






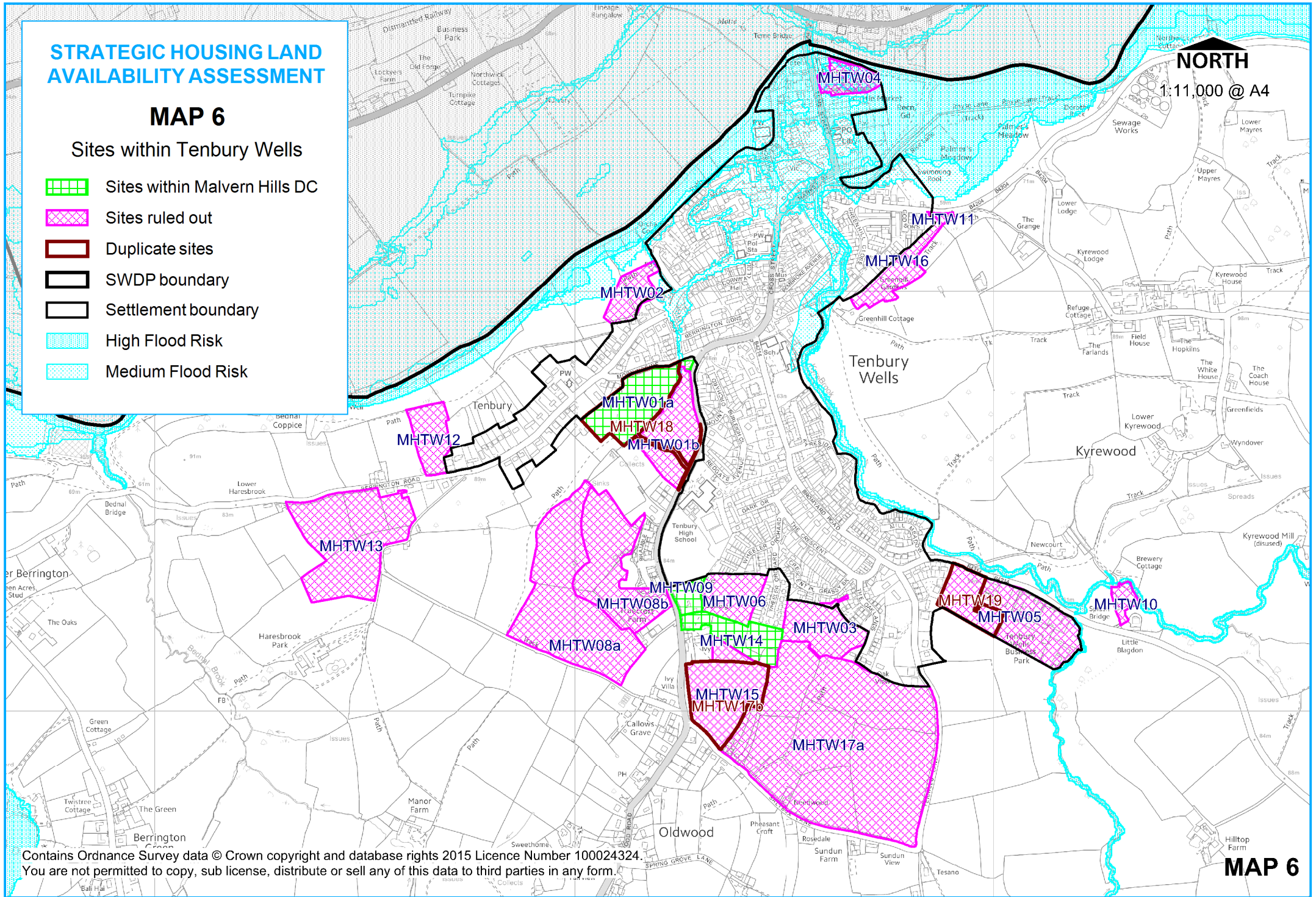


# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

## MAP 6

Sites within Tenbury Wells

-  Sites within Malvern Hills DC
-  Sites ruled out
-  Duplicate sites
-  SWDP boundary
-  Settlement boundary
-  High Flood Risk
-  Medium Flood Risk



NORTH  
1:11,000 @ A4

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## Summary of all SHLAA sites in Tenbury Wells

