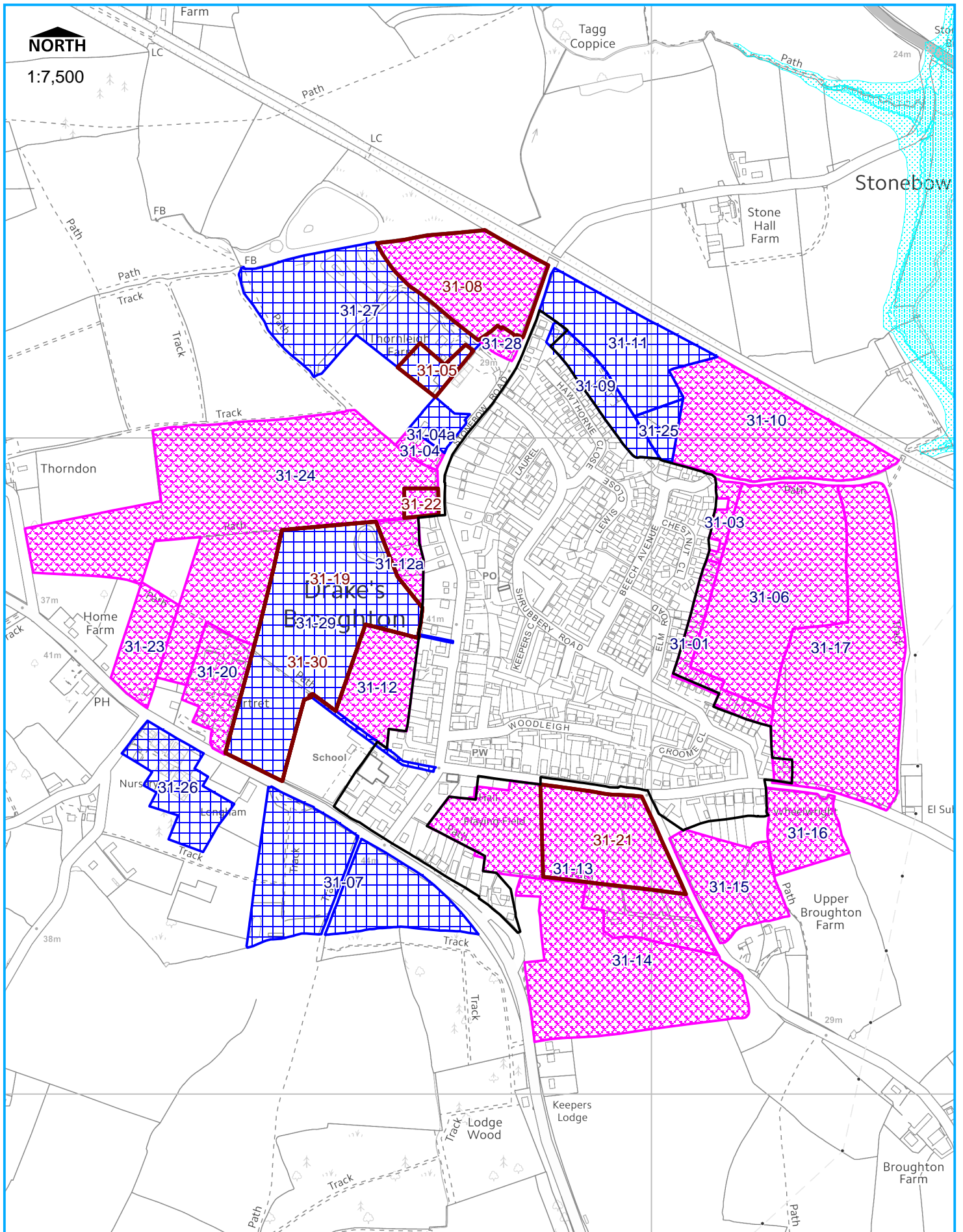


Drakes Broughton



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**Summary of all SHLAA sites in Category 2 Villages: Drakes Broughton**

