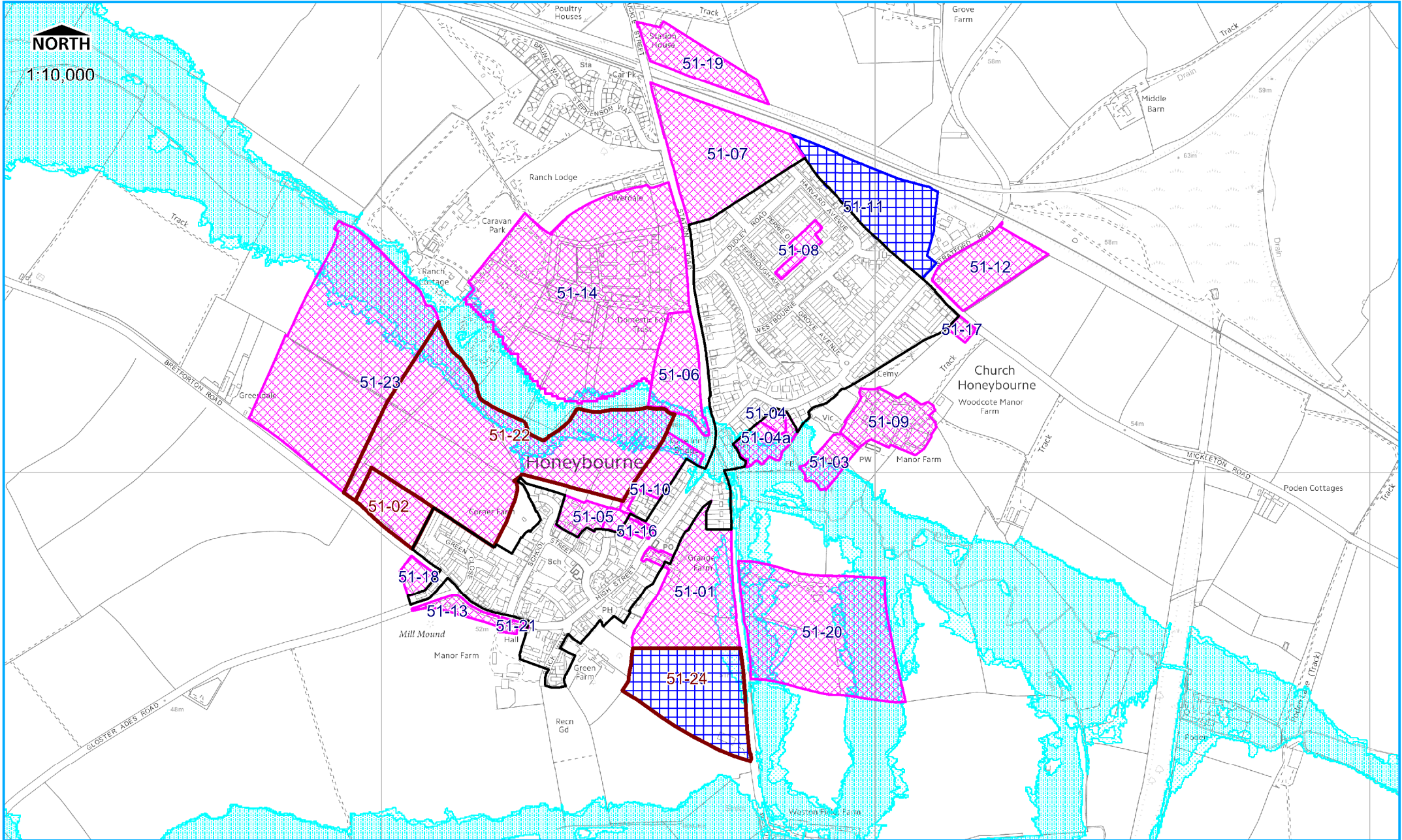


Honeybourne



Category 1 Villages : MAP 18

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Summary of all SHLAA sites in Category 1 Villages: Honeybourne

