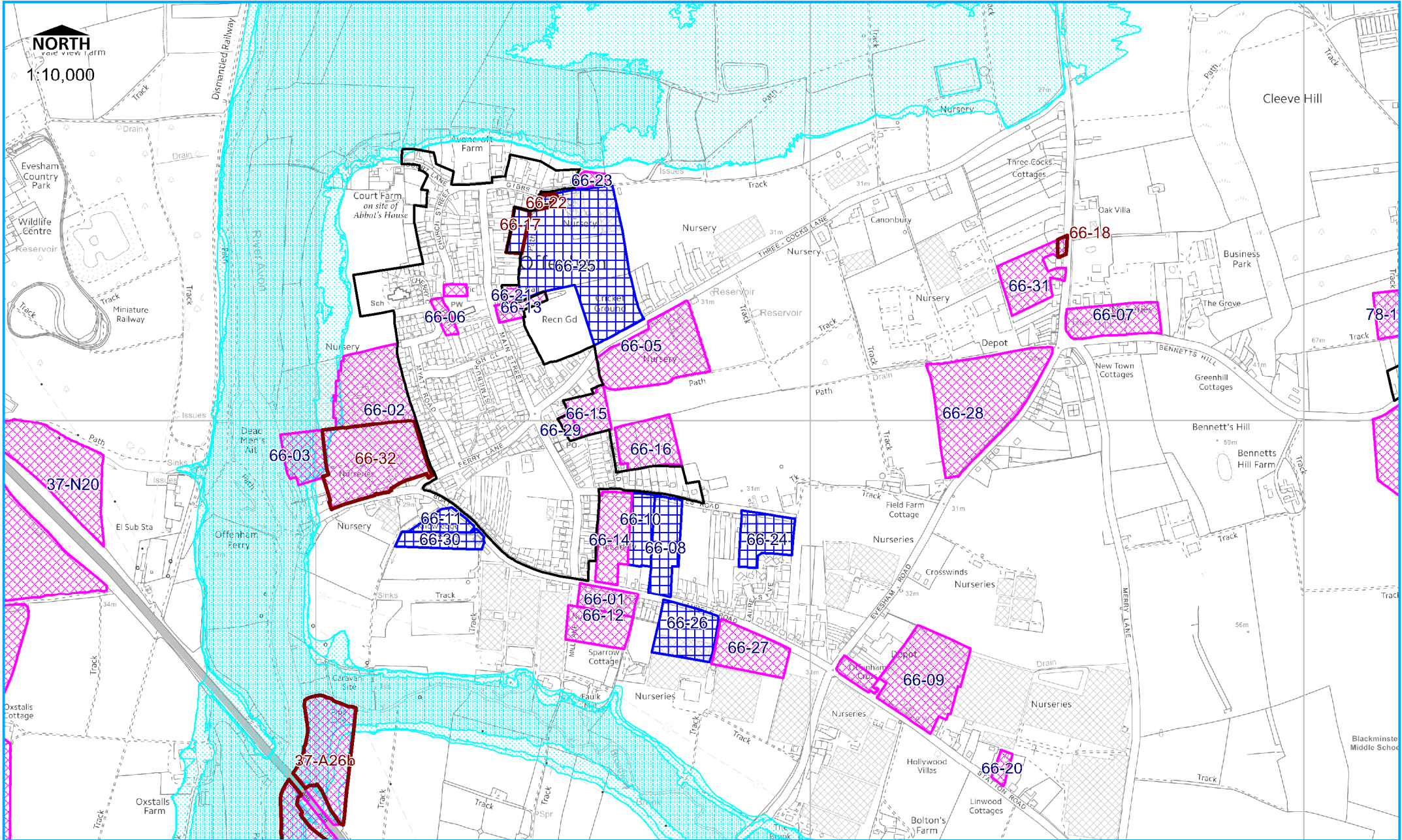


Offenham



Category 1 Villages : MAP 23

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Summary of all SHLAA sites in Category 1 Villages: Offenham