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
31-01	HCAA	Land running along existing GD1, behind gardens in Shrubbery Rd and Elm Rd	Drakes Broughton	2	Wychavon	0.99	OWNERSHIP
31-03	HCAA & 2011	Site to rear of Beech Avenue Excluding private gardens	Drakes Broughton	2	Wychavon	0.29	SIZE /OWNERSHIP
31-04	HCAA	Land adjacent to Stonebow Road	Drakes Broughton	2	Wychavon	0.22	PLANNING PERMISSION
31-04a	HCAA	Land adjacent to Stonebow Road	Drakes Broughton	2	Wychavon	0.39	
31-05	HCAA & 2011	Site off Stonebow Road - part of Thornleigh Nurseries	Drakes Broughton	2	Wychavon	0.42	DUPLICATE
31-06	HCAA	Site to east of Drakes Broughton	Drakes Broughton	2	Wychavon	5.6	AVLBTY UNKNOWN
31-07	HCAA & 2011 & 2014	Site to south of Drakes Broughton along A44	Drakes Broughton	2	Wychavon	4.39	
31-08	HCAA & 2014	Land to west of Stonebow Road adjoining railway	Drakes Broughton	2	Wychavon	2.67	DUP/PLANNING PERMISSION
31-09	HCAA & 2008/9 & 2014	Site behind Hawthorne Close, off Stonebow Road	Drakes Broughton	2	Wychavon	1.05	
31-10	HCAA	North of Beech Avenue	Drakes Broughton	2	Wychavon	3.9	AVLBTY UNKNOWN
31-11	HCAA & 2014	Land east of Stonebow Road adjacent to railway line	Drakes Broughton	2	Wychavon	2.47	
31-12	HCAA	Area to west of Drakes Broughton, adjoining School	Drakes Broughton	2	Wychavon	1.52	AVLBTY UNKNOWN
31-12a	HCAA	Land to the rear of Stonebow Road	Drakes Broughton	2	Wychavon	0.55	AVLBTY UNKNOWN
31-13	HCAA	Land south of Walcot Lane	Drakes Broughton	2	Wychavon	5.73	AVLBTY UNKNOWN
31-14	HCAA	Site to right of A44 between Coppice View and Ivy Cottage	Drakes Broughton	2	Wychavon	5.03	LOCATION
31-15	HCAA & 2011	Land right of Brickyard Lane	Drakes Broughton	2	Wychavon	2.23	LOCATION
31-16	HCAA & 2011	Land south of Walcot Lane to east of settlement	Drakes Broughton	2	Wychavon	1.22	LOCATION
31-17	HCAA	Land north of Walcot Lane to east of settlement	Drakes Broughton	2	Wychavon	6.32	AVLBTY UNKNOWN
31-19	2008/9	Land north of B4084 (west of Stonebow Road)	Drakes Broughton	2	Wychavon	5.9	DUPLICATE

31-20	2008/9 & 2013/14	Land north of B4084	Drakes Broughton	2	Wychavon	1.21	LOCATION
31-21	2008/9	Land south of Walcot Lane	Drakes Broughton	2	Wychavon	2.6	DUPLICATE
31-22	2008/9	Land off Stonebow Road	Drakes Broughton	2	Wychavon	0.22	DUP/ AV UNKNOWN
31-23	2010	Fairholme, Worcester Road	Drakes Broughton	2	Wychavon	1.04	LOCATION
31-24	2010 & 2013/14	Land off Stonebow Road	Drakes Broughton	2	Wychavon	10.64	LOCATION
31-25	2011	Land to the rear of Beech Avenue	Drakes Broughton	2	Wychavon	0.38	
31-26	2013/14	Mill Lane Nursery	Drakes Broughton	2	Wychavon	1.53	
31-27	2014	Land at Thornleigh Farm	Drakes Broughton	2	Wychavon	4.558	
31-28	2014	Land to west of Stonebow Road adjoining railway	Drakes Broughton	2	Wychavon	2.86	PLANNING PERMISSION
31-29	2014	Land between Stonebow Road and Worcester Road	Drakes Broughton	2	Wychavon	6	
31-30	2014	Land north of B4084 (west of Stonebow Road)	Drakes Broughton	2	Wychavon	5.85	DUPLICATE

## Viability Assessment - Category 2 Villages: Drakes Broughton

Site Ref	31-01	Location	Land running along existing GD1, behind gardens in Shrubbery Rd and Elm Rd	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North 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	All private garden in excess of 26 owners - too complicated			
Reason	OWNERSHIP			

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

Site Ref	31-03	Location	Site to rear of Beech Avenue Excluding private gardens	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North 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	Too small strip - private gardens, ownership constraints			
Reason	SIZE / OWNERSHIP			

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

## Viability Assessment - Category 2 Villages: Drakes Broughton

Site Ref	31-04	Location	Land adjacent to Stonebow Road
Town / Village	Drakes Broughton		
Village Category	2		
District	WY		
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North 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	
Contamination Mitigation Costs	Low	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)	0	Size of site	0
Total potential Dwellings	0		
Financial Viability for housing	High	Availability	Available Now
Further Detail	Combined with site 31-05 and 35-02. Dwellings attributed to 31-02 (NB S106 on site although not a constraint)		
Reason			

