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### Summary of all SHLAA sites in Category 3 Villages: Crowle

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
26-01	HAAA	Land to east of Church Road	Crowle	3	Wychavon	0.65	AVLBTY UNKNOWN
26-02	HAAA & 2010 & 2011	Land to south of Froxmere Road	Crowle	3	Wychavon	4.4	
26-03	HAAA & 2008/9 & 2011	Site running adjacent to Church Lane accessed by Bredicot Lane	Crowle	3	Wychavon	1.56	PLANNING PERMISSION
26-04	HAAA	Site behind Old House Farm, accessed from Church Road	Crowle	3	Wychavon	0.3	ACCESS
26-05	HAAA	Land surrounding Crowle Court Farm	Crowle	3	Wychavon	3.1	ARCHAEOLOGY
26-06	HAAA & 2011 & 2013/14	North of Summerfield House on Church Road	Crowle	3	Wychavon	1.03	DUPLICATE
26-07	HAAA & 2011 & 2014	Land east of GD1 off Froxmere Road	Crowle	3	Wychavon	4.77	SCALE
26-08	HAAA	Land south of GD1 including Chequers Farm and other properties fronting Crowle Green	Crowle	3	Wychavon	0.2	SMALL
26-09	HAAA & 2011 & 2014	Summerfield House & surrounding land off Church Road	Crowle	3	Wychavon	3.95	LOCATION
26-10	HAAA & 2008/9 & 2011 & 2014	Land opposite Village Hall off Church Road	Crowle	3	Wychavon	2.69	LOCATION
26-11	HAAA	Site to rear of Crowle House, barn and Cott	Crowle	3	Wychavon	0.43	PLANNING PERMISSION
26-12	HAAA & 2010 & 2011 & 2014	Site to north of Froxmere Road	Crowle	3	Wychavon	1.37	
26-13	HAAA	Land behind Martins Cottage, Tomm's Orchard and Little Orchard off Church Road	Crowle	3	Wychavon	0.72	AVLBTY UNKNOWN
26-14	2008/9	Land north of Old Turnpike Road, Crowle Green	Crowle	3	Wychavon	0.25	PLANNING PERMISSION
26-15	2008/9	Land at Chequers Farm, Old Turnpike Road	Crowle	3	Wychavon	0.23	PLANNING PERMISSION
26-17	2011	Land at Hunts Farm, Church Road	Crowle	3	Wychavon	5.22	SCALE
26-19	2014	Land off Old Turnpike Road	Crowle	3	Wychavon	2.44	LOCATION
26-20	2014	Land South of Old Turnpike Road, adjacent Chequers Farm	Crowle	3	Wychavon	3.91	LOCATION
26-21	2014	Land north of Old Farmhouse, junction with Church Road and Old Turnpike Road	Crowle	3	Wychavon	2	
26-22	2014	Land adjacent School Lane	Crowle	3	Wychavon	0.15	SIZE

## Viability Assessment - Category 3 Villages: Crowle

Site Ref	26-01	Location	Land to east of Church Road
Town / Village	Crowle		
Village Category	3		
District	WY		
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages
Ownership	Single	Land Owners Attitude	3
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	3 /4 bed detached
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	PRoW Issue
Potential Developer	Yes		
Appropriate Density (dws/ha)	30	Size of site	2.26
		Total potential Dwellings	60
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Landscape issue to south of site. Need to consider in conjunction with 26-13		
Reason			

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

Site Ref	26-02	Location	Land to south of Froxmere Road
Town / Village	Crowle		
Village Category	3		
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	Mixed sizes and tenures
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Highways /access and ownership issues
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Yes		
Appropriate Density (dws/ha)	30	Size of site	4.4
		Total potential Dwellings	130
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Need to look at other potential access routes due to standard of estate roads. Ownership could lead to ransom strips. Better considered with other sites to gain access.		
Reason			

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

### Viability Assessment - Category 3 Villages: Crowle

Site Ref	26-04	Location	Site behind Old House Farm, accessed from Church Road	
Town / Village	Crowle			
Village Category	3			
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	Terrible access only good for windfall if the development boundary was changed			
Reason	ACCESS			

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

Site Ref	26-05	Location	Land surrounding Crowle Court Farm	
Town / Village	Crowle			
Village Category	3			
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				
Reason	ARCHAEOLOGICAL SITE			

