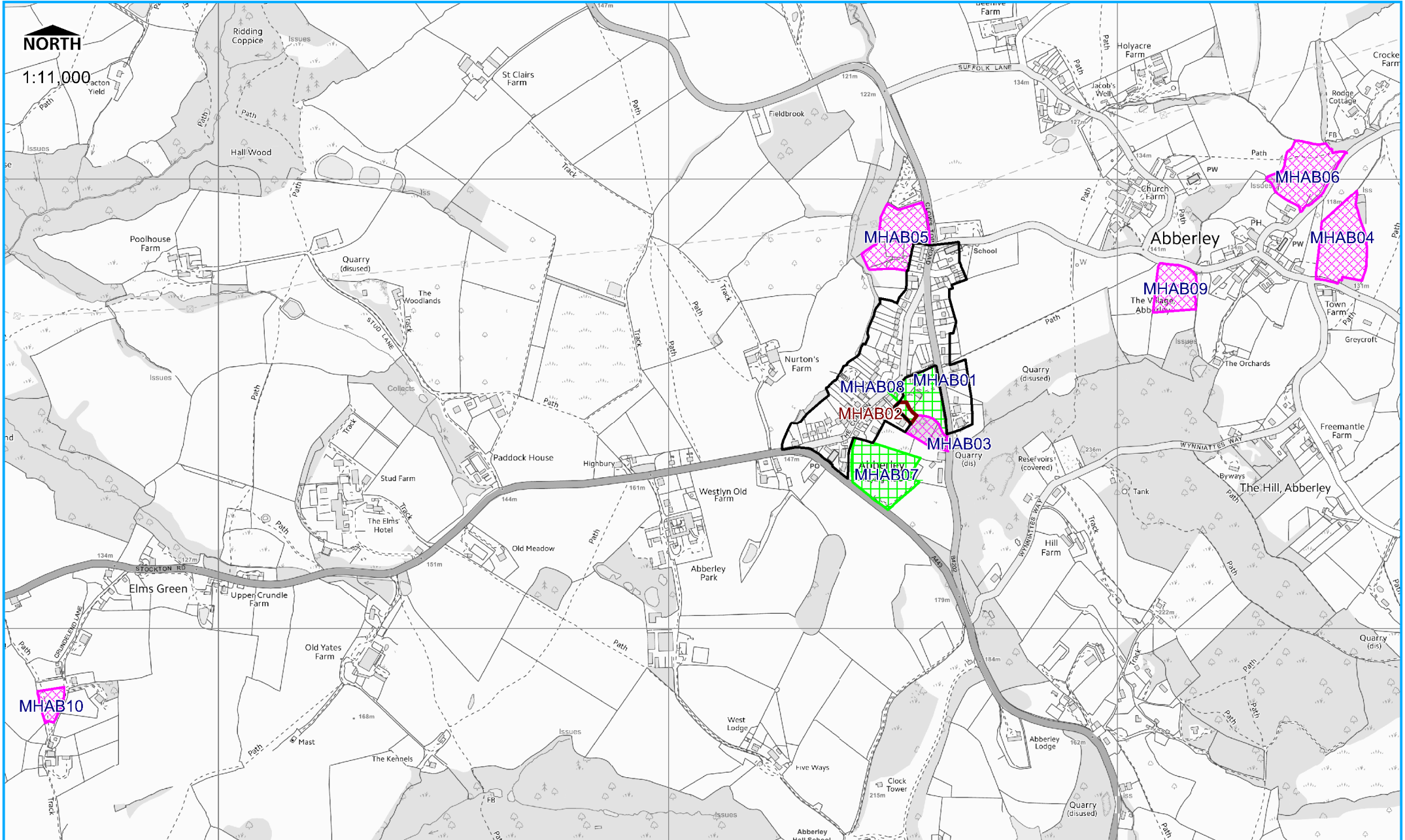


Abberley Common



Summary of all SHLAA sites in Category 1 Village: Abberley Common

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
MHAB01	HCAA	The Orchard, Abberley Common	Abberley	1	Malvern Hills	0.86	
MHAB02	HCAA	Land at Larkrise Abberley Common (part Duplicate of MHAB08)	Abberley	1	Malvern Hills	0.11	DUPLICATE/SIZE/ACCESS
MHAB03	HCAA	Land at Abberley Common	Abberley	1	Malvern Hills	0.43	AVAILABILITY UNKNOWN
MHAB04	HCAA	Site adjacent to Town Farm Abberley Village	Abberley	4a	Malvern Hills	1.62	AVAILABILITY UNKNOWN/CAT4
MHAB05	SHLAA Update	Land at Walshes Farm Abberley Common	Abberley	1	Malvern Hills	1.44	PLANNING PERMISSION
MHAB06	2010	Land adj The Pleck and Rodge Cottage, Netherton Lane Abberley Village	Abberley	4a	Malvern Hills	1.51	LOCATION/CAT4
MHAB07	2010/2014	Land to west of Apostle Oak Cottage Abberley Common WR6 6AD	Abberley	1	Malvern Hills	1.58	
MHAB08	2011	Land at Larkrise	Abberley	1	Malvern Hills	0.18	
MHAB09	2014	Land to West of Abberley Village	Abberley	4a	Malvern Hills	0.89	CAT 4a
MHAB10	2014	Land adjoining Upper Crundle End Farm, Stockton	Abberley	1	Malvern Hills	0.32	LOCATION