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
MHTW01a	HLAA	Land opposite Morning Side, Oldwood Road	Tenbury Wells	TOWN	Malvern Hills	2.45	
MHTW01b	HLAA	Land opposite Morning Side, Oldwood Road	Tenbury Wells	TOWN	Malvern Hills	2.29	PLANNING PERMISSION
MHTW02	HLAA	Land at College Farm	Tenbury Wells	TOWN	Malvern Hills	1.05	PPG17/FLOOD
MHTW03	HLAA/2010/2011/2014	Land south of the Oaklands	Tenbury Wells	TOWN	Malvern Hills	1.91	AVLABILITY UNKNOWN/ACCESS
MHTW04	HLAA	Cattle Market Site	Tenbury Wells	TOWN	Malvern Hills	0.88	FLOOD/NATURE
MHTW05	HLAA	Business Park (various plots)	Tenbury Wells	TOWN	Malvern Hills	4.19	AVAILABILITY UNKNOWN
MHTW06	HLAA/2011	Field to rear of Wheeler Orchard (School Sports Field)	Tenbury Wells	TOWN	Malvern Hills	1.44	AVAILABILITY UNKNOWN
MHTW08a	HLAA/I&O/2012/2013	Land off Oldwood Road	Tenbury Wells	TOWN	Malvern Hills	6.43	LOCATION
MHTW08b	HLAA/I&O/2012/2013	Land off Oldwood Road	Tenbury Wells	TOWN	Malvern Hills	3.9	PLANNING PERMISSION
MHTW09	SHLAA Update/2010/2011	Land at Oakleigh (The Haven) Oldwood Road	Tenbury Wells	TOWN	Malvern Hills	0.51	
MHTW10	2010	Little Blagdon, Bromyard Road, Sutton	Tenbury Wells	TOWN	Malvern Hills	0.37	LOCATION/FLOOD
MHTW11	2010	Land adjacent Greenhill Springs	Tenbury Wells	TOWN	Malvern Hills	0.09	PLANNING PERMISSION
MHTW12	2011	Land adjacent Westfield Bungalow, Berrington Road	Tenbury Wells	TOWN	Malvern Hills	1.26	LOCATION/SCALE
MHTW13	2011	Land to south of Berrington Road	Tenbury Wells	TOWN	Malvern Hills	5.23	LOCATION/SCALE
MHTW14	2011	Land adjacent The Haven , Oldwood Road	Tenbury Wells	TOWN	Malvern Hills	1.49	
MHTW15	2011	Land adjacent Ivy House, Oldwood Road (Part duplicate of TW17)	Tenbury Wells	TOWN	Malvern Hills	3.07	LOCATION
MHTW16	2011	Land adjacent Kyrewood Road, Greenhill Gardens	Tenbury Wells	TOWN	Malvern Hills	1.28	SLOPE/NATURE
MHTW17a	2014	Land north of Saltbox Lane	Tenbury Wells	TOWN	Malvern Hills	16.58	AVLBILITY UNKNWN/LOCATION

MHTW17b	2014	Land north of Saltbox Lane (part Duplicate of MHTW15)	Tenbury Wells	TOWN	Malvern Hills	2.75	DUP/AVABLT Y UKNWN/LOCATN
MHTW18	2014	Land south of Morningside (Part Duplicate of MHTW01)	Tenbury Wells	TOWN	Malvern Hills	2.51	DUPLICATE
MHTW19	2014	Plots adjoining Sylverlands, Tenbury Business Park (Part Duplicate of MHTW05)	Tenbury Wells	TOWN	Malvern Hills	1.31	DUP/AVLBILITY Y UNKNWN/EMP

## Viability Assessment Tenbury Wells

Site Ref	MHTW01a	Location	Land opposite Morning Side, Oldwood Road		
Town / Village	Tenbury Wells				
Village Category	TOWN				
District	MH				
Assessment date	01/10/2007	Panel Name/Valuation Office	Malvern		
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			
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.				
Reason					

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHTW03	Location	Land south of the Oaklands		
Town / Village	Tenbury Wells				
Village Category	TOWN				
District	MH				
Assessment date	20/10/2010	Panel Name/Valuation Office	Malvern		
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)	0	Size of site		Total potential Dwellings	0
Financial Viability for housing		Availability			
Further Detail	Access arrangements are sub-standard.				
Reason	ACCESS				

