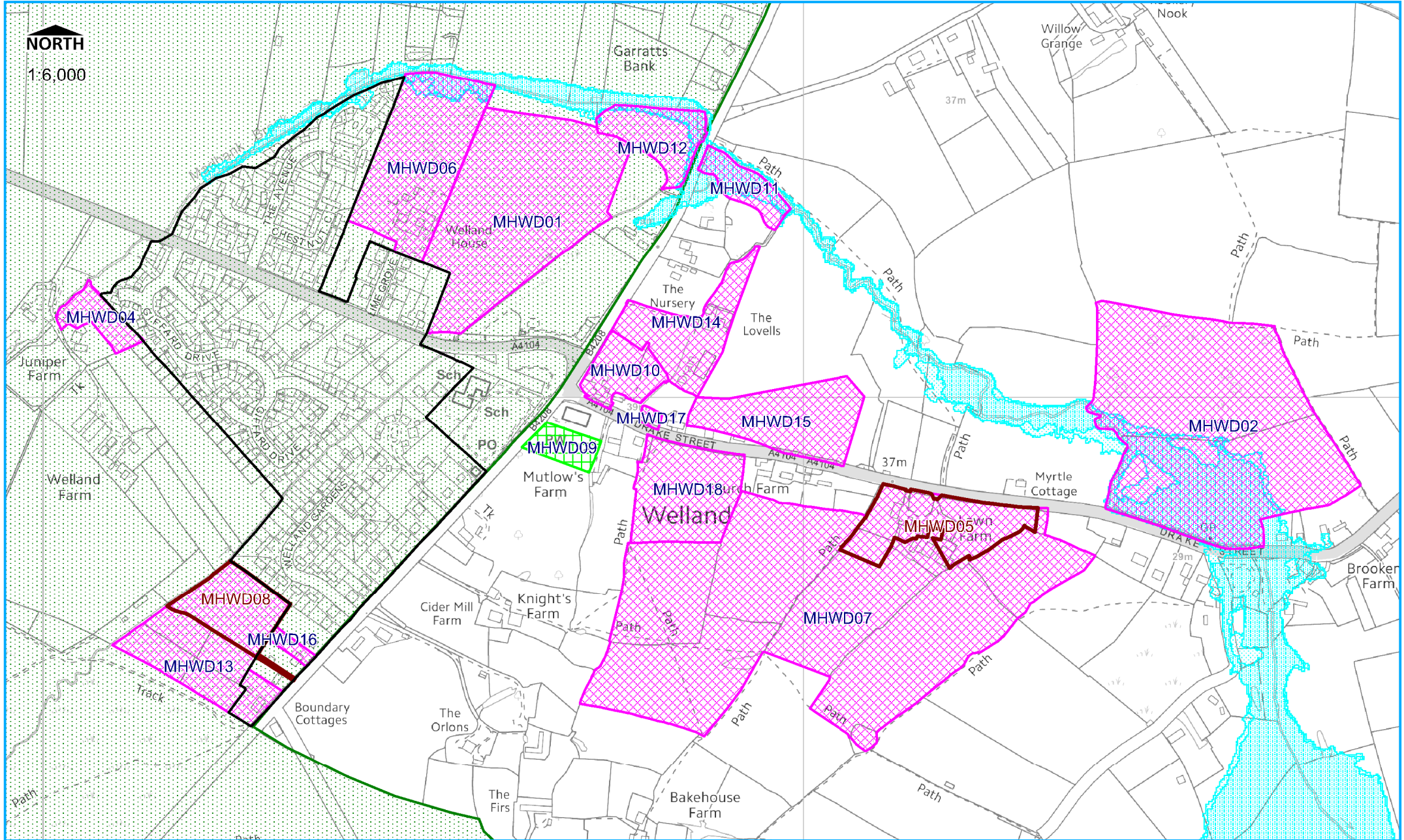


Welland



Category 1 Villages : MAP 25

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Summary of all SHLAA sites in Category 1 Villages: Welland

