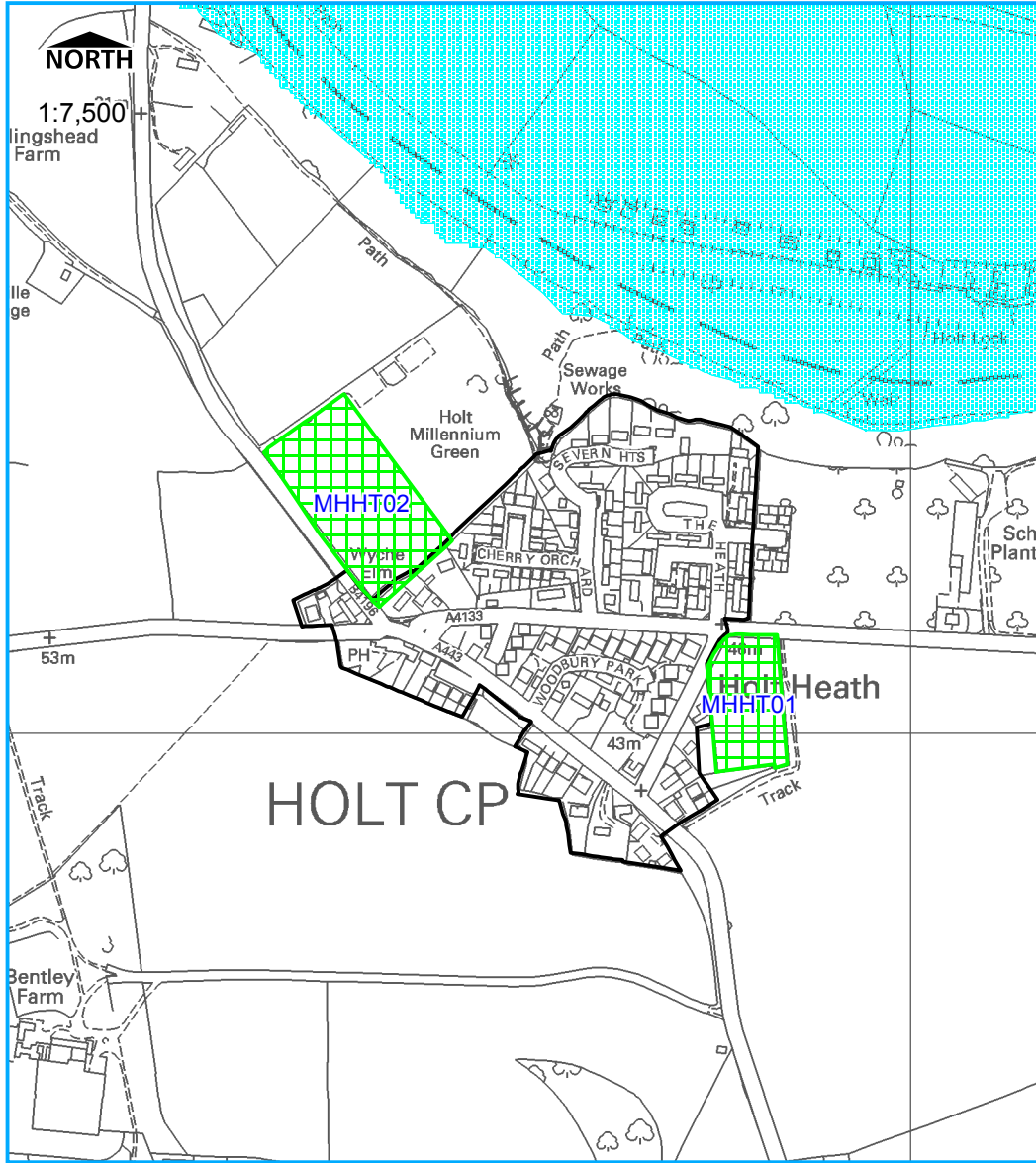