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

Site Ref	31-05	Location	Site off Stonebow Road - part of Thornleigh Nurseries
Town / Village	Drakes Broughton		
Village Category	2		
District	WY		
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North 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	
Contamination Mitigation Costs	Low	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)	0	Size of site	0
Total potential Dwellings	0		
Financial Viability for housing	High	Availability	Available Now
Further Detail	Combined with site 31-04 and 35-02. Dwellings attributed to 31-02 (NB S106 on site although not a constraint)		
Reason			

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

## Viability Assessment - Category 2 Villages: Drakes Broughton

Site Ref	31-06	Location	Site to east of Drakes Broughton		
Town / Village	Drakes Broughton				
Village Category	2				
District	WY				
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages		
Ownership	Single	Land Owners Attitude			
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	Medium	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	2 /3 bed		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Road improvements		
Physical Constraints Costs	Medium	Infrastructure Constraints	None		
Type of constraint	Power lines adjacent to the site	Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	30	Size of site	5.6	Total potential Dwellings	300
Financial Viability for housing	High	Availability	10-15 years		
Further Detail	This site should not be considered without 31-17. It is a low priority site there are more desirable sites.				
Reason					

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

Site Ref	31-07	Location	Site to south of Drakes Broughton along A44		
Town / Village	Drakes Broughton				
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	Medium	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	Medium		
Type of constraint		Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	14	Size of site	4.4	Total potential Dwellings	75
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Access would need to be either side of Shrubby Road to avoid the creation of cross roads. Good site- would need to have a pedestrian crossing in order to obtain a safe crossing for pedestrians. Need to develop both rather than just West.				
Reason					

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

## Viability Assessment - Category 2 Villages: Drakes Broughton

Site Ref	31-07	Location	Site to south of Drakes Broughton along A44	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North 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	Too isolated from existing settlement. Wrong side of main road			
Reason	LOCATION			

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

Site Ref	31-08	Location	Land to west of Stonebow Road adjoining railway	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages	
Ownership	Single	Land Owners Attitude		
Economic Viability	Poor	Brownfield (Y/N)	N	
Market Demand	Medium	Greenfield (Y/N)	Y	
Assumed Dwelling	Houses	Dwelling info	Small houses 2 / 3 bed	
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	None	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Medium	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	30	Size of site	2.92	Total potential Dwellings 80
Financial Viability for housing	Medium	Availability	Within 5 years	
Further Detail	30 dph less 10% for buffering rail tracks. Would not be viable to develop in isolation better considered with the nursery adjacent to it.			
Reason				

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

## Viability Assessment - Category 2 Villages: Drakes Broughton

Site Ref	31-09	Location	Site behind Hawthorne Close, off Stonebow Road	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages	
Ownership	Single	Land Owners Attitude	1	
Economic Viability	Poor	Brownfield (Y/N)	Y	
Market Demand	Medium	Greenfield (Y/N)	Y	
Assumed Dwelling	Mixed	Dwelling info	Mix of tenures and dwellings	
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	None	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Medium	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	30	Size of site	0.9	Total potential Dwellings
Financial Viability for housing	Medium	Availability	Within 5 years	
Further Detail	Reduced site slightly to existing buildings line. Would consider this site in conjunction with 31-11 and 31-10			
Reason				

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

Site Ref	31-10	Location	North of Beech Avenue	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages	
Ownership	Single	Land Owners Attitude		
Economic Viability	Poor	Brownfield (Y/N)	N	
Market Demand	Medium	Greenfield (Y/N)	Y	
Assumed Dwelling	Mixed	Dwelling info	Mix of tenures and sizes	
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	None	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Medium	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	30	Size of site	4.27	Total potential Dwellings
Financial Viability for housing	Medium	Availability	Within 5 years	
Further Detail	Would consider this site in conjunction with 31-09 and 31-10. Would require buffering for land adjacent to railway line.			
Reason				

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



## Viability Assessment - Category 2 Villages: Drakes Broughton

Site Ref	31-11	Location	Land east of Stonebow Road adjacent to railway line		
Town / Village	Drakes Broughton				
Village Category	2				
District	WY				
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Poor	Brownfield (Y/N)	N		
Market Demand	Medium	Greenfield (Y/N)	Y		
Assumed Dwelling	Mixed	Dwelling info	Mix of tenures and sizes		
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	None		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	None		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	2.47	Total potential Dwellings	74
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Would consider this site in conjunction with 31-09 and 31-10. Would require buffering for land adjacent to railway line.				
Reason					