Landowners Attitude: 1=For, 2=Against, 3=Unknown

## Viability Assessment Tenbury Wells

Site Ref	MHTW03	Location	Land south of the Oaklands		
Town / Village	Tenbury Wells				
Village Category	TOWN				
District	MH				
Assessment date	01/10/2007	Panel Name/Valuation Office	Malvern		
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			
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				
Reason	LOCATION				

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHTW05	Location	Business Park (various plots)		
Town / Village	Tenbury Wells				
Village Category	TOWN				
District	MH				
Assessment date	01/10/2007	Panel Name/Valuation Office	Malvern		
Ownership	Single	Land Owners Attitude	1		
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.				
Reason					

Landowners Attitude: 1=For, 2=Against, 3=Unknown

## Viability Assessment Tenbury Wells

Site Ref	MHTW06	Location	Field to rear of Wheeler Orchard (School Sports Field)		
Town / Village	Tenbury Wells				
Village Category	TOWN				
District	MH				
Assessment date	01/10/2007	Panel Name/Valuation Office	Malvern		
Ownership	Unknown	Land Owners Attitude	3		
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.				
Reason					

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHTW08a	Location	Land off Oldwood Road		
Town / Village	Tenbury Wells				
Village Category	TOWN				
District	MH				
Assessment date	01/10/2007	Panel Name/Valuation Office	Malvern		
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			
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 . Also would close in settlement to the south.				
Reason	LOCATION				

Landowners Attitude: 1=For, 2=Against, 3=Unknown

## Viability Assessment Tenbury Wells

Site Ref	MHTW09	Location	Land at Oakleigh (The Haven) Oldwood Road		
Town / Village	Tenbury Wells				
Village Category	TOWN				
District	MH				
Assessment date	12/11/2009	Panel Name/Valuation Office	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	Medium	Infrastructure Constraints	Low		
Type of constraint	Highway issues	Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	25	Size of site	0.51	Total potential Dwellings	13
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Large garden site, remote from town centre with restricted access off Oldwood Road - linked to TW06				
Reason					

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHTW12	Location	Land adjacent Westfield Bungalow, Berrington Road		
Town / Village	Tenbury Wells				
Village Category	TOWN				
District	MH				
Assessment date	29/02/2012	Panel Name/Valuation Office	Malvern		
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)	0	Size of site	1.26	Total potential Dwellings	0
Financial Viability for housing		Availability			
Further Detail	Not considered logical extension of settlement and out of scale with surroundings. Access issues from Berrington Road. Potential ecological issues relating to pond and proximity to ancient woodland.				
Reason	LOCATION/SCALE/NATURE				

Landowners Attitude: 1=For, 2=Against, 3=Unknown

## Viability Assessment Tenbury Wells

Site Ref	MHTW13	Location	Land to south of Berrington Road		
Town / Village	Tenbury Wells				
Village Category	TOWN				
District	MH				
Assessment date	29/02/2012	Panel Name/Valuation Office	Malvern		
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)	0	Size of site	1.49	Total potential Dwellings	0
Financial Viability for housing		Availability			
Further Detail	Not considered logical extension of settlement and out of scale with its rural surroundings.				
Reason	LOCATION/SCALE				

Landowners Attitude: 1=For, 2=Against, 3=Unknown

Site Ref	MHTW14	Location	Land adjacent The Haven , Oldwood Road		
Town / Village	Tenbury Wells				
Village Category	TOWN				
District	MH				
Assessment date	29/02/2012	Panel Name/Valuation Office	Malvern		
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	Mixed		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	Low		
Type of constraint	Surface water drainage issues	Type of Infrastructure	Limited access		
Potential Developer	Don't know				
Appropriate Density (dws/ha)	25	Size of site	1.49	Total potential Dwellings	37
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Could be linked to MHTW09 for access onto Oldwood Road. Density could be limited by access arrangements				
Reason					

Landowners Attitude: 1=For, 2=Against, 3=Unknown



## Viability Assessment Tenbury Wells

Site Ref	MHTW15	Location	Land adjacent Ivy House, Oldwood Road (Part duplicate of TW17)		
Town / Village	Tenbury Wells				
Village Category	TOWN				
District	MH				
Assessment date	29/02/2012	Panel Name/Valuation Office	Malvern		
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)	0	Size of site	3.07	Total potential Dwellings	0
Financial Viability for housing		Availability			
Further Detail	Need to maintain separation from Callows Grave/Mayfield Cottages and too far removed from settlement.				
Reason	LOCATION				

Landowners Attitude: 1=For, 2=Against, 3=Unknown