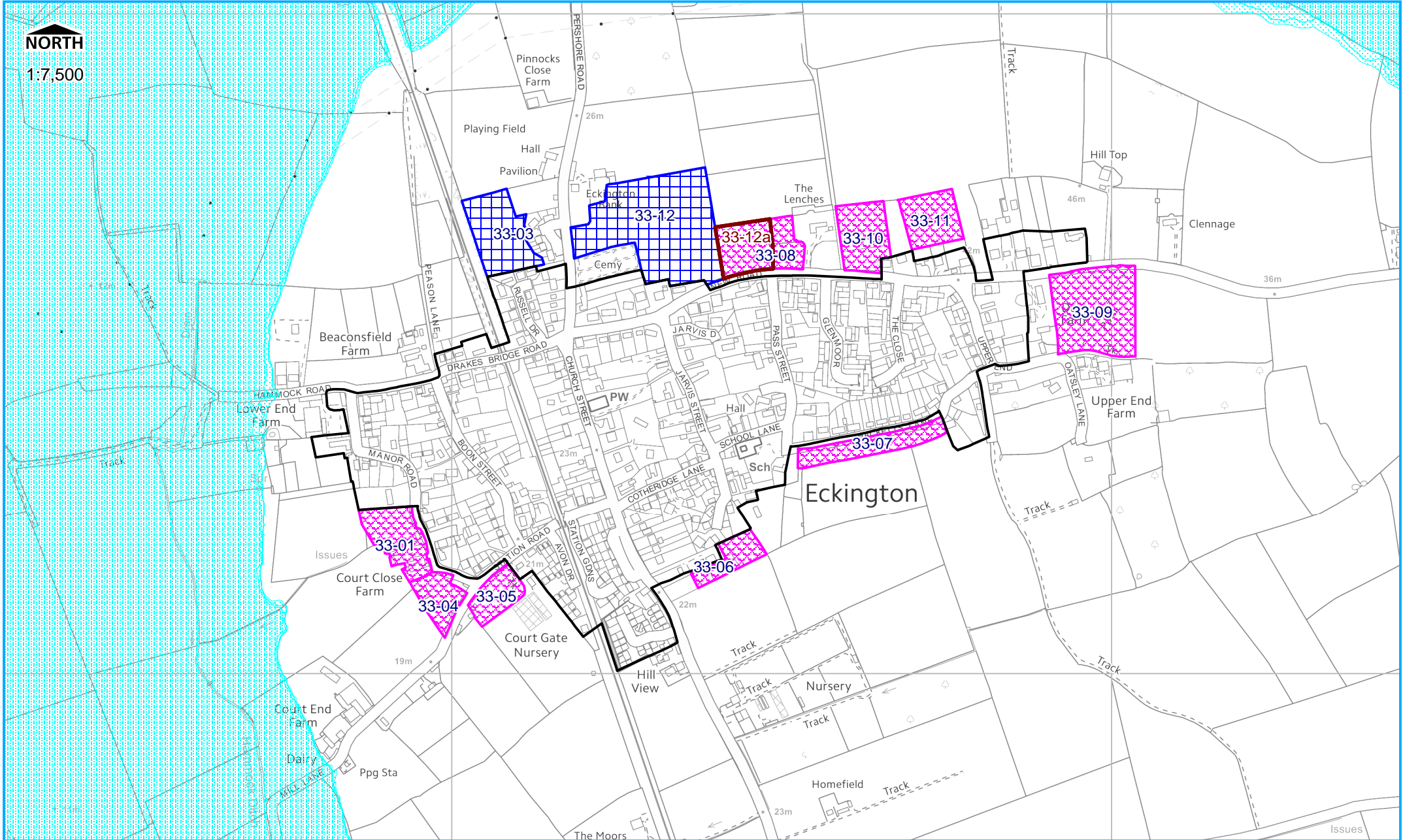


Eckington



Category 2 Villages : MAP 36

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Summary of all SHLAA sites in Category 2 Villages: Eckington