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
66-01	HCAA	Land off Mill Lane (Laurels Road)	Offenham	1	Wychavon	0.56	PLANNING PERMISSION
66-02	HCAA	Land at Boat Lane	Offenham	1	Wychavon	2.63	EMPLOYMENT
66-03	HCAA & 2010 & 2014	Land at Boat Lane	Offenham	1	Wychavon	3.535	EMPLOYMENT
66-05	HCAA & I&O & PO	Land South of Three Cocks Lane	Offenham	1	Wychavon	2.39	LOCATION
66-06	HCAA & PO	Land West & South of "The Old Vicarge"	Offenham	1	Wychavon	0.11	PPG17
66-07	HCAA	Land at Windy Lea, Newton, Bennetts Hill	Offenham	1	Wychavon	1.28	LOCATION
66-08	HCAA & 2010 & 2011&2014	Land at Laurels Road	Offenham	1	Wychavon	0.8	
66-09	HCAA	Land at Offenham Cross	Offenham	1	Wychavon	0.27	EMPLOYMENT / LO
66-10	HCAA & 2010	Land nehind Wyndham & Homeleigh (accessed off Leasowes Road)	Offenham	1	Wychavon	0.68	
66-11	HCAA & 2014	Land adjacent to Knowledge Cottages, Boat Lane	Offenham	1	Wychavon	0.36	
66-12	HCAA & 2011	Land off Laurels Road	Offenham	1	Wychavon	0.86	ACCESS
66-13	HCAA	Club & Hall	Offenham	1	Wychavon	0.28	COMMUNITY
66-14	HCAA & 2011	Land off Laurels Road, immediately behind properties on Main Street	Offenham	1	Wychavon	1.09	PLANNING PERMISSION
66-15	HCAA	Land off New Road	Offenham	1	Wychavon	0.72	AV UNKNOWN
66-16	HCAA	Land adjoining New Road	Offenham	1	Wychavon	1.11	ACCESS
66-17	2008/9 & 2011	Land adjacent to Gibbs Lane	Offenham	1	Wychavon	0.28	DUPLICATE
66-18	2008/9	Land adjacent 14 Newtown`	Offenham	1	Wychavon	0.357	DUP/LOCATION
66-20	2008/9	Land north of Station Road	Offenham	1	Wychavon	0.18	LOCATION
66-21	2008/9	Land east of Millberg House, Main Street	Offenham	1	Wychavon	0.24	ACCESS
66-22	2008/9	Land south of Gibbs Lane	Offenham	1	Wychavon	0.18	DUP/ AV UNKNOWN
66-23	2008/9	Land north of Gibbs Lane	Offenham	1	Wychavon	0.16	LOCATION
66-24	2010 & 2011	Land off Leasowes Road	Offenham	1	Wychavon	0.95	
66-25	2010 & 2011	Land south of Gibbs Lane	Offenham	1	Wychavon	7.78	
66-26	2011 & 2014	Land south of Laurels Road	Offenham	1	Wychavon	1.2	
66-27	2011 & 2014	Land south of Laurels Road	Offenham	1	Wychavon	1.15	LOCATION
66-28	2011	Land West side of B4510 Evesham Road	Offenham	1	Wychavon	3.673	LOCATION/SCALE
66-29	2011	Land adjacent to Casa Mia, Three Cocks Lane	Offenham	1	Wychavon	0.14	UNVIABLE/SIZE
66-30	2014	Land off Boat Lane	Offenham	1	Wychavon	0.55	
66-31	2014	Land to the west of Newton Road	Offenham	1	Wychavon	1.17	LOCATION
66-32	2014	Land at Boat Lane	Offenham	1	Wychavon	2.73	DUPLICATE/EMPLOYMENT

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-01	Location	Land off Mill Lane (Laurels Road)	
Town / Village	Offenham			
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	Site already has permission for affordable housing			
Reason	PP			

