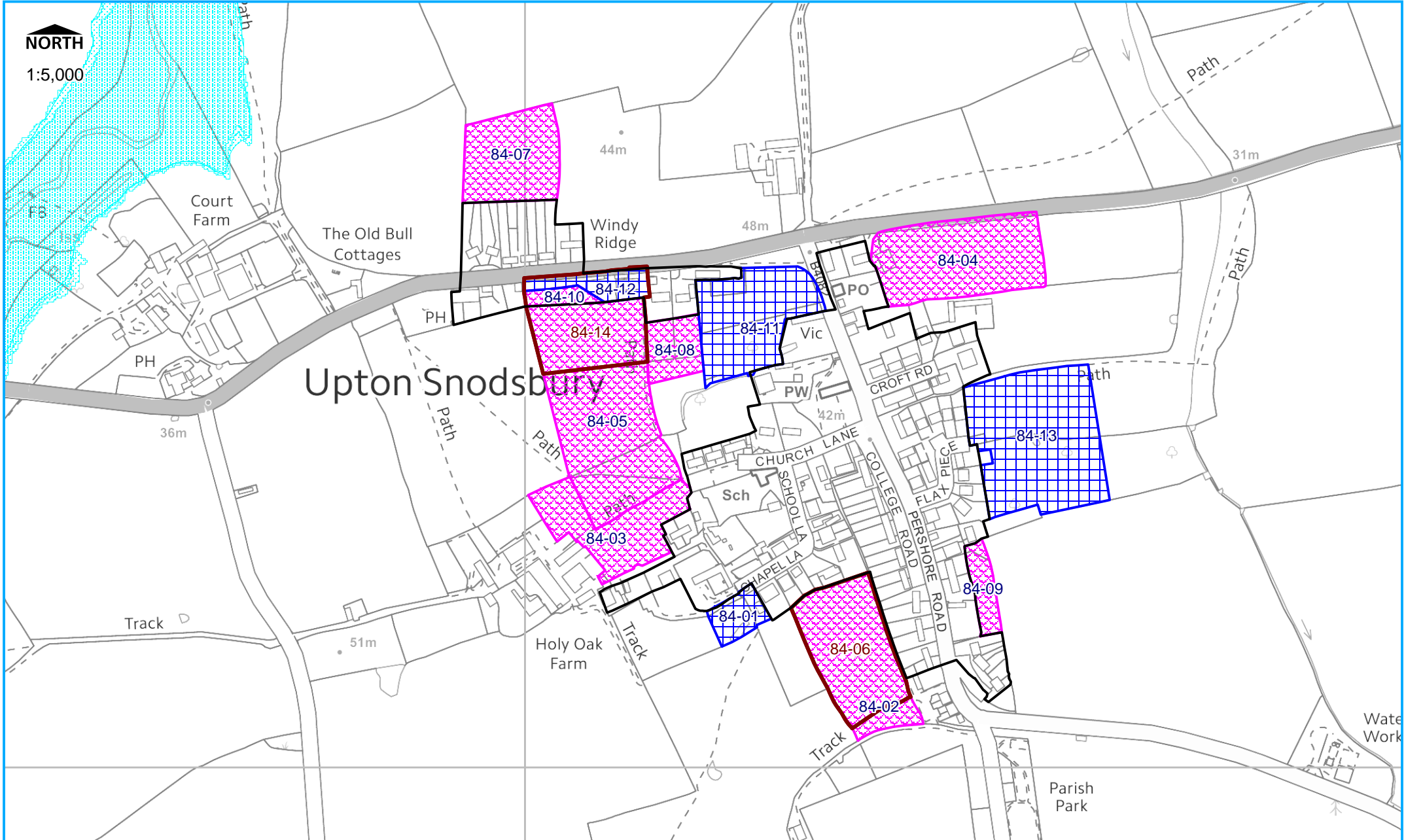


Upton Snodsbury



Category 2 Villages : MAP 49

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Summary of all SHLAA sites in Category 2 Villages: Upton Snodsbury

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
84-01	HCAA	Land off Chapel Lane	Upton Snodsbury	2	Wychavon	0.22	
84-02	HCAA & I&O & 2008/9	Land between College Road and School Lane	Upton Snodsbury	2	Wychavon	1.21	PLANNING PERMISSION
84-03	HCAA & PO	Land to west of the Furlong	Upton Snodsbury	2	Wychavon	0.78	ACCESS / LOCATION
84-04	HCAA & 2010 & 2011	Red Lion Farm	Upton Snodsbury	2	Wychavon	1.28	ACCESS/TOP/VISIBILITY
84-05	HCAA & PO & 2011	Land at Holy Oak Farm	Upton Snodsbury	2	Wychavon	2.21	SCALE/ACCESS/LO
84-06	HCAA & 2008/9 & 2010	Land off Schools Lane	Upton Snodsbury	2	Wychavon	1.06	DUPLICATED
84-07	HCAA	Rear of A422 and Windy Ridge	Upton Snodsbury	2	Wychavon	0.8	LOCATION/ACCESS
84-08	HCAA	Adjacent to Thistledown	Upton Snodsbury	2	Wychavon	0.16	ACCESS
84-09	HCAA	Rear of The Mount	Upton Snodsbury	2	Wychavon	0.17	ACCESS
84-10	HCAA	Adjacent to Yew Tree Cottage and Woodview Cottage	Upton Snodsbury	2	Wychavon	0.11	ACCESS
84-11	2008/9	Land off Pershore Road	Upton Snodsbury	2	Wychavon	1.04	
84-12	2008/9	Land south of A422	Upton Snodsbury	2	Wychavon	2.64	
84-13	2011 & 2014	Land to the rear of Flax Piece	Upton Snodsbury	2	Wychavon	1.73	
84-14	2014	Garage site to the rear of A422	Upton Snodsbury	2	Wychavon	1.12	DUPLICATED