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
MHWD01	HLAA/2011/2014	Land off A4104 Marlbank Road	Welland	1	Malvern Hills	4.68	AONB
MHWD02	SHLAA Update	Land to North of Drake Street	Welland	1	Malvern Hills	7.78	FLOOD/LOCATION
MHWD04	SHLAA Update/2014	Land adjacent Juniper Farm	Welland	1	Malvern Hills	0.44	AONB/ACCESS
MHWD05	2010	Lawn Farm, Drake Street	Welland	1	Malvern Hills	1.51	DUP/LOCATION
MHWD06	2010	Land to rear of Welland House	Welland	1	Malvern Hills	2.6	ACCESS/FLOOD
MHWD07	2011	Land and Buildings at Lawn Farm, Drake Street (includes MHWD05)	Welland	1	Malvern Hills	13.73	PP/LOCATION/SCALE
MHWD08	2011	Land to rear of the Laurels, Gloucester Rd (Dup of MHWD16)	Welland	1	Malvern Hills	1.02	DUPLICATE/ACCESS
MHWD09	2011	Land at Church Villa, Gloucester Rd	Welland	1	Malvern Hills	0.37	
MHWD10	2011/2014	Land at the Pheasant Inn, Drake Street	Welland	1	Malvern Hills	0.69	LOCATION
MHWD11	2014	Land east of B4208	Welland	1	Malvern Hills	0.5	FLOOD
MHWD12	2014	Land off Hazlers Field, B4208	Welland	1	Malvern Hills	0.87	AONB/LOCATION
MHWD13	2014	Boundary Cottage, Gloucester Road	Welland	1	Malvern Hills	1.52	AONB/NATURE
MHWD14	2014	Land to north of Drake Street (adj to The Lovells)	Welland	1	Malvern Hills	1.33	LOCATION
MHWD15	2014	Land to north-east of May Cottage, Drake St	Welland	1	Malvern Hills	1.66	AVAILABILITY/LOCATION
MHWD16	2014	Land to rear of the Laurels, Worcester Rd	Welland	1	Malvern Hills	1.14	AONB
MHWD17	2014	Land at Arosa, Upper Welland Road	Welland	1	Malvern Hills	0.06	SIZE/LOCATION
MHWD18	2014	Land to west of Church Farm, Drake Street	Welland	1	Malvern Hills	1.66	PP/LOCATION

Viability Assessment - Category 1 Villages: Welland

Site Ref	MHWD01	Location	Land off A4104 Marbank Road
Town / Village	Welland		
Village Category	1		
District	MH		
Assessment Date	01/10/2007	Panel Name / Valuation Office	Malvern
Ownership	Unknown	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	None
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	High
Type of constraint		Type of Infrastructure	Difficult access
Potential Developer	Don't know		
Appropriate Density (dws/ha)	25	Size of site	4.66
		Total potential Dwellings	116
Financial Viability for housing	High	Availability	5-10 years
Further Detail	Look at in conjunction with site to East - site to east checked and separated by brook / ditch therefore needs to be considered in isolation.		
Reason			

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

Site Ref	MHWD04	Location	Land adjacent Juniper Farm
Town / Village	Welland		
Village Category	1		
District	MH		
Assessment Date	12/11/2009	Panel Name / Valuation Office	Malvern
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	Site on edge of settlement with ditch running across. Development opportunities constrained by access restrictions to A4104 and to Gifford Drive thus site appears to be currently landlocked.		
Reason	ACCESS		

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

Viability Assessment - Category 1 Villages: Welland

Site Ref	MHWD05	Location	Lawn Farm, Drake Street
Town / Village	Welland		
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		Exceptional Planning Obligations Cost	
Type of contamination		Type of Obligation cost	
Physical Constraints Costs		Infrastructure Constraints	
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	25	Size of site	1.65
		Total potential Dwellings	41
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Too far removed from settlement. Working farm would need relocation. Surface water drainage issues.		
Reason	LOCATION		

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

Site Ref	MHWD06	Location	Land to rear of Welland House
Town / Village	Welland		
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)	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	Access arrangements are sub-standard & part of site is affected by the flood-plain.		
Reason	ACCESS/FLOOD		