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

Site Ref	66-02	Location	Land at Boat Lane	
Town / Village	Offenham			
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)	Y	
Market Demand		Greenfield (Y/N)	N	
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 important as an employment site			
Reason	EMPLOYMENT			

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

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-03	Location	Land at Boat Lane
Town / Village	Offenham		
Village Category	1		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages
Ownership		Land Owners Attitude	1
Economic Viability		Brownfield (Y/N)	Y
Market Demand		Greenfield (Y/N)	N
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 important as an employment site		
Reason	EMPLOYMENT		

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

Site Ref	66-05	Location	Land South of Three Cocks Lane
Town / Village	Offenham		
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		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 built up area of settlement		
Reason	LOCATION		

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

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-05	Location	Land South of Three Cocks Lane		
Town / Village	Offenham				
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	Medium	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)	30	Size of site	2.53	Total potential Dwellings	75
Financial Viability for housing	High	Availability	Available Now		
Further Detail	There are other more central sites in the village.				
Reason	LOCATION				

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

Site Ref	66-07	Location	Land at Windy Lea, Newton, Bennetts Hill		
Town / Village	Offenham				
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)		Size of site		Total potential Dwellings	
Financial Viability for housing		Availability			
Further Detail	Too removed from settlement				
Reason	LOCATION				

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

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-08	Location	Land at Laurels Road		
Town / Village	Offenham				
Village Category	1				
District	WY				
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages		
Ownership	Multiple	Land Owners Attitude	1		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	Medium	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Mix of tenures and sizes		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	None	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	1.03	Total potential Dwellings	34
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Need to consider site 66-08, 10 and 14 together as one site - would create 90 dwellings. Only developable with the above sites.				
Reason					

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

Site Ref	66-09	Location	Land at Offenham Cross		
Town / Village	Offenham				
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	Employment site - too far out.				
Reason	EMPLOYMENT / LOCATION				

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

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-10	Location	Land nehind Wyndham & Homeleigh (accessed off Leasowes Road)		
Town / Village	Offenham				
Village Category	1				
District	WY				
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages		
Ownership	Multiple	Land Owners Attitude	1		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	mixed tenures and sizes		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	None	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.68	Total potential Dwellings	20
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Need to consider site 66-08, 10 and 14 together as one site - would create 90 dwellings. Only developable with the above sites.				
Reason					

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

Site Ref	66-11	Location	Land adjacent to Knowledge Cottages, Boat Lane		
Town / Village	Offenham				
Village Category	1				
District	WY				
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages		
Ownership		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	Potential affordable housing site - rural exception site for 10 units. Not an allocated site.				
Reason	SMALL				

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

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-12	Location	Land off Laurels Road
Town / Village	Offenham		
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	Medium	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	High
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	None	Infrastructure Constraints	High
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	25	Size of site	0.96
		Total potential Dwellings	24
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Highways - would create crossroads Highway safety issues? Setting precedent for backland development.		
Reason	ACCESS		

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

Site Ref	66-13	Location	Club & Hall
Town / Village	Offenham		
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)	Y
Market Demand		Greenfield (Y/N)	N
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	Valued community facility not viable for housing - village hall / club house etc.		
Reason	COMMUNITY		

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

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-14	Location	Land off Laurels Road, immediately behind properties on Main Street		
Town / Village	Offenham				
Village Category	1				
District	WY				
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages		
Ownership	Multiple	Land Owners Attitude	1		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Mix of tenures and sizes		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	None	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	1.21	Total potential Dwellings	36
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Considered sites 66-08, 10 and 14 together as one site - would create 90 dwellings. But 14 could be developed on its own without 10 and 8.				
Reason					

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

Site Ref	66-15	Location	Land off New Road		
Town / Village	Offenham				
Village Category	1				
District	WY				
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages		
Ownership	Unknown	Land Owners Attitude	3		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Mix of tenures and sizes		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	None	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.72	Total potential Dwellings	22
Financial Viability for housing	High	Availability	10-15 years		
Further Detail	This site could be phased after other preferable more central sites (3rd choice after 66-14 and 4)				
Reason					

