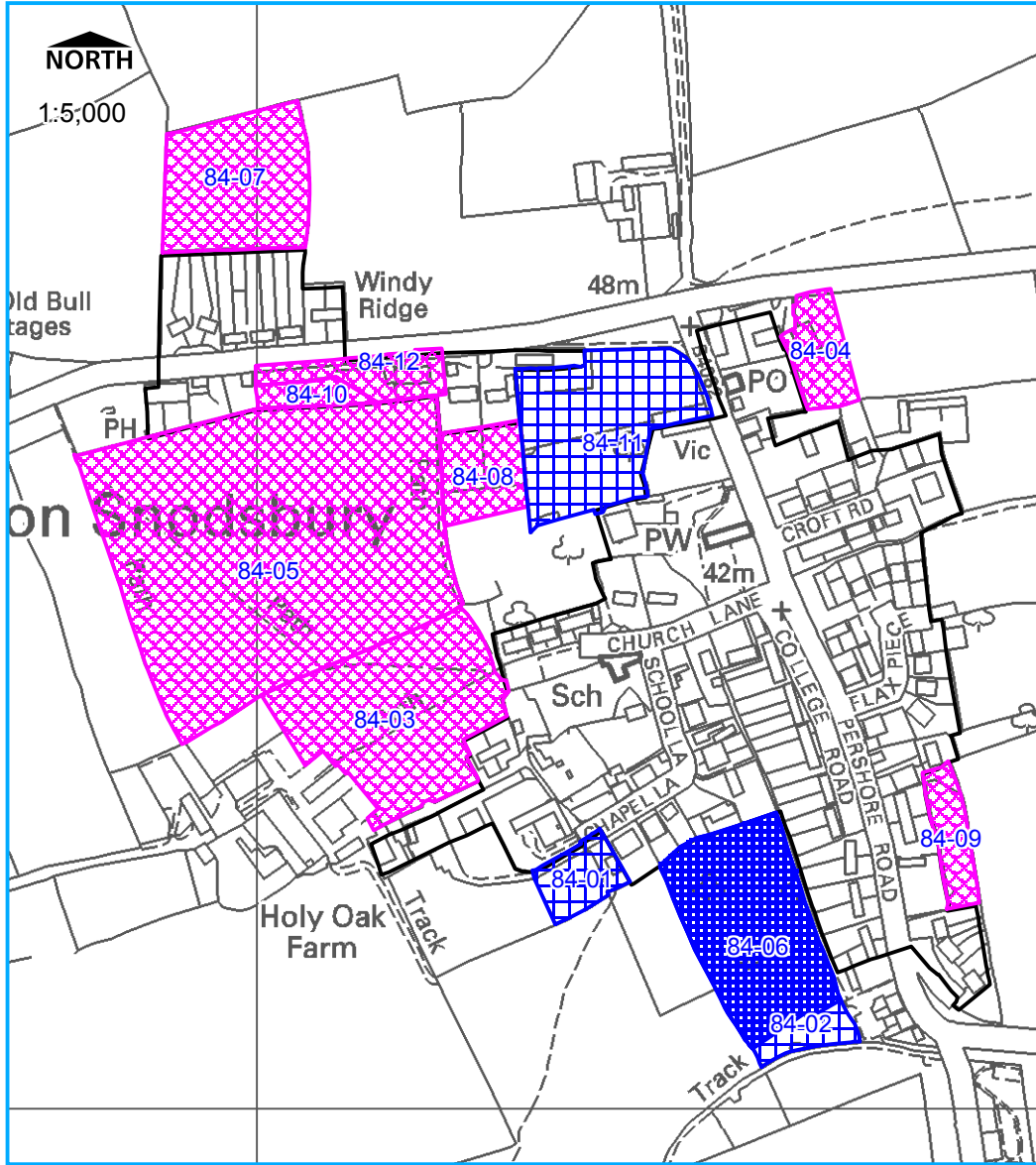
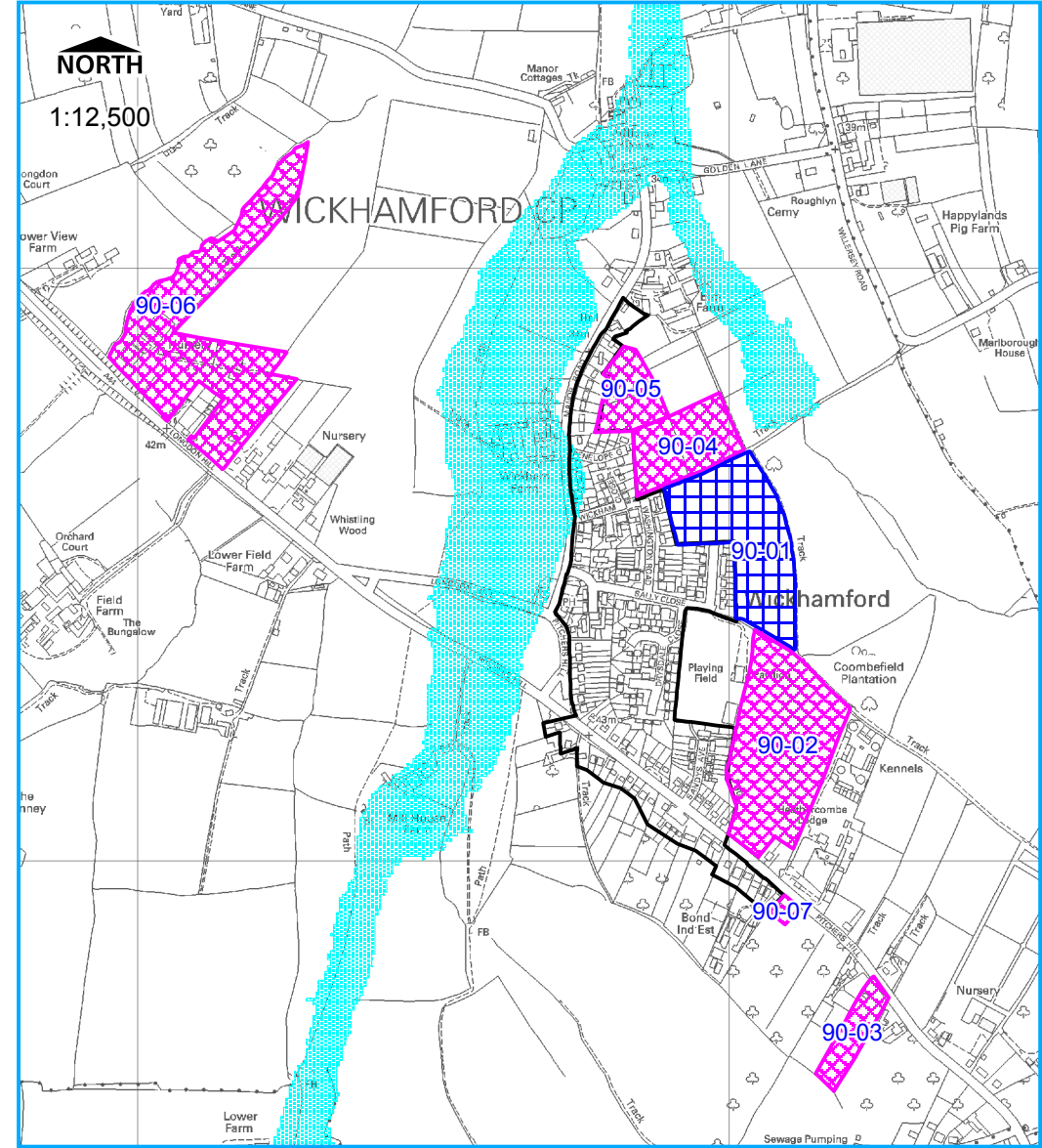






STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: Category 2 Villages

Upton Snodsbury



Wickhamford



 Sites within Wychavon DC	 Settlement boundary
 Sites ruled out	 Flood Zone

Site Ref	84-01	Location	Land off Chapel Lane	
Town / Village	Upton Snodsbury			
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			
Panel Reason	SMALL			

Site Ref	84-02	Location	Land between College Road and School Lane	
Town / Village	Upton Snodsbury			
Village Category	2			
District	WY			
Panel date	25/01/2008	Panel Name	Wych North Villages	
Ownership	Single	Land Owners Attitude	1	
Economic Viability	Good	Brownfield (Y/N)	N	
Market Demand	High	Greenfield (Y/N)	Y	
Assumed Dwelling	Houses	Dwelling info	Mix of tenures and sizes	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium	
Type of contamination		Type of Obligation cost	Highway junction onto route through village	
Physical Constraints Costs	Medium	Infrastructure Constraints	None	
Type of constraint	Access to site difficult	Type of Infrastructure		
Potential Developer	Yes			
Appropriate Density (dws/ha)	25	Size of site	1.21	Total potential Dwellings 30
Financial Viability for housing	Medium	Availability	Within 5 years	
Further Detail	Access very difficult not a great site but best in Upton Snodsbury			
Panel Reason				

Site Ref	<input type="text" value="84-03"/>	Location	<input type="text" value="Land to west of the Furlong"/>
Town / Village	<input type="text" value="Upton Snodsbury"/>		
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" value="1"/>
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 removed with poor access"/>		
Panel Reason	<input type="text" value="LOCATION / ACCESS"/>		

Site Ref	<input type="text" value="84-04"/>	Location	<input type="text" value="Double Gates Farm"/>
Town / Village	<input type="text" value="Upton Snodsbury"/>		
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" value="0.26"/>
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="Size and access off main road more likely to be rural exception"/>		
Panel Reason	<input type="text" value="SIZE / ACCESS"/>		

