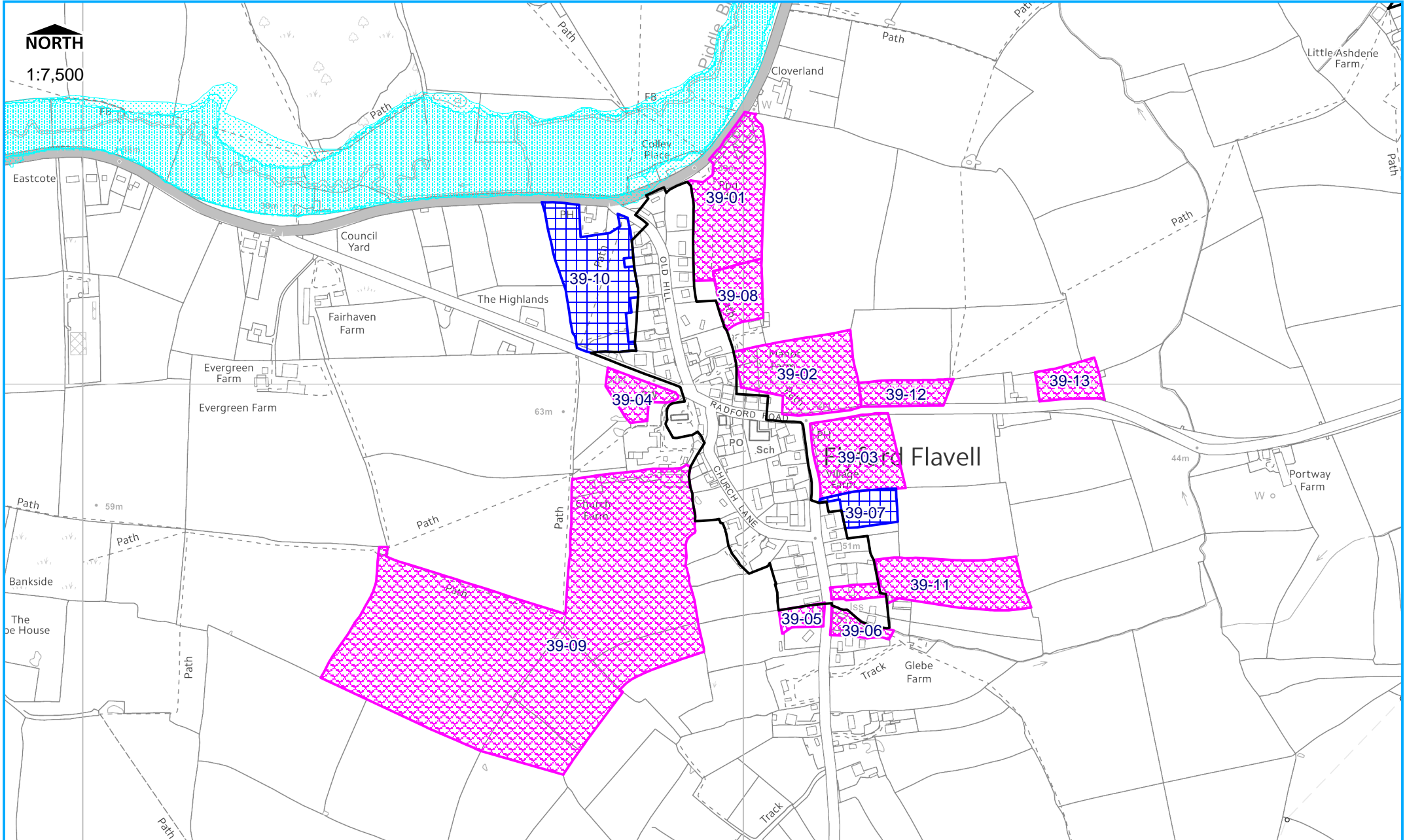


Flyford Flavell



Category 2 Villages : MAP 39

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Summary of all SHLAA sites in Category 2 Villages: Flyford Flavell

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
39-01	HCAA	Land to south of filling station off A422	Flyford Flavell	2	Wychavon	2.02	POOR CONNECTVTY
39-02	HCAA	Land adjacent to Manor Farm north of Radford Road	Flyford Flavell	2	Wychavon	0.94	UNAVAILABLE
39-03	HCAA & 2011	Land to east of Boot Inn on Radford Road	Flyford Flavell	2	Wychavon	1.42	PLANNING PERMISSION
39-04	HCAA & 2011	Site adjacent to St Peters Church	Flyford Flavell	2	Wychavon	0.45	PPG17
39-05	2008/9	Land south of Glebe Cottage	Flyford Flavell	2	Wychavon	0.2	SIZE
39-06	2008/9	Land at Glebe Farm	Flyford Flavell	2	Wychavon	0.23	PLANNING PERMISSION/SIZE
39-07	2008/9 & 2011	Land at the Paddock	Flyford Flavell	2	Wychavon	0.46	
39-08	2008/9	Land north of Manor Farm	Flyford Flavell	2	Wychavon	0.6	LOCATION/ACCESS
39-09	2010	Land at Church Farm	Flyford Flavell	2	Wychavon	14.09	SCALE/ACCESS
39-10	2010 & 2011	Land at the rear of the Flyford Arms Public House	Flyford Flavell	2	Wychavon	2.09	
39-11	2010	Crathorne, Bishampton Road	Flyford Flavell	2	Wychavon	1.69	SCALE
39-12	2014	Land off Radford Road	Flyford Flavell	2	Wychavon	0.517	LOCATION
39-13	2014	Land adjacent to the Old Post House, Radford Road	Flyford Flavell	2	Wychavon	0.49	LOCATION

