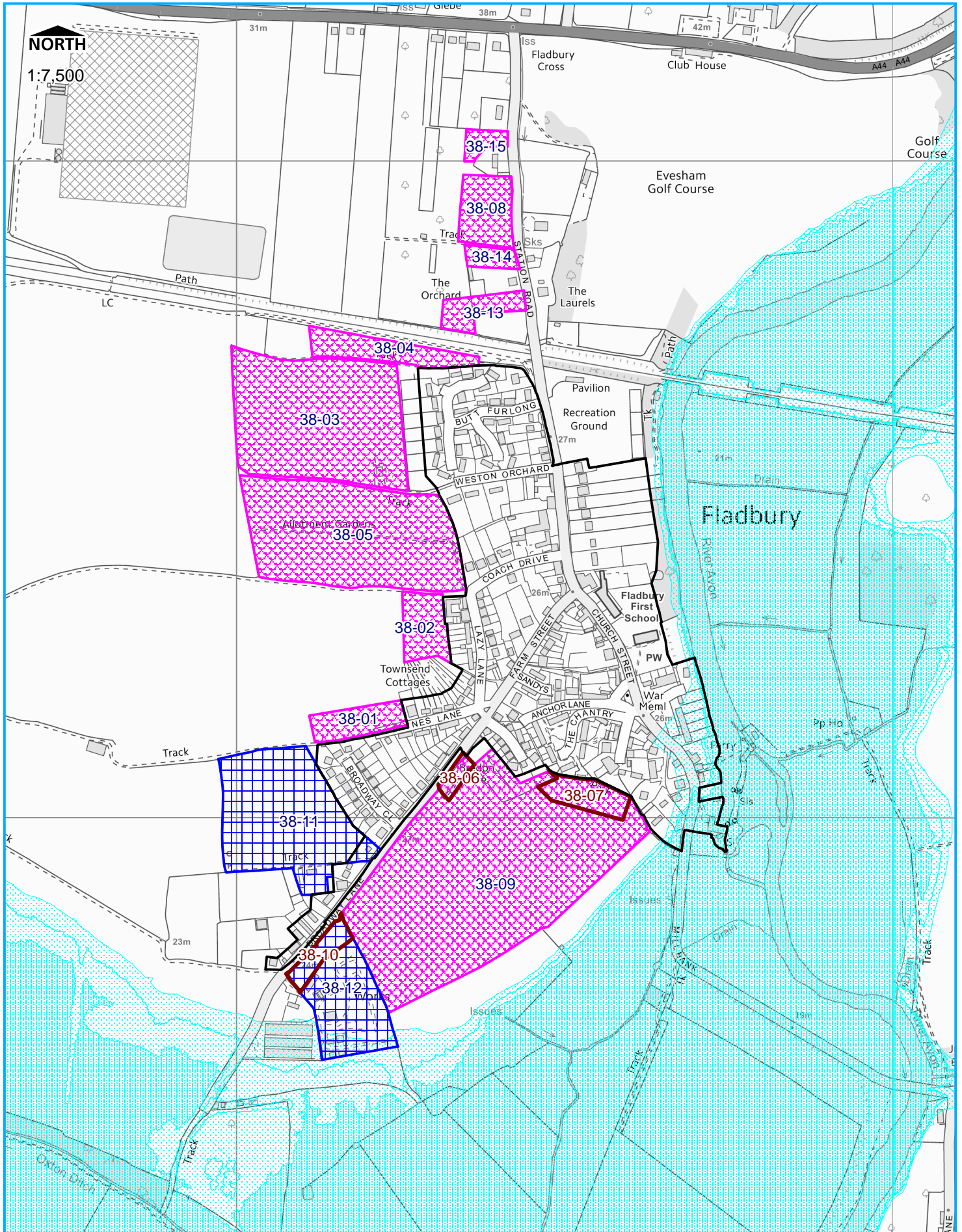


Fladbury



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Summary of all SHLAA sites in Category 2 Villages: Fladbury

