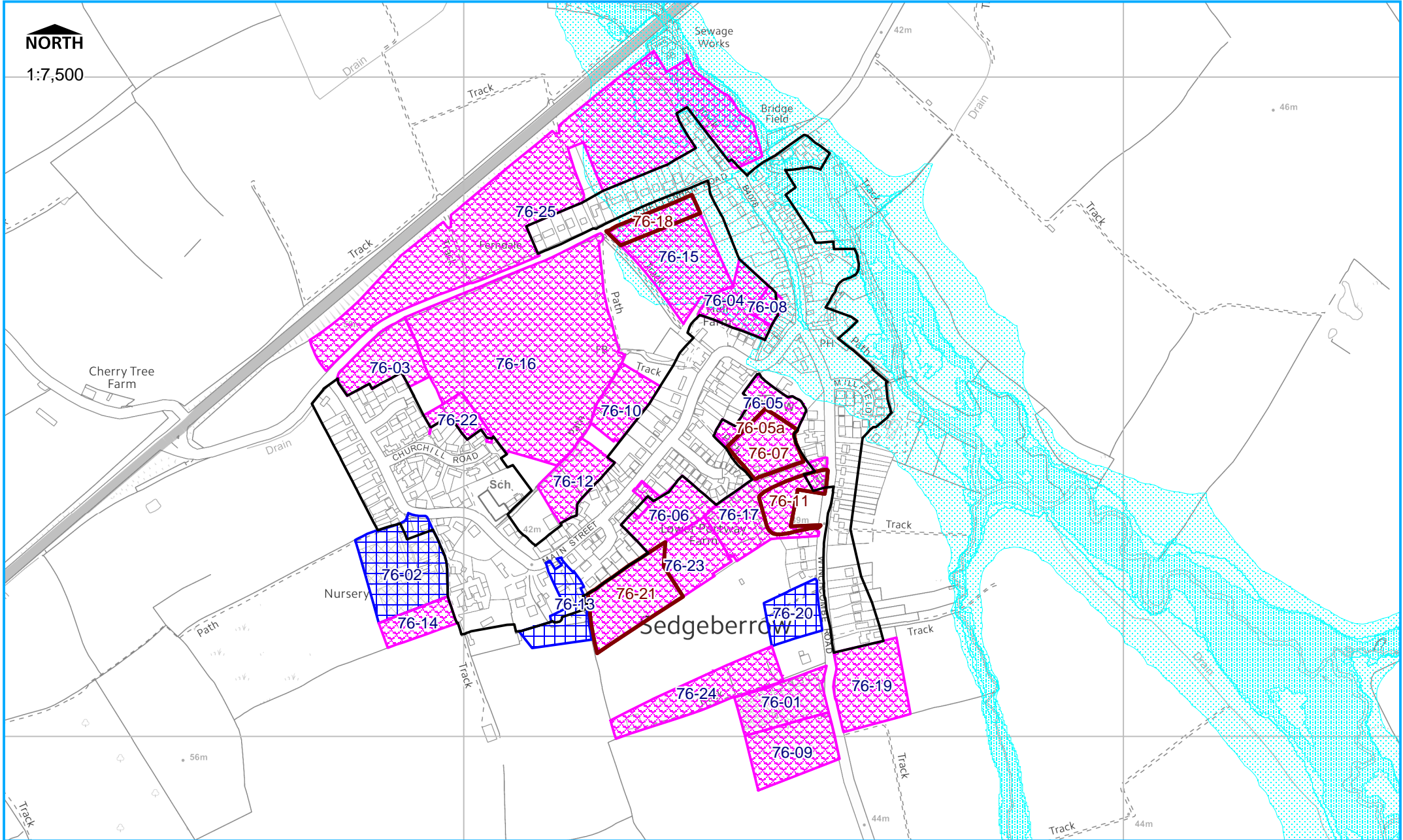


Sedgeberrow



Category 2 Villages : MAP 46

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Summary of all SHLAA sites in Category 2 Villages: Sedgeberrow