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
51-01	HCAA & 2010	Grange Farm	Honeybourne	1	Wychavon	2.5	PLANNING PERMISSION
51-02	HCAA	Land off Bretforton Road	Honeybourne	1	Wychavon	1.26	DUP/LOCATION
51-03	HCAA & 2013/14	Land near St Ewins Church	Honeybourne	1	Wychavon	0.64	FLOOD/LOCATION
51-04	HCAA	Site to the rear of Gate Inn, Stratford Road	Honeybourne	1	Wychavon	0.17	PLANNING PERMISSION
51-04a	HCAA	Site to the rear of Gate Inn, Stratford Road	Honeybourne	1	Wychavon	0.68	FLOOD
51-05	HCAA	Land off High Street	Honeybourne	1	Wychavon	0.55	AV UNKNOWN
51-06	HCAA & PO & 2011	Land West of Station Road	Honeybourne	1	Wychavon	1.73	PLANNING PERMISSION
51-07	HCAA & I&O & 2010	Station Road	Honeybourne	1	Wychavon	4.56	PLANNING PERMISSION
51-08	HCAA	Land off Fernihough Avenue	Honeybourne	1	Wychavon	0.46	OPEN SPACE
51-09	HCAA	Land off Manor Farm	Honeybourne	1	Wychavon	1.64	LOCATION
51-10	HCAA & 2010	Land off High Street	Honeybourne	1	Wychavon	0.94	PLANNING PERMISSION
51-11	HCAA & 2010 & 2011 & 2014	Land adjacent to Harvard Avenue	Honeybourne	1	Wychavon	3.33	
51-12	HCAA	Land off Stratford Road	Honeybourne	1	Wychavon	2.13	AV UNKNOWN
51-13	HCAA	Land off Gloster Ades Road	Honeybourne	1	Wychavon	0.38	LOCATION
51-14	2008/9	Land east of Ranch Cottage, Station Road	Honeybourne	1	Wychavon	13.51	SCALE/AV UNKNOWN
51-15	PO	Land adjacent to Weston Road	Honeybourne	1	Wychavon	5.5	
51-16	PO & 2011	Garage site, High Street	Honeybourne	1	Wychavon	0.34	PLANNING PERMISSION
51-17	2008/9	Land south of Mickleton Road	Honeybourne	1	Wychavon	0.16	SIZE/LOCATION
51-18	2008/9	Bretforton Road	Honeybourne	1	Wychavon	0.34	PPG17

51-19	2013/14	Land at Buckle Street	Honeybourne	1	Wychavon	1.6	LOCATION
51-20	2014	Land at Brook Farm, Weston Road	Honeybourne	1	Wychavon	7.17	FLOOD/LOCATION
51-21	2014	Village Hall site to south of Bretforton Road	Honeybourne	1	Wychavon	0.11	TOO SMALL
51-22	2014	Land off Bretforton Road, Corner Farm, School Street	Honeybourne	1	Wychavon	13.25	DUP/LOCATION/SCALE
51-23	2014	Land at Bretforton Road	Honeybourne	1	Wychavon	23.85	LOCATION/SCALE
51-24	2014	Land adjacent to Weston Road	Honeybourne	1	Wychavon	3.93	DUPLICATE

Viability Assessment - Category 1 Villages: Honeybourne

Site Ref	51-01	Location	Grange Farm
Town / Village	Honeybourne		
Village Category	1		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	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	Mixed sizes and tenures
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	sewerage tbc
Potential Developer	Yes		
Appropriate Density (dws/ha)	30	Size of site	2.5
		Total potential Dwellings	75
Financial Viability for housing	High	Availability	Available Now
Further Detail			
Reason			

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

Site Ref	51-02	Location	Land off Brefforton Road
Town / Village	Honeybourne		
Village Category	1		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	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	too removed from settlement there are better sites in the village		
Reason	LOCATION		

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

Viability Assessment - Category 1 Villages: Honeybourne

Site Ref	51-05	Location	Land off High Street
Town / Village	Honeybourne		
Village Category	1		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages
Ownership	Multiple	Land Owners Attitude	3
Economic Viability	Poor	Brownfield (Y/N)	N
Market Demand	Medium	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	Highways, access
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	30	Size of site	0.73
		Total potential Dwellings	22
Financial Viability for housing	Medium	Availability	Available Now
Further Detail	On street parking issues with school in close proximity. Constrained access. Need to check previous application for 8 dwellings refused. Potential ownership complications		
Reason			

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

Site Ref	51-06	Location	Land West of Station Road
Town / Village	Honeybourne		
Village Category	1		
District	WY		
Assessment Date	16/04/2012	Panel Name / Valuation Office	Wychavon
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	
Contamination Mitigation Costs	None	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)	20	Size of site	1.73
		Total potential Dwellings	34
Financial Viability for housing	High	Availability	Available Now
Further Detail	Good site.		
Reason			

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

Viability Assessment - Category 1 Villages: Honeybourne

Site Ref	51-07	Location	Station Road
Town / Village	Honeybourne		
Village Category	1		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	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	Mixed dwelling sizes and tenures
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	Some landscape buffering at railway line	Type of Infrastructure	
Potential Developer	Yes		
Appropriate Density (dws/ha)	30	Size of site	4.56
		Total potential Dwellings	135
Financial Viability for housing	High	Availability	Available Now
Further Detail	This site is viable however, there have been pre-app discussions around school relocation to this site in conjunction with additional housing, although capacity would be reduced		
Reason			

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

Site Ref	51-08	Location	Land off Fernihough Avenue
Town / Village	Honeybourne		
Village Category	1		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages
Ownership	Single	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	Open space owned by Home Office - only area of open space with developed area, not viable.		
Reason	OPEN SPACE		

