



### Summary of all SHLAA sites in Category 3 Villages: Cleeve Prior

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
23-01	HLAA & 2008/9	land east of Froglands Lane	Cleeve Prior	3	Wychavon	0.92	DUPLICATE
23-02	HLAA	Land to south of Main St	Cleeve Prior	3	Wychavon	0.75	LOCATION
23-03	HLAA	Land to east of Evesham Road	Cleeve Prior	3	Wychavon	3.4	SCALE
23-04	HLAA	Land to west of B4085	Cleeve Prior	3	Wychavon	1.2	PPG17 /ACCESS
23-05	HLAA	Land off Hoden Lane	Cleeve Prior	3	Wychavon	2.05	SCALE /LOCATION
23-06	HLAA & I&O	land off Quarry Lane	Cleeve Prior	3	Wychavon	1.5	PPG17/ACCESS
23-07	I & O & 2010	Land to the rear of Cleeve Prior First School	Cleeve Prior	3	Wychavon	1.93	
23-08	2008/9 & 2011	Land at Long Acre, Hoden Lane	Cleeve Prior	3	Wychavon	0.64	LOCATION/ACCESS
23-09	2008/9 & 2010 & 2014	Land at Froglands Lane, Cleeve Prior	Cleeve Prior	3	Wychavon	2.67	ACCESS/LOCATION
23-10	2008/9	Land adjacent to Evesham Road	Cleeve Prior	3	Wychavon	0.8	LOCATION
23-11	2008/9	Land adjacent to Main Street and Kemises House	Cleeve Prior	3	Wychavon	0.16	AVLBTY UNKNOWN
23-12	2008/9 & 2014	Land off Hoden Lane	Cleeve Prior	3	Wychavon	0.3	
23-13	2010	Land off Mill Lane	Cleeve Prior	3	Wychavon	0.95	WILDLIFE
23-14	2010	Mill Lane Nurseries, Mill Lane	Cleeve Prior	3	Wychavon	0.44	
23-15	2011	Land at Evesham Road	Cleeve Prior	3	Wychavon	1.78	TOO REMOVED
23-16	2011	Land on Quarry Lane	Cleeve Prior	3	Wychavon	0.22	PLANNING PERMISSION
23-16a	2011	Land on Quarry Lane	Cleeve Prior	3	Wychavon	0.57	
23-17	2011	Land west of Quarry Lane	Cleeve Prior	3	Wychavon	0.83	ACCESS

### Viability Assessment - Category 3 Villages: Cleeve Prior

Site Ref	23-01	Location	land east of Froglands Lane		
Town / Village	Cleeve Prior				
Village Category	3				
District	WY				
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South 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 sizes and tenures		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	High		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	None	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	16	Size of site	0.92	Total potential Dwellings	15
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Access is a major issue off track and problem for viability of this site. Mix of sizes and tenures - e.g. 10 2 bed tces and 4 / 5 larger dwellings				
Reason					

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

Site Ref	23-02	Location	Land to south of Main St		
Town / Village	Cleeve Prior				
Village Category	3				
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	Site too large for existing village.				
Reason	SCALE				

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

### Viability Assessment - Category 3 Villages: Cleeve Prior

Site Ref	23-03	Location	Land to east of Evesham Road
Town / Village	Cleeve Prior		
Village Category	3		
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	Site too large for existing village.		
Reason	SCALE		

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

Site Ref	23-05	Location	Land off Hoden Lane
Town / Village	Cleeve Prior		
Village Category	3		
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	Scale and location of site inappropriate for village		
Reason	SCALE / LOCATION		

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

### Viability Assessment - Category 3 Villages: Cleeve Prior

Site Ref	23-07	Location	Land to the rear of Cleeve Prior First School		
Town / Village	Cleeve Prior				
Village Category	3				
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	Medium	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)	30	Size of site	1.92	Total potential Dwellings	57
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Access issues- Agent needs to address access- possibly off Main Street? May need room to expand school in future?				
Reason					

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

Site Ref	23-07	Location	Land to the rear of Cleeve Prior First School		
Town / Village	Cleeve Prior				
Village Category	3				
District	WY				
Assessment Date	12/09/2008	Panel Name / Valuation Office	PO update		
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	Agriculture		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low		
Type of contamination		Type of Obligation cost	Access?		
Physical Constraints Costs	Low	Infrastructure Constraints	Low		
Type of constraint	Adjacent Conservation Area	Type of Infrastructure	Sewerage?		
Potential Developer	Yes?				
Appropriate Density (dws/ha)	30	Size of site	1.92	Total potential Dwellings	57
Financial Viability for housing	High	Availability	5-10 years		
Further Detail					
Reason	PPG17/ ACCESS				