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
38-01	HCAA	Land to the North of Paynes Lane	Fladbury	2	Wychavon	0.6	AVLBTY UNKNOWN
38-02	HCAA	Land to the West of Lazy Lane	Fladbury	2	Wychavon	0.66	AVLBTY UNKNOWN
38-03	HCAA	Land off Weston Orchard	Fladbury	2	Wychavon	4.72	AVLBTY UNKNOWN
38-04	HCAA & PO & 11,13/14	Land abutting South of railway	Fladbury	2	Wychavon	0.81	LOCATN/UNVIABLE
38-05	HCAA	Land to the rear of Coach Drive	Fladbury	2	Wychavon	4.77	PPG17
38-06	HCAA & I&O & 2008/9	Land off Broadway Lane, adjacent to Grey Lyn.	Fladbury	2	Wychavon	0.16	DUPLICATE
38-07	HCAA & I&O & 2008/9	Land off The Chantry	Fladbury	2	Wychavon	0.55	DUP/ACCESS
38-08	2010 & 2014	Land adjacent Pole Position, Station Road	Fladbury	2	Wychavon	0.82	LOCATION
38-09	2010	Land off Broadway Lane	Fladbury	2	Wychavon	9.93	SCALE
38-10	2010	Pugh's Haulage Yard, Priory Park, Broadway Lane	Fladbury	2	Wychavon	0.37	DUP/LOCATN/UNVIABLE
38-11	2014	Land to the rear of The Holding, Broadway Lane	Fladbury	2	Wychavon	3.5	
38-12	2014	Pugh Storage Land to the south of Broadway Lane	Fladbury	2	Wychavon	1.98	
38-13	2014	Land to the south of The Orchard, Station Road	Fladbury	2	Wychavon	0.45	LOCATION
38-14	2014	Land to the north of The Orchard, Station Road	Fladbury	2	Wychavon	0.24	LOCATION
38-15	2014	Land to the north of Pole Position, Station Road	Fladbury	2	Wychavon	0.21	LOCATION

Viability Assessment - Category 2 Villages: Fladbury

Site Ref	38-04	Location	Land abutting South of railway		
Town / Village	Fladbury				
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	Medium	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	High	Infrastructure Constraints	High		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	20	Size of site	0.81	Total potential Dwellings	16
Financial Viability for housing	Low	Availability	Available Now		
Further Detail	Difficult access, awkward shaped site- unviable.				
Reason	UNVAILABLE / LOCATION.				

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

Site Ref	38-06	Location	Land off Broadway Lane, adjacent to Grey Lyn.		
Town / Village	Fladbury				
Village Category	2				
District	WY				
Assessment Date	02/11/2010	Panel Name / Valuation Office	Wychavon		
Ownership	Single	Land Owners Attitude			
Economic Viability	Poor	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	N		
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	None		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.16	Total potential Dwellings	16
Financial Viability for housing	Medium	Availability	Available Now		
Further Detail	Site is small, but could possibly develop 5 units. Would prefer to see amalgamated with 38-09 and 38-07.				
Reason					

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

Viability Assessment - Category 2 Villages: Fladbury

Site Ref	38-07	Location	Land off The Chantry		
Town / Village	Fladbury				
Village Category	2				
District	WY				
Assessment Date	02/11/2010	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	None	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	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.55	Total potential Dwellings	16
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Access concerns with site. Owners need to demnostrate adequate interest. No natural boundary to site.				
Reason	ACCESS				

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

Site Ref	38-08	Location	Land adjacent Pole Position, Station Road		
Town / Village	Fladbury				
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	Low	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	20	Size of site	0.87	Total potential Dwellings	17
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Too far removed from settlement.				
Reason	LOCATION				

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

Viability Assessment - Category 2 Villages: Fladbury

Site Ref	38-09	Location	Land off Broadway Lane
Town / Village	Fladbury		
Village Category	2		
District	WY		
Assessment Date	02/11/2010	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	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)	20	Size of site	9.93
		Total potential Dwellings	198
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Site is far too big considering size of village		
Reason	SCALE		

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

Site Ref	38-10	Location	Pugh's Haulage Yard, Priory Park, Broadway Lane
Town / Village	Fladbury		
Village Category	2		
District	WY		
Assessment Date	02/11/2010	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	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	20	Size of site	0.37
		Total potential Dwellings	7
Financial Viability for housing	Low	Availability	Available Now
Further Detail	Site too removed and unviable.		
Reason	LOCATION / UNVIABLE		

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

Viability Assessment - Category 2 Villages: Fladbury

Site Ref	38-11	Location	Land to the rear of The Holding, Broadway Lane
Town / Village	Fladbury		
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	3.5
		Total potential Dwellings	105
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Site density, infrastructure costs to be considered.		
Reason			

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