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

Viability Assessment - Category 1 Villages: Welland

Site Ref	MHWD07	Location	Land and Buildings at Lawn Farm, Drake Street (includes MHWD05)	
Town / Village	Welland			
Village Category	1			
District	MH			
Assessment Date	29/02/2012	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)		Size of site	13.7	Total potential Dwellings
Financial Viability for housing		Availability		
Further Detail	Too far removed from settlement and is out of scale and character with village. Working farm would need relocation. Surface water drainage issues.			
Reason	SCALE/LOCATION			

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

Site Ref	MHWD08	Location	Land to rear of the Laurels, Gloucester Rd (Dup of MHWD16)	
Town / Village	Welland			
Village Category	1			
District	MH			
Assessment Date	29/02/2012	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)		Size of site	1.02	Total potential Dwellings
Financial Viability for housing		Availability		
Further Detail	Provides insufficient access requirements			
Reason	ACCESS			

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

Viability Assessment - Category 1 Villages: Welland

Site Ref	MHWD09	Location	Land at Church Villa, Gloucester Rd
Town / Village	Welland		
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	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	Surface water, setting of listed building, ecology	Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	20	Size of site	0.4
		Total potential Dwellings	8
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Some scope for modest development subject to suitable access being achieved from Gloucester Road. Some surface water drainage issues to eastern boundary of site. Need to safeguard setting of listed building adjacent to site.		
Reason			

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

Site Ref	MHWD10	Location	Land at the Pheasant Inn, Drake Street
Town / Village	Welland		
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)	Y
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Mixed	Dwelling info	Mixed community/residential scheme
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)	25	Size of site	0.69
		Total potential Dwellings	17
Financial Viability for housing	Medium	Availability	Within 5 years
Further Detail	Maintain part of site for community use.		
Reason			

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

Viability Assessment - Category 1 Villages: Welland

Site Ref	MHWD13	Location	Boundary Cottage, Gloucester Road	
Town / Village	Welland			
Village Category	1			
District	MH			
Assessment Date	2014 VO report	Panel Name / Valuation Office	Valuation Office	
Ownership	Single	Land Owners Attitude	1	
Economic Viability	Good	Brownfield (Y/N)	Y	
Market Demand	Medium	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	Medium	Availability		
Further Detail	Agricultural land. Medium market demand, reflecting existing services, and semi rural location. Infrastructure costs to be considered.			
Reason				

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

Site Ref	MHWD13	Location	Boundary Cottage, Gloucester Road	
Town / Village	Welland			
Village Category	1			
District	MH			
Assessment Date	2014 VO report	Panel Name / Valuation Office	Valuation Office	
Ownership		Land Owners Attitude	1	
Economic Viability	Good	Brownfield (Y/N)	Y	
Market Demand	Medium	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	Medium	Availability		
Further Detail	Agricultural land, medium demand, reflecting existing services and semi rural location, infrastructure costs to be considered.			
Reason				

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

Viability Assessment - Category 1 Villages: Welland

Site Ref	MHWD14	Location	Land to north of Drake Street (adj to The Lovells)
Town / Village	Welland		
Village Category	1		
District	MH		
Assessment Date	2014 VO report	Panel Name / Valuation Office	Valuation Office
Ownership		Land Owners Attitude	3
Economic Viability	Good	Brownfield (Y/N)	Y
Market Demand	Medium	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	Medium	Availability	
Further Detail	Appears to comprise of an existing farmhouse/residential dwelling and adjoining land, medium demand, fronting B4208 reflecting existing services and semi rural location, infrastructure costs to be considered.		
Reason			

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

Site Ref	MHWD18	Location	Land to west of Church Farm, Drake Street
Town / Village	Welland		
Village Category	1		
District	MH		
Assessment Date	2014 VO report	Panel Name / Valuation Office	Valuation Office
Ownership		Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	Medium	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	High	Availability	
Further Detail	Agricultural land, reasonable demand reflecting semi rural area. Close to existing farm and farm buildings, infrastructure costs to be considered.		
Reason			

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