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

Viability Assessment - Category 1 Villages: Honeybourne

Site Ref	51-09	Location	Land off Manor Farm	
Town / Village	Honeybourne			
Village Category	1			
District	WY			
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages	
Ownership	Single	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	Better suited as windfall /barn conversion scheme, not an allocated site			
Reason	SIZE			

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

Site Ref	51-10	Location	Land off High Street	
Town / Village	Honeybourne			
Village Category	1			
District	WY			
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages	
Ownership	Unknown	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	No access site doesn't make sense.			
Reason	ACCESS			

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

Viability Assessment - Category 1 Villages: Honeybourne

Site Ref	51-10	Location	Land off High Street
Town / Village	Honeybourne		
Village Category	1		
District	WY		
Assessment Date	11/11/2010	Panel Name / Valuation Office	Wychavon
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	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Medium
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	30	Size of site	0.94
		Total potential Dwellings	28
Financial Viability for housing	High	Availability	Available Now
Further Detail	Would need to consider garage site (51-16) in conjunction with this site. Two agents in talks between 51-10 and 51-16. Rule back in.		
Reason			

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

Site Ref	51-11	Location	Land adjacent to Harvard Avenue
Town / Village	Honeybourne		
Village Category	1		
District	WY		
Assessment Date	16/04/2012	Panel Name / Valuation Office	Wychavon
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	
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	noise, access	Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	20	Size of site	3.33
		Total potential Dwellings	66
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Removed from rest of village. Noise issues - train line.		
Reason			

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

Viability Assessment - Category 1 Villages: Honeybourne

Site Ref	51-12	Location	Land off Stratford Road
Town / Village	Honeybourne		
Village Category	1		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages
Ownership	Single	Land Owners Attitude	3
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	Medium	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	Mix of sizes and tenures
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	2.13
		Total potential Dwellings	63
Financial Viability for housing	High	Availability	10-15 years
Further Detail	This could potentially form the third phase of development if 51-07 is developed as school.		
Reason			

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

Site Ref	51-13	Location	Land off Gloster Ades Road
Town / Village	Honeybourne		
Village Category	1		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages
Ownership	Unknown	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	Better more deliverable sites elsewhere in the village		
Reason	LOCATION		

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

Viability Assessment - Category 1 Villages: Honeybourne

Site Ref	51-14	Location	Land east of Ranch Cottage, Station Road		
Town / Village	Honeybourne				
Village Category	1				
District	WY				
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon		
Ownership	Single	Land Owners Attitude			
Economic Viability	Poor	Brownfield (Y/N)	N		
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	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	20	Size of site	13.51	Total potential Dwellings	270
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Open countryside. Large site for size of village. Not in accordance with existing settlement pattern.				
Reason	LOCATION				

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

Site Ref	51-15	Location	Land adjacent to Weston Road		
Town / Village	Honeybourne				
Village Category	1				
District	WY				
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon		
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	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)	20	Size of site	5.5	Total potential Dwellings	110
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Setting of conservation area. Growth is more likely towards the north of the village. Railway line				
Reason	LOCATION				

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

Viability Assessment - Category 1 Villages: Honeybourne

Site Ref	51-16	Location	Garage site, High Street		
Town / Village	Honeybourne				
Village Category	1				
District	WY				
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon		
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	Medium	Exceptional Planning Obligations Cost	Low		
Type of contamination	May be some contamination from cars/garage use		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)	30	Size of site	0.18	Total potential Dwellings	5
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Good brownfield site. Access has been widened with new affordable housing site.				
Reason					

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

Site Ref	51-17	Location	Land south of Mickleton Road		
Town / Village	Honeybourne				
Village Category	1				
District	WY				
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon		
Ownership	Unknown	Land Owners Attitude	3		
Economic Viability	Poor	Brownfield (Y/N)	N		
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	Low	Infrastructure Constraints	Low		
Type of constraint			Type of Infrastructure		
Potential Developer	No				
Appropriate Density (dws/ha)	20	Size of site	0.16	Total potential Dwellings	3
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Small site. Would need to be lower density for surrounding development. Would result in ribbon development.				
Reason	SIZE/LOCATION				

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

Viability Assessment - Category 1 Villages: Honeybourne

Site Ref	51-18	Location	Bretforton Road		
Town / Village	Honeybourne				
Village Category	1				
District	WY				
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon		
Ownership	Unknown	Land Owners Attitude	3		
Economic Viability	Poor	Brownfield (Y/N)	N		
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	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	0.34	Total potential Dwellings	10
Financial Viability for housing	Low	Availability	Unknown		
Further Detail	Problems with multiple ownership. Questions over deliverability? Would need to retain gardens for houses.				
Reason					

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