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
76-01	HCAA&10&2013/14 &2014	MJ Turnell and Co Winchcombe Road	Sedgeberrow	2	Wychavon	0.88	LOCATION
76-02	HCAA & 2014	Land currently used as Nursery off Barn Lane	Sedgeberrow	2	Wychavon	1.56	
76-03	HCAA	Site adjoining Cheltenham Road behind Bridewell Drive	Sedgeberrow	2	Wychavon	0.85	SETTING/LOCATN
76-04	HCAA	Land behind Hall Farm & Sedgeberrow House	Sedgeberrow	2	Wychavon	0.75	AVLBTY UNKNOWN/FLOOD
76-05	HCAA	Land adjoining (south of) St Mary's Church, Main Street	Sedgeberrow	2	Wychavon	0.52	PPG17/AVLBTY UN
76-05a	HCAA	Land adjoining (south of) St Mary's Church, Main Street	Sedgeberrow	2	Wychavon	0.71	DUPLICATE
76-06	HCAA & 2010 & 2011	Land behind Main Street, behind 43-57	Sedgeberrow	2	Wychavon	0.83	PLANNING PERMISSION
76-07	HCAA&2014	Land behind St Mary's Church (not including churchyard)	Sedgeberrow	2	Wychavon	0.75	DUPLICATE
76-08	HCAA	Land adjoining and behind 14 Winchcombe Road	Sedgeberrow	2	Wychavon	0.19	FLOOD/AVLBTY UNKNOWN
76-09	HCAA&10&2013/14 &2014	Land off Winchcombe Road including MJ Turnall & Co and land to south	Sedgeberrow	2	Wychavon	1.94	LOCATION
76-10	HCAA	Land behind 40-50 Main Street - to north	Sedgeberrow	2	Wychavon	0.66	AVLBTY UNKNOWN
76-11	HCAA & 2013/14	Land in front of Lower Portway Farm	Sedgeberrow	2	Wychavon	0.49	DUPLICATE
76-12	2008/9	Land to rear of Main Street	Sedgeberrow	2	Wychavon	0.71	ACCESS / PPS3
76-13	2010 & 2013/14&2014	Rear of Main Street	Sedgeberrow	2	Wychavon	0.67	
76-14	2010	Land off Barn Lane	Sedgeberrow	2	Wychavon	0.46	LOCATION
76-15	2010&2014	Land adj Cheltenham Road	Sedgeberrow	2	Wychavon	1.8	SETTING/FLOOD
76-16	2010&2014	Land off Cheltenham Road	Sedgeberrow	2	Wychavon	6.79	SCALE/SETTING/FLOOD
76-17	2010 & 2011&2013/14	Land adjacent St. Marys Church & Winchcombe Road	Sedgeberrow	2	Wychavon	2.213	SCALE
76-18	2010 & 2011	Land adjacent Cheltenham Road	Sedgeberrow	2	Wychavon	0.4	DUPLICATED/LOCATION/FLOOD
76-19	2011	Land off Winchcombe Road	Sedgeberrow	2	Wychavon	1.24	PLANNING PERMISSION
76-20	2014	Land between 78 and 88 Winchcombe Road	Sedgeberrow	2	Wychavon	0.58	
76-21	2014	Land south of Main Street, west of Portway Farm	Sedgeberrow	2	Wychavon	1.19	DUPLICATE/LOCATION
76-22	2014	Churchill Road	Sedgeberrow	2	Wychavon	0.31	ACCESS
76-23	2014	Land to the rear of Portway Farm	Sedgeberrow	2	Wychavon	1.91	LOCATION
76-24	2014	Land behind 88 Winchcombe Road	Sedgeberrow	2	Wychavon	1.18	LOCATION
76-25	2014	Land to the rear of Cheltenham Road	Sedgeberrow	2	Wychavon	7.4	FLOOD

Viability Assessment - Category 2 Villages: Sedgeberrow

Site Ref	76-01	Location	MJ Turnell and Co Winchcombe Road		
Town / Village	Sedgeberrow				
Village Category	2				
District	WY				
Assessment Date	11/11/2010	Panel Name / Valuation Office	Wychavon		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Poor	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	N		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Medium	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	0.88	Total potential Dwellings	26
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Too removed from development boundary.				
Reason	LOCATION				

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

Site Ref	76-03	Location	Site adjoining Cheltenham Road behind Bridewell Drive		
Town / Village	Sedgeberrow				
Village Category	2				
District	WY				
Assessment Date	11/11/2010	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	Medium		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	Medium		
Type of constraint		Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	1.08	Total potential Dwellings	32
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Prominent site on top of hill. There are other more suitable sites in the village.				
Reason	SETTING / LOCATION				

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

Viability Assessment - Category 2 Villages: Sedgeberrow

Site Ref	76-06	Location	Land behind Main Street, behind 43-57		
Town / Village	Sedgeberrow				
Village Category	2				
District	WY				
Assessment Date	11/11/2010	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	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	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.73	Total potential Dwellings	23
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	May need to knock house down if were to develop in order to ensure adequate access.				
Reason					

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

Site Ref	76-07	Location	Land behind St Mary's Church (not including churchyard)		
Town / Village	Sedgeberrow				
Village Category	2				
District	WY				
Assessment Date	11/11/2010	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	Medium		
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)	30	Size of site	0.75	Total potential Dwellings	22
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Setting good. Access may be an issue- subject to access.				
Reason					