Viability Assessment - Category 2 Villages: Upton Snodsbury

Site Ref	84-01	Location	Land off Chapel Lane
Town / Village	Upton Snodsbury		
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 small		
Reason	SMALL		

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

Site Ref	84-02	Location	Land between College Road and School Lane
Town / Village	Upton Snodsbury		
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	Mix of tenures and sizes
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Highway junction onto route through village
Physical Constraints Costs	Medium	Infrastructure Constraints	None
Type of constraint	Access to site difficult	Type of Infrastructure	
Potential Developer	Yes		
Appropriate Density (dws/ha)	25	Size of site	1.21
Total potential Dwellings	30		
Financial Viability for housing	Medium	Availability	Within 5 years
Further Detail	Access very difficult not a great site but best in Upton Snodsbury		
Reason			

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

Viability Assessment - Category 2 Villages: Upton Snodsbury

Site Ref	84-03	Location	Land to west of the Furlong
Town / Village	Upton Snodsbury		
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 removed with poor access		
Reason	LOCATION / ACCESS		

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

Site Ref	84-04	Location	Red Lion Farm
Town / Village	Upton Snodsbury		
Village Category	2		
District	WY		
Assessment Date	16/04/2012	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	Flats	Dwelling info	
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Remodelling
Physical Constraints Costs	Medium	Infrastructure Constraints	Medium
Type of constraint	Slopes	Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	20	Size of site	1.28
Total potential Dwellings	25		
Financial Viability for housing	High	Availability	Available Now
Further Detail	Steep site- would be visible. Access onto main road.		
Reason	ACCESS/TOPOGRPAHY/VISIBILITY		

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

Viability Assessment - Category 2 Villages: Upton Snodsbury

Site Ref	84-04	Location	Red Lion Farm		
Town / Village	Upton Snodsbury				
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	0.26	Total potential Dwellings	0
Financial Viability for housing		Availability			
Further Detail	Size and access off main road more likely to be rural exception				
Reason	SIZE / ACCESS				

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

Site Ref	84-05	Location	Land at Holy Oak Farm		
Town / Village	Upton Snodsbury				
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	High		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	1.22	Total potential Dwellings	114
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Same reasons as to why site was ruled out previously still stand.				
Reason	SCALE / LOCATION / ACCESS				

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

Viability Assessment - Category 2 Villages: Upton Snodsbury

Site Ref	84-05	Location	Land at Holy Oak Farm
Town / Village	Upton Snodsbury		
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	The scale of this is inappropriate to the setting. There is no access to the site unless use 84-10 which is off main road so would not be appropriate for development of this size.A poor location		
Reason	SCALE / LOCATION / ACCESS		

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

Site Ref	84-07	Location	Rear of A422 and Windy Ridge
Town / Village	Upton Snodsbury		
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 removed form settlement, wrong side of A422		
Reason	LOCATION		

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

Viability Assessment - Category 2 Villages: Upton Snodsbury

Site Ref	84-08	Location	Adjacent to Thistledown
Town / Village	Upton Snodsbury		
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)	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	No Access		
Reason	ACCESS		

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

Site Ref	84-09	Location	Rear of The Mount
Town / Village	Upton Snodsbury		
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	No access to site and too small		
Reason	ACCESS / SMALL		

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

Viability Assessment - Category 2 Villages: Upton Snodsbury

Site Ref	84-10	Location	Adjacent to Yew Tree Cottage and Woodview Cottage	
Town / Village	Upton Snodsbury			
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)	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	Access off main road difficult, too small a site only likely to be a couple of homes			
Reason	ACCESS / SMALL			

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

Site Ref	84-11	Location	Land off Pershore Road	
Town / Village	Upton Snodsbury			
Village Category	2			
District	WY			
Assessment Date	20/10/2009	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		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	1.04	Total potential Dwellings 31
Financial Viability for housing	High	Availability	Unknown	
Further Detail	Good site, centrally located within the village.			
Reason				

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

Viability Assessment - Category 2 Villages: Upton Snodsbury

Site Ref	84-13	Location	Land to the rear of Flax Piece		
Town / Village	Upton Snodsbury				
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	Medium	Exceptional Planning Obligations Cost	High		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	High		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.38	Total potential Dwellings	11
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Need to seek clarification whether landowners have rights of access off Flax Piece. If so, acceptable site for development.				
Reason	ACCESS				

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