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

Site Ref	31-12	Location	Area to west of Drakes Broughton, adjoining School		
Town / Village	Drakes Broughton				
Village Category	2				
District	WY				
Assessment Date	02/11/2010	Panel Name / Valuation Office	Wychavon		
Ownership	Unknown	Land Owners Attitude			
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	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	7.97	Total potential Dwellings	239
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Good site, access off main road.				
Reason					

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

## Viability Assessment - Category 2 Villages: Drakes Broughton

Site Ref	31-14	Location	Site to right of A44 between Coppice View and Ivy Cottage	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North 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 visually prominent - better sites to consider			
Reason	LOCATION			

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

Site Ref	31-15	Location	Land right of Brickyard Lane	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North 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	Not deliverable - poor location and better sites in village			
Reason	LOCATION			

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

## Viability Assessment - Category 2 Villages: Drakes Broughton

Site Ref	31-16	Location	Land south of Walcot Lane to east of settlement	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North 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	Not deliverable - poor location and better sites in village			
Reason	LOCATION			

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

Site Ref	31-17	Location	Land north of Walcot Lane to east of settlement	
Town / Village	Drakes Broughton			
Village Category	2			
District	WY			
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages	
Ownership	Single	Land Owners Attitude		
Economic Viability	Good	Brownfield (Y/N)	N	
Market Demand	Medium	Greenfield (Y/N)	Y	
Assumed Dwelling	Mixed	Dwelling info	2/3 bed	
Contamination Mitigation Costs	Medium	Exceptional Planning Obligations Cost	Medium	
Type of contamination	Power lines adjacent to site	Type of Obligation cost	Road improvements	
Physical Constraints Costs	Low	Infrastructure Constraints	None	
Type of constraint		Type of Infrastructure		
Potential Developer	Don't know			
Appropriate Density (dws/ha)	30	Size of site	6.32	Total potential Dwellings 300
Financial Viability for housing	High	Availability	10-15 years	
Further Detail	This site should not be considered without 31-06. It is a low priority site there are more desirable sites.			
Reason				

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

## Viability Assessment - Category 2 Villages: Drakes Broughton

Site Ref	31-20	Location	Land north of B4084
Town / Village	Drakes Broughton		
Village Category	2		
District	WY		
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Single	Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	Y
Market Demand	Medium	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	No		
Appropriate Density (dws/ha)	15	Size of site	3.7
		Total potential Dwellings	55
Financial Viability for housing	Medium	Availability	Within 5 years
Further Detail	Isolated location. Panel recommed that 31-12 is reassessed to exclude school fields.		
Reason	LOCATION		

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

Site Ref	31-21	Location	Land south of Walcot Lane
Town / Village	Drakes Broughton		
Village Category	2		
District	WY		
Assessment Date	2014 VO Report	Panel Name / Valuation Office	Valuation Office
Ownership	Single	Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	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)	30	Size of site	2.6
		Total potential Dwellings	76
Financial Viability for housing	High	Availability	Available Now
Further Detail	Infrastructure/abnormal costs to be taken into account		
Reason	Duplicate of 31- 13		

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

## Viability Assessment - Category 2 Villages: Drakes Broughton

Site Ref	31-23	Location	Fairholme, Worcester Road
Town / Village	Drakes Broughton		
Village Category	2		
District	WY		
Assessment Date	02/11/2010	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	Flats	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	Yes		
Appropriate Density (dws/ha)	30	Size of site	1.0
		Total potential Dwellings	30
Financial Viability for housing	High	Availability	Available Now
Further Detail	Site too removed from centre of village.		
Reason	LOCATION		

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

Site Ref	31-24	Location	Land off Stonebow Road
Town / Village	Drakes Broughton		
Village Category	2		
District	WY		
Assessment Date	02/11/2010	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	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	6.46
		Total potential Dwellings	193
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Considered too long term- if site were to be developed on own, development would be out on a limb. Too remote.		
Reason	LOCATION		

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

## Viability Assessment - Category 2 Villages: Drakes Broughton

Site Ref	31-25	Location	Land to the rear of Beech Avenue
Town / Village	Drakes Broughton		
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)	30	Size of site	0.38
		Total potential Dwellings	11
Financial Viability for housing	High	Availability	Available Now
Further Detail	Needs to be considered along with 31-11, not on its own.		
Reason			

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