| Site Ref | Submitted | Location | Town Village | Village Category | District | Site area ha | Reason |
|----------|--------------------|---|--------------|------------------|----------|--------------|-----------------|
| 33-01 | HCAA | Land and buildings at Court Close Farm | Eckington | 2 | Wychavon | 0.73 | ACCESS / EMPLOY |
| 33-03 | HCAA & 2011 & 2014 | Land to north of Russell Drive off Pershore Road | Eckington | 2 | Wychavon | 0.94 | |
| 33-04 | HCAA | South of Court Close Farm, bordering Manor Road & Mill Lane | Eckington | 2 | Wychavon | 0.45 | ACCESS/ SETTING |
| 33-05 | HCAA | Court Gate Nursery on Mill Lane | Eckington | 2 | Wychavon | 0.43 | AVLBTY UNKNOWN |
| 33-06 | HCAA | Land behind Little Orchard off Tewkesbury Road | Eckington | 2 | Wychavon | 0.38 | ACCESS/ OWNERSH |
| 33-07 | HCAA | South of Hacketts Lane | Eckington | 2 | Wychavon | 0.61 | SETTING |
| 33-08 | HCAA | Land north of New Road adjacent to The Lenches | Eckington | 2 | Wychavon | 0.93 | PPS3 |
| 33-09 | HCAA | Land adjacent to Days Farm on Nafford Road | Eckington | 2 | Wychavon | 1.59 | SETTING |
| 33-10 | 2008/9 | Land east of the Lenches, New Road | Eckington | 2 | Wychavon | 0.7 | UNAVAILABLE |
| 33-11 | 2008/9 & 2010 | Land off Nafford Road | Eckington | 2 | Wychavon | 0.63 | UNAVAILABLE |
| 33-12 | 2014 | Land at New Road/ Pershore Road | Eckington | 2 | Wychavon | 2.68 | |
| 33-12a | 2014 | Land at New Road/ Pershore Road | Eckington | 2 | Wychavon | 0.62 | DUPLICATE |

Viability Assessment - Category 2 Villages: Eckington

| | | | | |
|---------------------------------|---|---------------------------------------|--|-----------------------------|
| Site Ref | 33-01 | Location | Land and buildings at Court Close Farm | |
| Town / Village | Eckington | | | |
| Village Category | 2 | | | |
| 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) | 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 viable, access a problem, current economic use is valuable and on the edge of the conservation area | | | |
| Reason | ACCESS/ EMPLOYMENT / SETTING | | | |

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

| | | | | |
|---------------------------------|------------|---------------------------------------|--|------------------------------|
| Site Ref | 33-03 | Location | Land to north of Russell Drive off Pershore Road | |
| Town / Village | Eckington | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Assessment Date | 16/04/2012 | Panel Name / Valuation Office | Wych South Villages | |
| 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 | None | |
| Type of contamination | | Type of Obligation cost | | |
| Physical Constraints Costs | None | Infrastructure Constraints | Low | |
| Type of constraint | drainage | Type of Infrastructure | | |
| Potential Developer | No | | | |
| Appropriate Density (dws/ha) | 30 | Size of site | 0.94 | Total potential Dwellings 28 |
| Financial Viability for housing | High | Availability | Within 5 years | |
| Further Detail | good site | | | |
| Reason | | | | |

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

Viability Assessment - Category 2 Villages: Eckington

| | | | | |
|---------------------------------|---|---------------------------------------|---|-----------------------------|
| Site Ref | 33-04 | Location | South of Court Close Farm, bordering Manor Road & Mill Lane | |
| Town / Village | Eckington | | | |
| Village Category | 2 | | | |
| 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 | Access is too difficult and the setting is not viable | | | |
| Reason | ACCESS / SETTING | | | |

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

| | | | | |
|---------------------------------|--|---------------------------------------|---------------------------------|------------------------------|
| Site Ref | 33-05 | Location | Court Gate Nursery on Mill Lane | |
| Town / Village | Eckington | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Assessment Date | 01/02/2008 | Panel Name / Valuation Office | Wych South Villages | |
| Ownership | Single | Land Owners Attitude | 3 | |
| Economic Viability | Poor | Brownfield (Y/N) | N | |
| Market Demand | High | Greenfield (Y/N) | Y | |
| Assumed Dwelling | Houses | Dwelling info | Mix of 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 | Drainage needs to be considered | |
| Potential Developer | No | | | |
| Appropriate Density (dws/ha) | 30 | Size of site | 0.43 | Total potential Dwellings 12 |
| Financial Viability for housing | High | Availability | Available Now | |
| Further Detail | NB Drainage and sewerage issues in Eckington would need to seek advice | | | |
| Reason | | | | |