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

### Viability Assessment - Category 3 Villages: Cleeve Prior

Site Ref	23-08	Location	Land at Long Acre, Hoden Lane		
Town / Village	Cleeve Prior				
Village Category	3				
District	WY				
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Poor	Brownfield (Y/N)	N		
Market Demand	Medium	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	Access		
Physical Constraints Costs	Low	Infrastructure Constraints	Medium		
Type of constraint		Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	0.76	Total potential Dwellings	22
Financial Viability for housing	Medium	Availability	Available Now		
Further Detail	Periphery of village, dangerous bend. Access issues.				
Reason	LOCATION/ACCESS				

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

Site Ref	23-09	Location	Land at Froglands Lane, Cleeve Prior		
Town / Village	Cleeve Prior				
Village Category	3				
District	WY				
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	Medium	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	High		
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)	15	Size of site	1.84	Total potential Dwellings	25
Financial Viability for housing	Medium	Availability	Unknown		
Further Detail	Issue with access to the site as Froglands Lane narrows considerably. Would need to develop 23-1 before this site. Evidence of ridge and furrow.				
Reason	ACCESS & LOCATION				

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

### Viability Assessment - Category 3 Villages: Cleeve Prior

Site Ref	23-10	Location	Land adjacent to Evesham Road		
Town / Village	Cleeve Prior				
Village Category	3				
District	WY				
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon		
Ownership	Unknown	Land Owners Attitude	3		
Economic Viability	Poor	Brownfield (Y/N)	N		
Market Demand	Medium	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	0.8	Total potential Dwellings	0
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Irregular shaped site, would result in ribbon development.				
Reason	LOCATION				

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

Site Ref	23-11	Location	Land adjcent to Main Street and Kemises House		
Town / Village	Cleeve Prior				
Village Category	3				
District	WY				
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon		
Ownership	Unknown	Land Owners Attitude	3		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	Medium	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)	25	Size of site	0.16	Total potential Dwellings	4
Financial Viability for housing	Medium	Availability	Unknown		
Further Detail	May be issues with access. Financial viability of site would be dependent upon access.				
Reason					

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

### Viability Assessment - Category 3 Villages: Cleeve Prior

Site Ref	23-12	Location	Land off Hoden Lane
Town / Village	Cleeve Prior		
Village Category	3		
District	WY		
Assessment Date	12/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Single	Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	Medium	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)	30	Size of site	0.3
		Total potential Dwellings	9
Financial Viability for housing	Medium	Availability	Unknown
Further Detail	Site may have access issues. Valuation Office - Infrastructure costs to be considered.		
Reason			

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

Site Ref	23-16	Location	Land on Quarry Lane
Town / Village	Cleeve Prior		
Village Category	3		
District	WY		
Assessment Date	18/04/2012	Panel Name / Valuation Office	Wychavon
Ownership	Multiple	Land Owners Attitude	1
Economic Viability	Poor	Brownfield (Y/N)	N
Market Demand	Medium	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	Access, drainage
Physical Constraints Costs	None	Infrastructure Constraints	High
Type of constraint		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	25	Size of site	0.79
		Total potential Dwellings	20
Financial Viability for housing	High	Availability	Available Now
Further Detail	Access would not be acceptable through Quarry Lane- would need to come in through garage court.		
Reason	ACCESS		

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



## Viability Assessment - Category 3 Villages: Cleeve Prior

Site Ref	23-17	Location	Land west of Quarry Lane
Town / Village	Cleeve Prior		
Village Category	3		
District	WY		
Assessment Date	18/04/2012	Panel Name / Valuation Office	Wychavon
Ownership	Multiple	Land Owners Attitude	1
Economic Viability	Poor	Brownfield (Y/N)	N
Market Demand	Medium	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	Access/drainage
Physical Constraints Costs	None	Infrastructure Constraints	High
Type of constraint		Type of Infrastructure	Highways
Potential Developer	No		
Appropriate Density (dws/ha)	25	Size of site	0.83
		Total potential Dwellings	20
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	This site is totally dependant upon 23-16 and is currently land locked.		
Reason	ACCESS		

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