Site Ref	<input type="text" value="84-05"/>	Location	<input type="text" value="Land at Holy Oak Farm"/>
Town / Village	<input type="text" value="Upton Snodsbury"/>		
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" value="1"/>
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="The scale of this is inappropriate to the setting. There is no access to the site unless use 84-10 which is off main road so would not be appropriate for development of this size.A poor location"/>		
Panel Reason	<input type="text" value="SCALE / LOCATION / ACCESS"/>		

Site Ref	<input type="text" value="84-07"/>	Location	<input type="text" value="Rear of A422 and Windy Ridge"/>
Town / Village	<input type="text" value="Upton Snodsbury"/>		
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 removed form settlement, wrong side of A422"/>		
Panel Reason	<input type="text" value="LOCATION"/>		

Site Ref	<input type="text" value="84-08"/>	Location	<input type="text" value="Adjacent to Thistledown"/>		
Town / Village	<input type="text" value="Upton Snodsbury"/>				
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="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="No Access"/>				
Panel Reason	<input type="text" value="ACCESS"/>				

Site Ref	<input type="text" value="84-09"/>	Location	<input type="text" value="Rear of The Mount"/>		
Town / Village	<input type="text" value="Upton Snodsbury"/>				
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="No access to site and too small"/>				
Panel Reason	<input type="text" value="ACCESS / SMALL"/>				

Site Ref	84-10	Location	Adjacent to Yew Tree Cottage and Woodview Cottage	
Town / Village	Upton Snodsbury			
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)	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	Access off main road difficult, too small a site only likely to be a couple of homes			
Panel Reason	ACCESS / SMALL			

Site Ref	84-11	Location	Land off Chapel Lane, Upton Snodsbury	
Town / Village	Upton Snodsbury			
Village Category	2			
District	WY			
Panel date	20/10/2009	Panel Name	Wychavon	
Ownership	Single	Land Owners Attitude	1	
Economic Viability	Poor	Brownfield (Y/N)	N	
Market Demand	High	Greenfield (Y/N)	Y	
Assumed Dwelling		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	No			
Appropriate Density (dws/ha)	30	Size of site	1.04	Total potential Dwellings 31
Financial Viability for housing	High	Availability	Unknown	
Further Detail	Good site, centrally located within the village.			
Panel Reason				

Site Ref	90-01	Location	Land to the rear of Sally Close		
Town / Village	Wickhamford				
Village Category	2				
District	WY				
Panel date	01/02/2008	Panel Name	Wych South Villages		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	Medium	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Mix of tenures and sizes		
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	3.8	Total potential Dwellings	60
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Only build on part of the site -maximum dwellings would be 60				
Panel Reason					

Site Ref	90-02	Location	Land North of A44		
Town / Village	Wickhamford				
Village Category	2				
District	WY				
Panel date	01/02/2008	Panel Name	Wych South 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 viable level restrictions, too large for village and access of main road an issue. 90-01 is a preferred site				
Panel Reason	SCALE / ACCESS/ GRADIENT				

Site Ref	<input type="text" value="90-03"/>	Location	<input type="text" value="Land adjacnet to 48 & 50 Pitchers Hill"/>	
Town / Village	<input type="text" value="Wickhamford"/>			
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"/>	
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 viable too removed from settlement"/>			
Panel Reason	<input type="text" value="LOCATION"/>			

Site Ref	<input type="text" value="90-04"/>	Location	<input type="text" value="land adjacent to Penelope Gardens"/>	
Town / Village	<input type="text" value="Wickhamford"/>			
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"/>	
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="Major access issues to site not viable"/>			
Panel Reason	<input type="text" value="ACCESS"/>			

Site Ref	90-05	Location	Land off Penelope Gardens	
Town / Village	Wickhamford			
Village Category	2			
District	WY			
Panel date	01/02/2008	Panel Name	Wych South 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	No access to the site it is not viable			
Panel Reason	ACCESS			

Site Ref	90-06	Location	Longdon Hill Nursery, off Broadway Road (Pitchers Hill)	
Town / Village	Wickhamford			
Village Category	2			
District	WY			
Panel date	12/09/2008	Panel Name	PO update	
Ownership	Single	Land Owners Attitude	1	
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)	30	Size of site	6.07	Total potential Dwellings 182
Financial Viability for housing		Availability		
Further Detail	TPOs & slope			
Panel Reason	TPOs & slope			

Site Ref	<input type="text" value="90-07"/>	Location	<input type="text" value="Land adjacent to Main Road"/>		
Town / Village	<input type="text" value="Wickhamford"/>				
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="Unknown"/>	Land Owners Attitude	<input type="text" value="3"/>		
Economic Viability	<input type="text" value="Poor"/>	Brownfield (Y/N)	<input type="text" value="N"/>		
Market Demand	<input type="text" value="Medium"/>	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="30"/>	Size of site	<input type="text" value="0.12"/>	Total potential Dwellings	<input type="text" value="3"/>
Financial Viability for housing	<input type="text" value="Medium"/>	Availability	<input type="text" value="Unknown"/>		
Further Detail	<input type="text" value="Small site- would result in linear/ribbon development."/>				
Panel Reason	<input type="text" value="LOCATION"/>				