Viability Assessment - Category 1 Villages: Abberley Common

Site Ref	MHAB01	Location	The Orchard, Abberley Common		
Town / Village	Abberley				
Village Category	1				
District	MH				
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand		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	Access to main road.		
Physical Constraints Costs	Medium	Infrastructure Constraints	Low		
Type of constraint	Slopes/prominent site.	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	25	Size of site	0.85	Total potential Dwellings	21
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Useful site - quite steep so design issues/lower density.				
Reason					

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

Site Ref	MHAB02	Location	Land at Larkrise Abberley Common (part Duplicate of MHAB08)		
Town / Village	Abberley				
Village Category	1				
District	MH				
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages		
Ownership	Single	Land Owners Attitude	3		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand		Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	High		
Type of contamination		Type of Obligation cost	Access to main road.		
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	0.12	Total potential Dwellings	3
Financial Viability for housing	Low	Availability	Unknown		
Further Detail	Very small site, only viable if site -01 provides access.				
Reason	Very small site with no road access, take out.				

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

Viability Assessment - Category 1 Villages: Abberley Common

Site Ref	MHAB03	Location	Land at Abberley Common
Town / Village	Abberley		
Village Category	1		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages
Ownership	Single	Land Owners Attitude	3
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	Medium	Infrastructure Constraints	Low
Type of constraint	Site slopes - design issues.	Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	25	Size of site	0.81
		Total potential Dwellings	20
Financial Viability for housing	High	Availability	5-10 years
Further Detail	Less logical rounding up of settlement than site 01.		
Reason			

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

Site Ref	MHAB05	Location	Land at Walshes Farm Abberley Common
Town / Village	Abberley		
Village Category	1		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern 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	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Electricity pylons cross n. part of site
Physical Constraints Costs	Medium	Infrastructure Constraints	Low
Type of constraint	Adjacent to new sewage plant. Part of site slopes	Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	25	Size of site	5.8
		Total potential Dwellings	20
Financial Viability for housing	Medium	Availability	Within 5 years
Further Detail	Would be substantial extension to village -not well related -scope for smaller exception site along main road		
Reason	LOCATION / SCALE		

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

Viability Assessment - Category 1 Villages: Abberley Common

Site Ref	MHAB05	Location	Land at Walshes Farm Abberley Common
Town / Village	Abberley		
Village Category	1		
District	MH		
Assessment Date	09/11/2009	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	access, overhead power lines
Physical Constraints Costs	Medium	Infrastructure Constraints	Low
Type of constraint	sloping site, overhead pylons	Type of Infrastructure	
Potential Developer	Yes		
Appropriate Density (dws/ha)	25	Size of site	1.44
		Total potential Dwellings	36
Financial Viability for housing	High	Availability	Available Now
Further Detail	Overhead power lines & presence of cordon sanitaire needs investigation. Only part of site is suitable for development due to steeply sloping nature of site, dense reduction in suggested density.		
Reason			

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

Site Ref	MHAB07	Location	Land to west of Apostle Oak Cottage Abberley Common WR6 6AD
Town / Village	Abberley		
Village Category	1		
District	MH		
Assessment Date	20/10/2010	Panel Name / Valuation Office	Malvern
Ownership	Single	Land Owners Attitude	1
Economic Viability	Poor	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	Mixed house types
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		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	20	Size of site	1.58
		Total potential Dwellings	31
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Not all the site is suitable for development - there is a need to provide some open space within the site.		
Reason			

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

Viability Assessment - Category 1 Villages: Abberley Common

Site Ref	MHAB08	Location	Land at Larkrise
Town / Village	Abberley		
Village Category	1		
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	
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	High	Infrastructure Constraints	Low
Type of constraint	Steeply sloping site	Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	15	Size of site	0.18
		Total potential Dwellings	3
Financial Viability for housing	Medium	Availability	Within 5 years
Further Detail	Steep slope and access restrictions exist which will reduce density. Could be linked with MHAB01		
Reason			

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