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

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
27-01	HLAA	Between Main Street and Bow Brook	Defford	3	Wychavon	14.49	FLOOD/SCALE
27-01a	2014	1 and 2 Avon Bank	Defford	3	Wychavon	3.05	DUP/LOCATION/SCALE
27-02	HLAA & 2011	Land East of Upper Street	Defford	3	Wychavon	4.89	SCALE
27-03	HLAA	Land at Sunnyside & Keppel Gate	Defford	3	Wychavon	1.12	DUP/AVLBTY UNKN
27-04	HLAA & 2011	Land east of Upper Street	Defford	3	Wychavon	2.63	DUPLICATE/SCALE
27-06	HLAA & PO & 2011	Land off Harpley Road	Defford	3	Wychavon	2.13	SCALE/ACCESS
27-07	HLAA & 2011	Land adjacent to Main Street, rear of Spring Bank	Defford	3	Wychavon	0.3	DUPLICATE/PPG17
27-08	HLAA	Rear of Church Lane	Defford	3	Wychavon	1	AVLBTY UNKNOWN
27-09	HLAA & 2011	Rear of The Mount	Defford	3	Wychavon	0.56	DUPLICATE/ACCESS
27-11	HLAA & I&O	Adjacent to Defford First School, off Church Lane	Defford	3	Wychavon	0.16	
27-12	2010 & 2011	Land adjacent 'The Mount', Spring Bank, Defford, behind Crofthurst	Defford	3	Wychavon	0.66	DUPLICATE
27-13	2011	Land to the rear of Harpley Road	Defford	3	Wychavon	0.67	ACCESS
27-14	2011	Land to the west of The Railway Inn	Defford	3	Wychavon	3.2	LOCATION, SCALE & ACCESS
27-15	2011	Land to the north of the Railway Inn, Main Street	Defford	3	Wychavon	1.9	SCALE
27-16	2014	Land off Harpley Road	Defford	3	Wychavon	0.7	DUPLICATE
27-17	2014	Land East of Upper Street	Defford	3	Wychavon	3.62	DUPLICATE/SCALE
27-18	2014	Rear of The Mount, Spring Bank	Defford	3	Wychavon	0.51	DUPLICATE

### Viability Assessment - Category 3 Villages: Defford

Site Ref	27-04	Location	Land east of Upper Street		
Town / Village	Defford				
Village Category	3				
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	slightly sloping	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	2.95	Total potential Dwellings	88
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Good location - Highly visible, Too large in Scale. Frontage Upper St. would be acceptable.				
Reason	SCALE				

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

Site Ref	27-06	Location	Land off Harpley Road		
Town / Village	Defford				
Village Category	3				
District	WY				
Assessment Date	16/04/2012	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	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	None		
Type of constraint	undulating	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	2.13	Total potential Dwellings	63
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Scale & access				
Reason	Scale & Access				

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

### Viability Assessment - Category 3 Villages: Defford

Site Ref	27-09	Location	Rear of The Mount		
Town / Village	Defford				
Village Category	3				
District	WY				
Assessment Date	16/04/2012	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	High		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	High		
Type of constraint		Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	0.56	Total potential Dwellings	16
Financial Viability for housing	Medium	Availability	Available Now		
Further Detail	Highways would not be supportive of access off Main Street.				
Reason	ACCESS				

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

Site Ref	27-12	Location	Land adjacent 'The Mount', Spring Bank, Defford, behind Crofthurst		
Town / Village	Defford				
Village Category	3				
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	None	Infrastructure Constraints	None		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.66	Total potential Dwellings	19
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Some concerns regarding access				
Reason					

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

### Viability Assessment - Category 3 Villages: Defford

Site Ref	27-13	Location	Land to the rear of Harpley Road
Town / Village	Defford		
Village Category	3		
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	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	Currently no access
Potential Developer	No		
Appropriate Density (dws/ha)	30	Size of site	0.67
		Total potential Dwellings	20
Financial Viability for housing	Medium	Availability	Within 5 years
Further Detail	In looking at this site in isolation the site has no access.		
Reason	ACCESS		

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

Site Ref	27-14	Location	Land to the west of The Railway Inn
Town / Village	Defford		
Village Category	3		
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		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	30	Size of site	3.2
		Total potential Dwellings	96
Financial Viability for housing	Low	Availability	Within 5 years
Further Detail	Site adjacent dual carriageway. Extremely doubtful that Highways would allow direct access onto this. Noise issues from road. Removed from centre of village. Large site.		
Reason	LOCATION, SCALE & ACCESS		

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

### Viability Assessment - Category 3 Villages: Defford

Site Ref	27-15	Location	Land to the north of the Railway Inn, Main Street		
Town / Village	Defford				
Village Category	3				
District	WY				
Assessment Date	16/04/2012	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	High		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Low	Infrastructure Constraints	High		
Type of constraint		Type of Infrastructure			
Potential Developer	No				
Appropriate Density (dws/ha)	30	Size of site	1.9	Total potential Dwellings	57
Financial Viability for housing	Medium	Availability	Within 5 years		
Further Detail	Site is too large in scale.				
Reason	SCALE				

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