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

### Viability Assessment - Category 3 Villages: Crowle

Site Ref	26-06	Location	North of Summerfield House on Church Road	
Town / Village	Crowle			
Village Category	3			
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 from settlement better sites in the village			
Reason	LOCATION			

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

Site Ref	26-07	Location	Land east of GD1 off Froxmere Road	
Town / Village	Crowle			
Village Category	3			
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	Mixed	Dwelling info	Mix of housing and tenures	
Contamination Mitigation Costs	Low	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	Yes			
Appropriate Density (dws/ha)	30	Size of site	4.75	Total potential Dwellings 142
Financial Viability for housing	High	Availability	Within 5 years	
Further Detail	Could develop this and site 26-12. But only need to develop either 26-07 and 12 or 26-1 and 13. Both large sites would be too much.			
Reason				

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

### Viability Assessment - Category 3 Villages: Crowle

Site Ref	26-08	Location	Land south of GD1 including Chequers Farm and other properties fronting Crowle Green		
Town / Village	Crowle				
Village Category	3				
District	WY				
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages		
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	Medium	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	No				
Appropriate Density (dws/ha)	17	Size of site	0.41	Total potential Dwellings	7
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Removed part of site on west of road too complicated with garden ownership. Only really a small windfall development not an allocated site				
Reason	SMALL				

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

Site Ref	26-09	Location	Summerfield House & surrounding land off Church Road		
Town / Village	Crowle				
Village Category	3				
District	WY				
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages		
Ownership		Land Owners Attitude	1		
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	Too removed from settlement better sites in the village				
Reason	LOCATION				

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

### Viability Assessment - Category 3 Villages: Crowle

Site Ref	26-10	Location	Land opposite Village Hall off Church Road	
Town / Village	Crowle			
Village Category	3			
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 from settlement			
Reason	LOCATION			

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

Site Ref	26-11	Location	Site to rear of Crowle House, barn and Cott	
Town / Village	Crowle			
Village Category	3			
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	Terrible access only good for windfall if the development boundary was changed			
Reason	ACCESS			

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

### Viability Assessment - Category 3 Villages: Crowle

Site Ref	26-12	Location	Site to north of Froxmere Road		
Town / Village	Crowle				
Village Category	3				
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	Mixed	Dwelling info	Mix of tenures		
Contamination Mitigation Costs	Low	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	Yes				
Appropriate Density (dws/ha)	30	Size of site	3.35	Total potential Dwellings	100
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Could develop this and site 26-07. But only need to develop either 26-07 and 12 or 26-1 and 13. Both large sites would be too much.				
Reason					

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

Site Ref	26-13	Location	Land behind Martins Cottage, Tomm's Orchard and Little Orchard off Church Road		
Town / Village	Crowle				
Village Category	3				
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)	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	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	.72	Total potential Dwellings	20
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Consider with site 26-01				
Reason					

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



### Viability Assessment - Category 3 Villages: Crowle

Site Ref	26-14	Location	Land north of Old Turnpike Road, Crowle Green	
Town / Village	Crowle			
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	High	Greenfield (Y/N)	Y	
Assumed Dwelling	Houses	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 from settlement			
Reason	TOO REMOVED			

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

Site Ref	26-17	Location	Land at Hunts Farm, Church Road	
Town / Village	Crowle			
Village Category	3			
District	WY			
Assessment Date	26/04/2012	Panel Name / Valuation Office	Wychavon	
Ownership	Single	Land Owners Attitude	1	
Economic Viability	Good	Brownfield (Y/N)	Y	
Market Demand	High	Greenfield (Y/N)	Y	
Assumed Dwelling	Houses	Dwelling info		
Contamination Mitigation Costs	None	Exceptional Planning Obligations Cost	None	
Type of contamination		Type of Obligation cost		
Physical Constraints Costs	Low	Infrastructure Constraints	Medium	
Type of constraint	Slight slope to land	Type of Infrastructure		
Potential Developer	No			
Appropriate Density (dws/ha)	0	Size of site	5.22	Total potential Dwellings 20
Financial Viability for housing	High	Availability	Within 5 years	
Further Detail	Size of site put forward- too large in scale			
Reason	SCALE			

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