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

Viability Assessment - Category 2 Villages: Eckington

| | | | | |
|---------------------------------|---|---------------------------------------|--|-----------------------------|
| Site Ref | 33-06 | Location | Land behind Little Orchard off Tewkesbury Road | |
| Town / Village | Eckington | | | |
| Village Category | 2 | | | |
| 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) | 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 | The amount of land needed to require access means that this is not viable and ownership is an issue | | | |
| Reason | ACCESS / OWNERSHIP | | | |

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

| | | | | |
|---------------------------------|--|---------------------------------------|------------------------|-----------------------------|
| Site Ref | 33-07 | Location | South of Hacketts Lane | |
| Town / Village | Eckington | | | |
| Village Category | 2 | | | |
| 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 | Not viable Setting in AONB and impact from Bredon Hill | | | |
| Reason | SETTING | | | |

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

Viability Assessment - Category 2 Villages: Eckington

| | | | | | |
|---------------------------------|--|---------------------------------------|--|---------------------------|----|
| Site Ref | 33-08 | Location | Land north of New Road adjacent to The Lenches | | |
| Town / Village | Eckington | | | | |
| 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 | 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 | Low | | |
| Type of constraint | | Type of Infrastructure | | | |
| Potential Developer | Don't know | | | | |
| Appropriate Density (dws/ha) | 20 | Size of site | 0.93 | Total potential Dwellings | 18 |
| Financial Viability for housing | High | Availability | Available Now | | |
| Further Detail | Under PPS3, gardens are no longer brownfield. Other sites referred to in supporting letter are no longer being considered. | | | | |
| Reason | PPS3 | | | | |

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

| | | | | | |
|---------------------------------|--|---------------------------------------|--|---------------------------|---|
| Site Ref | 33-08 | Location | Land north of New Road adjacent to The Lenches | | |
| Town / Village | Eckington | | | | |
| Village Category | 2 | | | | |
| 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 | Not viable Setting in AONB and impact from Bredon Hill | | | | |
| Reason | SETTING | | | | |

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

Viability Assessment - Category 2 Villages: Eckington

| | | | | |
|---------------------------------|--|---------------------------------------|--|-----------------------------|
| Site Ref | 33-09 | Location | Land adjacent to Days Farm on Nafford Road | |
| Town / Village | Eckington | | | |
| Village Category | 2 | | | |
| 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 | Not viable Setting in AONB and impact from Bredon Hill | | | |
| Reason | SETTING | | | |

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

| | | | | |
|---------------------------------|------------|---------------------------------------|------------------------------------|------------------------------|
| Site Ref | 33-10 | Location | Land east of the Lenches, New Road | |
| Town / Village | Eckington | | | |
| Village Category | 2 | | | |
| District | WY | | | |
| Assessment Date | 12/10/2009 | Panel Name / Valuation Office | Wychavon | |
| Ownership | Single | Land Owners Attitude | 2 | |
| 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 | 0.7 | Total potential Dwellings 15 |
| Financial Viability for housing | High | Availability | Available Now | |
| Further Detail | | | | |
| Reason | | | | |

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

Viability Assessment - Category 2 Villages: Eckington

| | | | |
|---------------------------------|------------|---------------------------------------|-----------------------|
| Site Ref | 33-11 | Location | Land off Nafford Road |
| Town / Village | Eckington | | |
| Village Category | 2 | | |
| District | WY | | |
| Assessment Date | 12/10/2009 | Panel Name / Valuation Office | Wychavon |
| Ownership | Unknown | Land Owners Attitude | 2 |
| 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 | 1 |
| | | Total potential Dwellings | 20 |
| Financial Viability for housing | High | Availability | Available Now |
| Further Detail | | | |
| Reason | | | |

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