Viability Assessment - Category 2 Villages: Flyford Flavell

Site Ref	39-01	Location	Land to south of filling station off A422
Town / Village	Flyford Flavell		
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)	Y
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	High	Exceptional Planning Obligations Cost	High
Type of contamination		Type of Obligation cost	Access onto main road
Physical Constraints Costs	High	Infrastructure Constraints	Medium
Type of constraint	Steep slope	Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	15	Size of site	2.02
		Total potential Dwellings	30
Financial Viability for housing	Medium	Availability	5-10 years
Further Detail	Major Constraints - infrastructure, run off, drainage, slope and access.		
Reason			

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

Site Ref	39-01	Location	Land to south of filling station off A422
Town / Village	Flyford Flavell		
Village Category	2		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Single	Land Owners Attitude	
Economic Viability	Poor	Brownfield (Y/N)	Y
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)	0	Size of site	2.02
		Total potential Dwellings	0
Financial Viability for housing		Availability	Within 5 years
Further Detail	Poor connectivity to the rest of the village. Developer/ agent would need to demonstrate this connectivity.		
Reason	POOR CONNECTIVITY		

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

Viability Assessment - Category 2 Villages: Flyford Flavell

Site Ref	39-02	Location	Land adjacent to Manor Farm north of Radford Road
Town / Village	Flyford Flavell		
Village Category	2		
District	WY		
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages
Ownership	Single	Land Owners Attitude	2
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	Larger homes
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Access is a major issue
Physical Constraints Costs	None	Infrastructure Constraints	Medium
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	15	Size of site	0.94
		Total potential Dwellings	5
Financial Viability for housing	High	Availability	Within 5 years
Further Detail			
Reason			

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

Site Ref	39-03	Location	Land to east of Boot Inn on Radford Road
Town / Village	Flyford Flavell		
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	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Highways
Physical Constraints Costs	Low	Infrastructure Constraints	Medium
Type of constraint		Type of Infrastructure	Limited access to infrastructure
Potential Developer	Don't know		
Appropriate Density (dws/ha)	10	Size of site	1.42
		Total potential Dwellings	15
Financial Viability for housing	High	Availability	5-10 years
Further Detail	Very rural in nature, infrastructure, drainage and highway issues		
Reason			

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

Viability Assessment - Category 2 Villages: Flyford Flavell

Site Ref	39-05	Location	Land south of Glebe Cottage
Town / Village	Flyford Flavell		
Village Category	2		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Unknown	Land Owners Attitude	3
Economic Viability	Unknown	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)	0	Size of site	0.2
		Total potential Dwellings	0
Financial Viability for housing		Availability	Unknown
Further Detail	Site is too small for the type of dwellings that would be suitable for this site, when taking into consideration surrounding area.		
Reason	SIZE		

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

Site Ref	39-06	Location	Land at Glebe Farm
Town / Village	Flyford Flavell		
Village Category	2		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Unknown	Land Owners Attitude	3
Economic Viability	Unknown	Brownfield (Y/N)	Y
Market Demand	High	Greenfield (Y/N)	N
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)	0	Size of site	0.23
		Total potential Dwellings	0
Financial Viability for housing		Availability	Unknown
Further Detail	Site is too small for the type of dwellings that would be suitable for this site, when taking into consideration surrounding area.		
Reason	SIZE		

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

Viability Assessment - Category 2 Villages: Flyford Flavell

Site Ref	39-07	Location	Land at the Paddock
Town / Village	Flyford Flavell		
Village Category	2		
District	WY		
Assessment Date	16/04/2012	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	High
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Medium	Infrastructure Constraints	High
Type of constraint	access	Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	25	Size of site	0.46
		Total potential Dwellings	11
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Would need to look at site in conjunction with PO site. Road - on plan - cost of proposed road - on viability of site.		
Reason			

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

Site Ref	39-08	Location	Land north of Manor Farm
Town / Village	Flyford Flavell		
Village Category	2		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Single	Land Owners Attitude	3
Economic Viability	Unknown	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)	0	Size of site	0.6
		Total potential Dwellings	0
Financial Viability for housing		Availability	
Further Detail	Poor connectivity to the rest of the village. Developer/ agent would need to demonstrate this connectivity.		
Reason	POOR CONNECTIVITY		

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

Viability Assessment - Category 2 Villages: Flyford Flavell

Site Ref	39-10	Location	Land at the rear of the Flyford Arms Public House		
Town / Village	Flyford Flavell				
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	Medium	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	2.09	Total potential Dwellings	62
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Large site, steep slope in places				
Reason					

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

Site Ref	39-11	Location	Crathorne, Bishampton Road		
Town / Village	Flyford Flavell				
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	No				
Appropriate Density (dws/ha)	30	Size of site	1.69	Total potential Dwellings	50
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Would set a precedent for developing far east of village. Site out on a limb, too large scale.				
Reason	SCALE				

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