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

Viability Assessment - Category 2 Villages: Sedgeberrow

Site Ref	76-09	Location	Land off Winchcombe Road including MJ Turnall & Co and land to south		
Town / Village	Sedgeberrow				
Village Category	2				
District	WY				
Assessment Date	11/11/2010	Panel Name / Valuation Office	Wychavon		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Poor	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Medium	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	1.94	Total potential Dwellings	58
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Too removed from development boundary.				
Reason	LOCATION				

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

Site Ref	76-12	Location	Land to rear of Main Street		
Town / Village	Sedgeberrow				
Village Category	2				
District	WY				
Assessment Date	11/11/2010	Panel Name / Valuation Office	Wychavon		
Ownership	Multiple	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		Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	0.71	Total potential Dwellings	21
Financial Viability for housing	Medium	Availability	Available Now		
Further Detail	Access issues. Landowner would need to demonstrate access. Loss of amenity space- garden land.				
Reason	ACCESS / PPS3				

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

Viability Assessment - Category 2 Villages: Sedgeberrow

Site Ref	76-13	Location	Rear of Main Street
Town / Village	Sedgeberrow		
Village Category	2		
District	WY		
Assessment Date	11/11/2010	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	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	0.67
Total potential Dwellings	67		
Financial Viability for housing	High	Availability	Available Now
Further Detail	Part of site in development boundary. Brownfield site. Listed Building adajcent to site.		
Reason			

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

Site Ref	76-14	Location	Land off Barn Lane
Town / Village	Sedgeberrow		
Village Category	2		
District	WY		
Assessment Date	11/11/2010	Panel Name / Valuation Office	Wychavon
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	
Contamination Mitigation Costs	Low	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	Yes		
Appropriate Density (dws/ha)	30	Size of site	0.46
Total potential Dwellings	13		
Financial Viability for housing	Medium	Availability	Unknown
Further Detail	Would depend upon the development of 76-14. Access an issue.		
Reason	LOCATION		

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

Viability Assessment - Category 2 Villages: Sedgeberrow

Site Ref	76-15	Location	Land adj Cheltenham Road
Town / Village	Sedgeberrow		
Village Category	2		
District	WY		
Assessment Date	11/11/2010	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	No		
Appropriate Density (dws/ha)	20	Size of site	0.76
		Total potential Dwellings	15
Financial Viability for housing	Medium	Availability	Available Now
Further Detail	There are other more suitable sites in the village. Would result in linear development.		
Reason	SETTING / LOCATION		

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

Site Ref	76-16	Location	Land off Cheltenham Road
Town / Village	Sedgeberrow		
Village Category	2		
District	WY		
Assessment Date	11/11/2010	Panel Name / Valuation Office	Wychavon
Ownership	Unknown	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	Medium	Infrastructure Constraints	Medium
Type of constraint		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	30	Size of site	7.34
		Total potential Dwellings	220
Financial Viability for housing	Medium	Availability	Unknown
Further Detail	Prominent site on top of hill. There are other more suitable sites in the village. Too large scale for size of village.		
Reason	SCALE / SETTING		

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

Viability Assessment - Category 2 Villages: Sedgeberrow

Site Ref	76-17	Location	Land adjacent St. Marys Church & Winchcombe Road		
Town / Village	Sedgeberrow				
Village Category	2				
District	WY				
Assessment Date	11/11/2010	Panel Name / Valuation Office	Wychavon		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Poor	Brownfield (Y/N)	Y		
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	2.39	Total potential Dwellings	47
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Too large site for size of village.				
Reason	SCALE				

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

Site Ref	76-18	Location	Land adjacent Cheltenham Road		
Town / Village	Sedgeberrow				
Village Category	2				
District	WY				
Assessment Date	11/11/2010	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	0.4	Total potential Dwellings	8
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Would result in linear development. There are other more suitable sites in the village.				
Reason	LOCATION / SETTING				

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

Viability Assessment - Category 2 Villages: Sedgeberrow

Site Ref	76-19	Location	Land off Winchcombe Road		
Town / Village	Sedgeberrow				
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	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)	12	Size of site	1.24	Total potential Dwellings	15
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Possibly suitable for 10 to 15 houses.				
Reason					

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

Site Ref	76-20	Location	Land between 78 and 88 Winchcombe Road		
Town / Village	Sedgeberrow				
Village Category	2				
District	WY				
Assessment Date	2014 VO Report	Panel Name / Valuation Office	Valuation Office		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Medium	Brownfield (Y/N)	N		
Market Demand	Medium	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	0.58	Total potential Dwellings	17
Financial Viability for housing	Medium	Availability	Unknown		
Further Detail	Infrastructure costs to be considered.				
Reason					

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