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

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-16	Location	Land adjoining New Road	
Town / Village	Offenham			
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	Site is inaccessible			
Reason	ACCESS			

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

Site Ref	66-17	Location	Land adjacent to Gibbs Lane	
Town / Village	Offenham			
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	None	Infrastructure Constraints	Low	
Type of constraint	Conservation Area.	Type of Infrastructure		
Potential Developer	No			
Appropriate Density (dws/ha)	20	Size of site	0.33	Total potential Dwellings 6
Financial Viability for housing	High	Availability	Available Now	
Further Detail	Difficult site layout. Therefore very low density.			
Reason				

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

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-20	Location	Land north of Station Road		
Town / Village	Offenham				
Village Category	1				
District	WY				
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Poor	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	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	15	Size of site	0.18	Total potential Dwellings	2
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Too removed from main settlement.				
Reason	LOCATION				

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

Site Ref	66-21	Location	Land east of Millberg House, Main Street		
Town / Village	Offenham				
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)	Y		
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			
Physical Constraints Costs	Low	Infrastructure Constraints	High		
Type of constraint		Type of Infrastructure	Access issues		
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	0.24	Total potential Dwellings	7
Financial Viability for housing	Medium	Availability	Unknown		
Further Detail	Access issues.				
Reason	ACCESS				

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

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-22	Location	Land south of Gibbs Lane
Town / Village	Offenham		
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)	15	Size of site	0.18
		Total potential Dwellings	2
Financial Viability for housing	High	Availability	Unknown
Further Detail	Development would need to be low density. Could be developed with neighbouring site.		
Reason			

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

Site Ref	66-23	Location	Land north of Gibbs Lane
Town / Village	Offenham		
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	Medium	Infrastructure Constraints	Medium
Type of constraint	Floodplain	Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	20	Size of site	0.16
		Total potential Dwellings	3
Financial Viability for housing	Medium	Availability	Unknown
Further Detail	Nursery would be seen as natural boundary to village. Site on edge of floodplain would result in linear development. Access on narrow road, would have to adopt road.		
Reason	LOCATION		

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

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-24	Location	Land off Leasowes Road
Town / Village	Offenham		
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	Medium
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Medium
Type of constraint		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	30	Size of site	0.95
		Total potential Dwellings	28
Financial Viability for housing	Medium	Availability	Within 5 years
Further Detail	Good rural exception site, subject to sorting access. Access off Laurels Avenue or Leasowes Road?		
Reason			

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

Site Ref	66-25	Location	Land south of Gibbs Lane
Town / Village	Offenham		
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	None	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)	30	Size of site	2.03
		Total potential Dwellings	60
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Part of site within Conservation Area.		
Reason			

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

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-26	Location	Land south of Laurels Road
Town / Village	Offenham		
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	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	30	Size of site	0.74
		Total potential Dwellings	22
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Too far removed from settlement? Could continue linear development along Laurels Road.		
Reason			

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

Site Ref	66-27	Location	Land south of Laurels Road
Town / Village	Offenham		
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	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	0.96
		Total potential Dwellings	28
Financial Viability for housing	High	Availability	Available Now
Further Detail	Further removed from settlement. Smaller site may be more acceptable.		
Reason	SCALE/LOCATION		

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

Viability Assessment - Category 1 Villages: Offenham

Site Ref	66-28	Location	Land West side of B4510 Evesham Road		
Town / Village	Offenham				
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	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	3.67	Total potential Dwellings	110
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Site is too removed from centre of the village.				
Reason	LOCATION/SCALE				

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

Site Ref	66-29	Location	Land adjacent to Casa Mia, Three Cocks Lane		
Town / Village	Offenham				
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	High		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	High		
Type of constraint		Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	0.14	Total potential Dwellings	4
Financial Viability for housing	Low	Availability	Available Now		
Further Detail	Viability would be difficult- no access.				
Reason	UNVIABLE/SIZE				

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