



Summary of all SHLAA sites in Category 1 Villages: Clifton-upon-Teme

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
MHCUT01a	HCAA/2012	Blue Shot Meadow Pound Lane	Clifton-upon-Teme	1	Malvern Hills	2.03	PLANNING PERMISSION
MHCUT01b	HCAA/2012	Blue Shot Meadow Pound Lane	Clifton-upon-Teme	1	Malvern Hills	0.76	
MHCUT02	HCAA/2012	Land at Pound Lane Clifton-upon-Teme	Clifton-upon-Teme	1	Malvern Hills	2.05	AVAILABILITY UNKNOWN
MHCUT03	HCAA	Land at Walnut Lodge	Clifton-upon-Teme	1	Malvern Hills	0.85	ACCESS/AVLABILITY UNKNWN
MHCUT04a	HCAA/2011/2014	Land south of Hope Lane	Clifton-upon-Teme	1	Malvern Hills	1.33	PLANNING PERMISSION
MHCUT04b	HCAA/2011/2014	Land south of Hope Lane	Clifton-upon-Teme	1	Malvern Hills	1.76	
MHCUT05	2010	Land adjacent Clifton Lodge, Clifton Road	Clifton-upon-Teme	1	Malvern Hills	2.46	
MHCUT06	2010	Land at Steps Farm	Clifton-upon-Teme	1	Malvern Hills	2.22	
MHCUT07	2010/2011	Land off Hope Lane	Clifton-upon-Teme	1	Malvern Hills	3.09	
MHCUT08a	2014	Land at Blue Shot Meadow, Pound Lane (part Duplicate of MHCUT01a)	Clifton-upon-Teme	1	Malvern Hills	1.78	DUP/ PLANNING PERMISSION
MHCUT08b	2014	Land at Blue Shot Meadow, Pound Lane (part Duplicate of MHCUT01b)	Clifton-upon-Teme	1	Malvern Hills	0.76	DUPLICATE
MHCUT09	2014	Land at Hope Barn Cottage, Hollybush Lane	Clifton-upon-Teme	1	Malvern Hills	0.31	LOCATION
MHCUT10	2014	Land to west of Hope Lane (part Duplicate of MHCUT04b)	Clifton-upon-Teme	1	Malvern Hills	1.76	DUPLICATE

Viability Assessment - Category 1 Villages: Clifton-on-Teme

Site Ref	MHCUT01a	Location	Blue Shot Meadow Pound Lane
Town / Village	Clifton-upon-Teme		
Village Category	1		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages
Ownership	Single	Land Owners Attitude	1
Economic Viability	Poor	Brownfield (Y/N)	Y - part
Market Demand	High	Greenfield (Y/N)	Y - part
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	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	35	Size of site	0.71
		Total potential Dwellings	25
Financial Viability for housing	High	Availability	Unknown
Further Detail	If developer and need, could be available 0-5 years?		
Reason			

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

Site Ref	MHCUT02	Location	Land at Pound Lane Clifton-upon-Teme
Town / Village	Clifton-upon-Teme		
Village Category	1		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages
Ownership	Single	Land Owners Attitude	3
Economic Viability	Poor	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	High	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	35	Size of site	2.6
		Total potential Dwellings	91
Financial Viability for housing	High	Availability	Unknown
Further Detail	If developer and need, could be available 0-5 years.		
Reason			

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

Viability Assessment - Category 1 Villages: Clifton-on-Teme

Site Ref	MHCUT03	Location	Land at Walnut Lodge
Town / Village	Clifton-upon-Teme		
Village Category	1		
District	MH		
Assessment Date	23/01/2008	Panel Name / Valuation Office	Malvern Villages
Ownership	Single	Land Owners Attitude	3
Economic Viability	Poor	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Mixed	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Access.
Physical Constraints Costs	High	Infrastructure Constraints	High
Type of constraint	No direct road access.	Type of Infrastructure	Access issues.
Potential Developer	Don't know		
Appropriate Density (dws/ha)	0	Size of site	0.91
		Total potential Dwellings	0
Financial Viability for housing	Medium	Availability	Unknown
Further Detail	No direct road access.		
Reason	ACCESS/ AVAILABILITY UNKNOWN		

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

Site Ref	MHCUT04a	Location	Land south of Hope Lane
Town / Village	Clifton-upon-Teme		
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	Mixed	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	High	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	35	Size of site	3.06
		Total potential Dwellings	107
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	If there is a developer and need site could be deliverable in 0-5 years		
Reason			

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

Viability Assessment - Category 1 Villages: Clifton-on-Teme

Site Ref	MHCUT05	Location	Land adjacent Clifton Lodge, Clifton Road		
Town / Village	Clifton-upon-Teme				
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		
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)	20	Size of site	2.4	Total potential Dwellings	48
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Only part of site is suitable for development and as such, setting of Church Farm and Conservation Area needs to be maintained. Site adjoins MHCUT02.				
Reason					

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

Site Ref	MHCUT06	Location	Land at Steps Farm		
Town / Village	Clifton-upon-Teme				
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		
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)	20	Size of site	2.21	Total potential Dwellings	48
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Development will be visually prominent in approach to village.				
Reason					

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

Viability Assessment - Category 1 Villages: Clifton-on-Teme

Site Ref	MHCUT07	Location	Land off Hope Lane
Town / Village	Clifton-upon-Teme		
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
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)	20	Size of site	3.09
		Total potential Dwellings	61
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Extensive site, prominent from the road with access constraints.		
Reason			

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