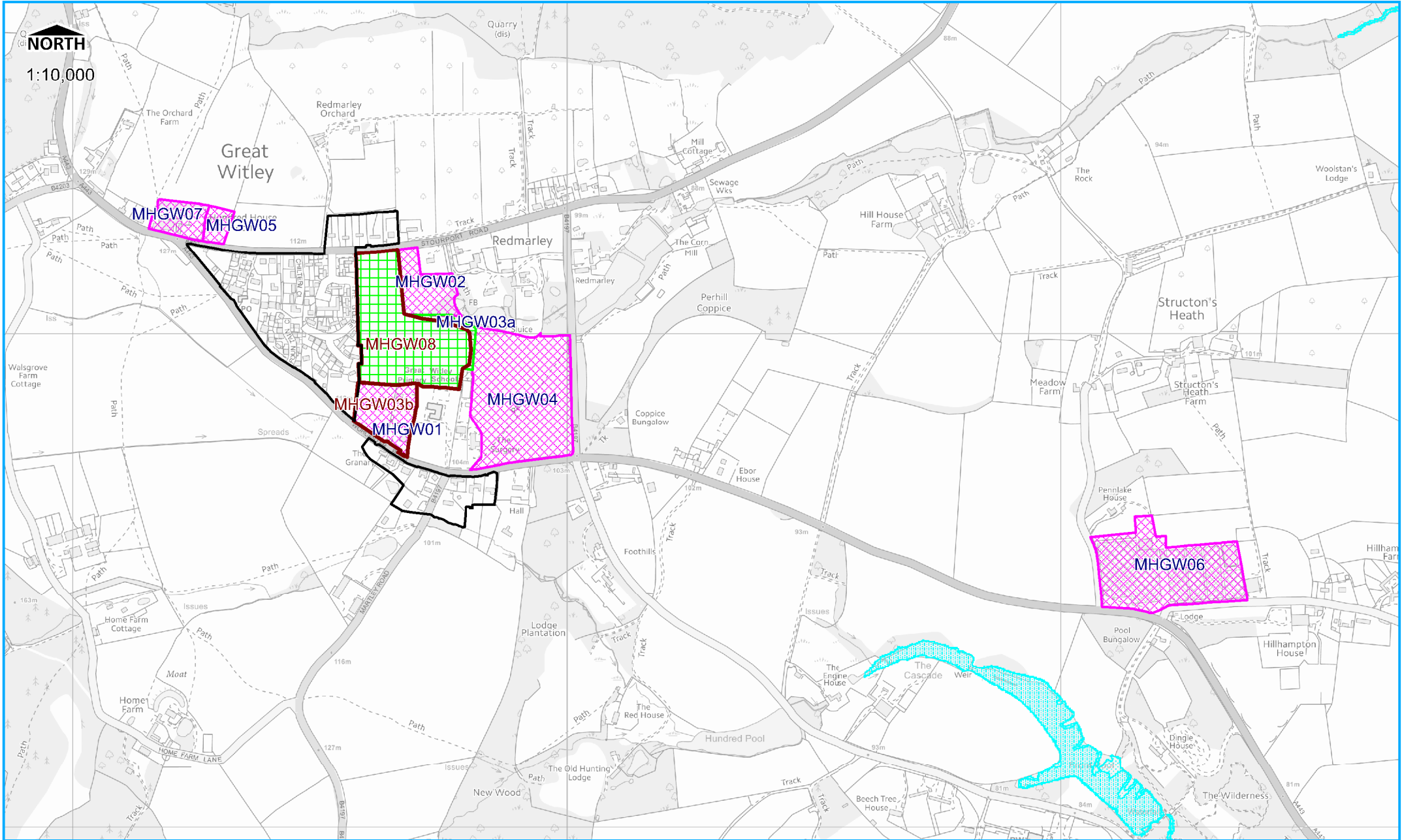


Great Witley



Category 1 Villages : MAP 14

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Summary of all SHLAA sites in Category 1 Villages: Great Witley

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
MHGW01	HLAG	Former Coal Yard adjacent Primary School with adj land	Great Witley	1	Malvern Hills	1.34	PLANNING PERMISSION
MHGW02	HLAG	Land adjacent to Rectory	Great Witley	1	Malvern Hills	1.12	UNAVAILABLE
MHGW03a	SHLAG Update/2010/2012	Land south of Stourport Road	Great Witley	1	Malvern Hills	4.28	
MHGW03b	SHLAG Update/2010/2012	Land south of Stourport Road (Duplicate of MHGW01)	Great Witley	1	Malvern Hills	1.35	DUP/PLANNING PERMISSION
MHGW04	2010	Land to east of Surgery	Great Witley	1	Malvern Hills	5.07	Location
MHGW05	2010	Land adj Hundred House Hotel	Great Witley	1	Malvern Hills	0.35	ACCESS
MHGW06	2014	Land at Hillhampton Farm, Hillhampton	Great Witley	1	Malvern Hills	4.02	LOCATION
MHGW07	2014	The Hundred House	Great Witley	1	Malvern Hills	0.72	Location/listed building
MHGW08	2014	Land south of Stourport Road (part Duplicate of MHGW03)	Great Witley	1	Malvern Hills	4.1	DUPLICATE

Viability Assessment - Category 1 Villages: Great Witley

Site Ref	MHGW01	Location	Former Coal Yard adjacent Primary School with adj land		
Town / Village	Great Witley				
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)	Y		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	Low		
Type of contamination	Coal Yard.	Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	Access, visibility.	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	35	Size of site	1.46	Total potential Dwellings	51
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Access visibility to be resolved.				
Reason					

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

Site Ref	MHGW03a	Location	Land south of Stourport Road		
Town / Village	Great Witley				
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	High	Exceptional Planning Obligations Cost	Medium		
Type of contamination	Possibly on part of site only	Type of Obligation cost	Requires access improvements		
Physical Constraints Costs	Low	Infrastructure Constraints	Medium		
Type of constraint	Access	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	20	Size of site	5.04	Total potential Dwellings	100
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	The existing commercial element of the site should be retained as an employment site. A reduced site area should be examined in scale with the settlement.				
Reason					

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

Viability Assessment - Category 1 Villages: Great Witley

Site Ref	MHGW04	Location	Land to east of Surgery
Town / Village	Great Witley		
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	Medium	Infrastructure Constraints	Low
Type of constraint	Safe access to site	Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	15	Size of site	5.06
		Total potential Dwellings	75
Financial Viability for housing	High	Availability	5-10 years
Further Detail	Prominent site, scale and access are issues.		
Reason			

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

Site Ref	MHGW05	Location	Land adj Hundred House Hotel
Town / Village	Great Witley		
Village Category	1		
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	Site has poor vehicular access due to close proximity to busy road junction.		
Reason	ACCESS		

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

Viability Assessment - Category 1 Villages: Great Witley

Site Ref	MHGW07	Location	The Hundred House	
Town / Village	Great Witley			
Village Category	1			
District	MH			
Assessment Date	2014 VO report	Panel Name / Valuation Office	Valuation Office	
Ownership		Land Owners Attitude	1	
Economic Viability	Poor	Brownfield (Y/N)	Y	
Market Demand	Medium	Greenfield (Y/N)	nall are	
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	High	Availability		
Further Detail	Good/Poor economic viability. Existing hotel required refurbishment and was up for sale in 2013. Reasonable demand for housing. Demolition / abnormal costs to be taken into account.			
Reason				

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