



### Summary of all SHLAA sites in Category 2 Villages: Ashton-under-Hill

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
4-01	HCAA & 2011 & 2014	Land to north of Whitehart Villa Opposite School	Ashton Under Hill	2	Wychavon	0.64	DUPLICATE
4-02	HCAA	Site off Cottons Lane, Between Arana and Merle Grove	Ashton Under Hill	2	Wychavon	0.3	PPG17/AVLBTY UNKNOWN
4-03	HCAA	Site surrounding Little Owl Farm	Ashton Under Hill	2	Wychavon	0.62	AV UNKNOWN
4-04	HCAA	Land adjacent to Old Manor Farm	Ashton Under Hill	2	Wychavon	0.37	AV UNKNOWN
4-05	HCAA	Land along Station Road opposite properties from Evenlode to Lindencroft	Ashton Under Hill	2	Wychavon	0.69	
4-06	HCAA	Outbuilding adjacent to Old Manor Farm	Ashton Under Hill	2	Wychavon	0.19	PLANNING PERMISSION/SIZE
4-07	HCAA	Behind properties on Willow Close	Ashton Under Hill	2	Wychavon	0.79	LOCATION
4-08	HCAA & 2011 & 2014	Land opposite Bredon Hill Middle School, Elmley Road	Ashton Under Hill	2	Wychavon	1.08	SCALE
4-09	HCAA	Land between Bakers House & Pear Tree Cottage Off Bakers Lane	Ashton Under Hill	2	Wychavon	0.34	AV UNKNOWN
4-10	HCAA	Land adjacent to Orchard House off Croft Lane	Ashton Under Hill	2	Wychavon	0.26	AV UNKNOWN/LOCATION
4-11	HCAA & 2011	Site south of Middle Farm on Beckford Road	Ashton Under Hill	2	Wychavon	0.57	PLANNING PERMISSION
4-12	2011	Land adjacent Little Owl Farm, Bakers Lane	Ashton Under Hill	2	Wychavon	0.29	LOCTN/ACCESS/TOPO

## Viability Assessment - Category 2 Villages: Ashton-under-Hill

Site Ref	4-01	Location	Land to north of Whitehart Villa Opposite School		
Town / Village	Ashton Under Hill				
Village Category	2				
District	WY				
Assessment Date	18/04/2012	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	Road crossing & improvements		
Physical Constraints Costs	Low	Infrastructure Constraints	Medium		
Type of constraint		Type of Infrastructure	Drainage		
Potential Developer	No				
Appropriate Density (dws/ha)	20	Size of site	0.64	Total potential Dwellings	12
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Suitable for road frontage only. Need road crossing & access improvements. Site 4-08 is ruled out.				
Reason					

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

Site Ref	4-05	Location	Land along Station Road opposite properties from Evenlode to Lindencroft		
Town / Village	Ashton Under Hill				
Village Category	2				
District	WY				
Assessment Date	11/11/2010	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)	30	Size of site	0.69	Total potential Dwellings	20
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail					
Reason					

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

## Viability Assessment - Category 2 Villages: Ashton-under-Hill

Site Ref	4-06	Location	Outbuilding adjacent to Old Manor Farm		
Town / Village	Ashton Under Hill				
Village Category	2				
District	WY				
Assessment Date	11/11/2010	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	No				
Appropriate Density (dws/ha)	30	Size of site	0.19	Total potential Dwellings	5
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Just outside of development boundary. Too small unless considered with another site.				
Reason	SIZE				

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

Site Ref	4-07	Location	Behind properties on Willow Close		
Town / Village	Ashton Under Hill				
Village Category	2				
District	WY				
Assessment Date	11/11/2010	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	No				
Appropriate Density (dws/ha)	30	Size of site	0.79	Total potential Dwellings	23
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Too removed from centre of village. Not an obvious site.				
Reason	LOCATION				

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

## Viability Assessment - Category 2 Villages: Ashton-under-Hill

Site Ref	4-08	Location	Land opposite Bredon Hill Middle School, Elmley Road		
Town / Village	Ashton Under Hill				
Village Category	2				
District	WY				
Assessment Date	18/04/2012	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	Low	Infrastructure Constraints	Medium		
Type of constraint	Sloping	Type of Infrastructure	Pedestrian crossing		
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	2.3	Total potential Dwellings	69
Financial Viability for housing	Medium	Availability	Available Now		
Further Detail	Whole site is too large in scale. 4-01 is more suitable				
Reason	SCALE				

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

Site Ref	4-11	Location	Site south of Middle Farm on Beckford Road		
Town / Village	Ashton Under Hill				
Village Category	2				
District	WY				
Assessment Date	18/04/2012	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)	10	Size of site	0.57	Total potential Dwellings	5
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Suitable for a maximum of 5 dwellings				
Reason					

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

## Viability Assessment - Category 2 Villages: Ashton-under-Hill

Site Ref	4-12	Location	Land adjacent Little Owl Farm, Bakers Lane		
Town / Village	Ashton Under Hill				
Village Category	2				
District	WY				
Assessment Date	18/04/2012	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	High	Infrastructure Constraints	High		
Type of constraint	Sloping	Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	20	Size of site	0.29	Total potential Dwellings	5
Financial Viability for housing	Low	Availability	Available Now		
Further Detail					
Reason	LOCATION/ACCESS/TOPOGRAPHY				

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