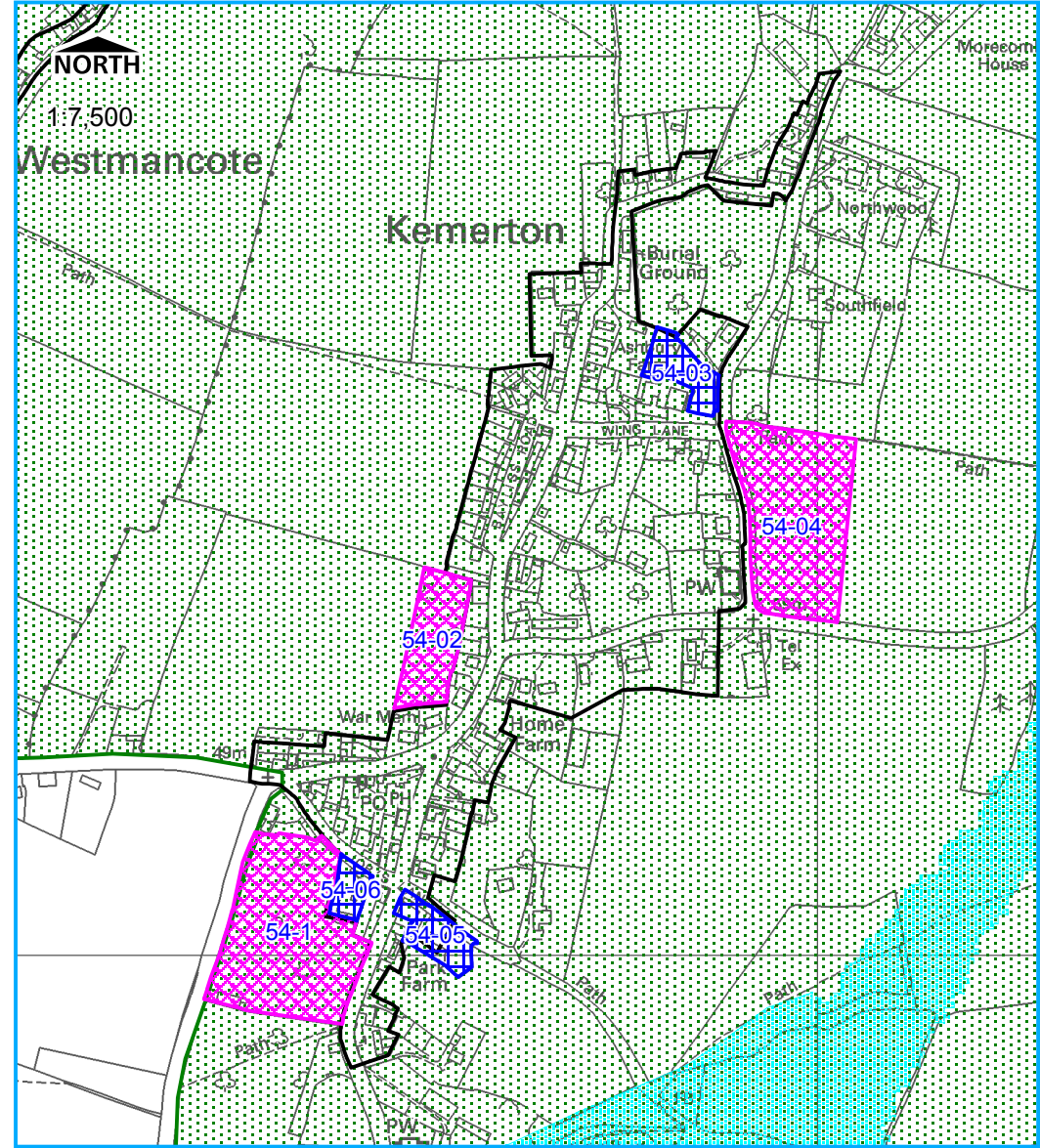


STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: Category 2 Villages

Holt Heath



Kemerton



www.swjcs.org
The South Worcestershire Joint Core Strategy

 Sites within Malvern Hills DC	 Sites ruled out	 AONB
 Sites within Wychavon DC	 Settlement boundary	 Flood Zone

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Site Ref	MHHT01	Location	Land adjacent to School Lane		
Town / Village	Holt Heath				
Village Category	2				
District	MH				
Panel date	23/01/2008	Panel Name	Malvern Villages		
Ownership	Unknown	Land Owners Attitude	3		
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		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)	30	Size of site	0.91	Total potential Dwellings	27
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Logical extension to village - good access.				
Panel Reason					

Site Ref	MHHT02	Location	Land between B4196 & Wyche Elm		
Town / Village	Holt Heath				
Village Category	2				
District	MH				
Panel date	09/11/2009	Panel Name	Malvern		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Unknown	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Mixed		
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)	20	Size of site	1.92	Total potential Dwellings	18
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Site would need careful screening on boundaries due to prominence in the landscape and in context to adjacent Millennium Green Open Space.				
Panel Reason					

Site Ref	54-03	Location	Land at Ashbury Farm		
Town / Village	Kemerton				
Village Category	2				
District	WY				
Panel date	20/10/2009	Panel Name	Wychavon		
Ownership	Unknown	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	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)	20	Size of site	0.3	Total potential Dwellings	6
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Listed Building adjacent site				
Panel Reason					

Site Ref	54-04	Location	Land east of St Benet's Church		
Town / Village	Kemerton				
Village Category	2				
District	WY				
Panel date	20/10/2009	Panel Name	Wychavon		
Ownership	Unknown	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	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	No				
Appropriate Density (dws/ha)	20	Size of site	1.9	Total potential Dwellings	38
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Large site for the size of village. Would need to be low density- 20/25dph. Affect upon AONB. Impact on settlement pattern.				
Panel Reason	LOCATION				

Site Ref	<input type="text" value="54-05"/>	Location	<input type="text" value="Land at Park Farm, Jobs Lane"/>
Town / Village	<input type="text" value="Kemerton"/>		
Village Category	<input type="text" value="2"/>		
District	<input type="text" value="WY"/>		
Panel date	<input type="text" value="20/10/2009"/>	Panel Name	<input type="text" value="Wychavon"/>
Ownership	<input type="text" value="Single"/>	Land Owners Attitude	<input type="text" value="1"/>
Economic Viability	<input type="text" value="Poor"/>	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="No"/>		
Appropriate Density (dws/ha)	<input type="text" value="20"/>	Size of site	<input type="text" value="0.4"/>
		Total potential Dwellings	<input type="text" value="8"/>
Financial Viability for housing	<input type="text" value="High"/>	Availability	<input type="text" value="Available Now"/>
Further Detail	<input type="text" value="This site would be appropriate for a sensitive development."/>		
Panel Reason	<input type="text"/>		

Site Ref	<input type="text" value="54-06"/>	Location	<input type="text" value="Land south of Post Office Lane"/>
Town / Village	<input type="text" value="Kemerton"/>		
Village Category	<input type="text" value="2"/>		
District	<input type="text" value="WY"/>		
Panel date	<input type="text" value="20/10/2009"/>	Panel Name	<input type="text" value="Worcester"/>
Ownership	<input type="text" value="Single"/>	Land Owners Attitude	<input type="text" value="1"/>
Economic Viability	<input type="text" value="Poor"/>	Brownfield (Y/N)	<input type="text" value="Y"/>
Market Demand	<input type="text" value="High"/>	Greenfield (Y/N)	<input type="text" value="N"/>
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="No"/>		
Appropriate Density (dws/ha)	<input type="text" value="20"/>	Size of site	<input type="text" value="0.4"/>
		Total potential Dwellings	<input type="text" value="8"/>
Financial Viability for housing	<input type="text" value="High"/>	Availability	<input type="text" value="Available Now"/>
Further Detail	<input type="text" value="This site would be appropriate for a sensitive development."/>		
Panel Reason	<input type="text"/>		

Site Ref	<input type="text" value="54-1"/>	Location	<input type="text" value="Land off Kinsham Lane"/>
Town / Village	<input type="text" value="Kemerton"/>		
Village Category	<input type="text" value="2"/>		
District	<input type="text" value="WY"/>		
Panel date	<input type="text" value="01/02/2008"/>	Panel Name	<input type="text" value="Wych South Villages"/>
Ownership	<input type="text"/>	Land Owners Attitude	<input type="text" value="2"/>
Economic Viability	<input type="text"/>	Brownfield (Y/N)	<input type="text" value="Y"/>
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 viable - inappropriate setting in AONB and site too large for the village. Landowner refuses permission for housing development"/>		
Panel Reason	<input type="text" value="UNAVAILABLE/ SETTING / SCALE"/>		