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**Summary of all SHLAA sites in Category 3 Villages: Kemerton**

<b>Site Ref</b>	<b>Submitted</b>	<b>Location</b>	<b>Town Village</b>	<b>Village Category</b>	<b>District</b>	<b>Site area ha</b>	<b>Reason</b>
54-01	HCAA	Land off Kinsham Lane	Kemerton	3	Wychavon	2.18	SETTG/SCALE/UNA
54-02	HCAA	Land off Bayliss Road	Kemerton	3	Wychavon	0.69	PPG17/SETT/UNAV
54-03	2008/9	Land at Ashbury Farm	Kemerton	3	Wychavon	0.3	AV UNKNOWN
54-04	2008/9	Land east of St Benet's Church	Kemerton	3	Wychavon	1.9	LOCATION
54-05	2008/9	Land at Park Farm, Jobs Lane	Kemerton	3	Wychavon	0.4	
54-06	2008/9	Land south of Post Office Lane	Kemerton	3	Wychavon	0.17	

### Viability Assessment - Category 3 Villages: Kemerton

Site Ref	54-01	Location	Land off Kinsham Lane
Town / Village	Kemerton		
Village Category	3		
District	WY		
Assessment Date	01/02/2008	Panel Name / Valuation Office	Wych South Villages
Ownership		Land Owners Attitude	2
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	Not viable - inappropriate setting in AONB and site too large for the village. Landowner refuses permission for housing development		
Reason	UNAVAILABLE/ SETTING / SCALE		

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

Site Ref	54-03	Location	Land at Ashbury Farm
Town / Village	Kemerton		
Village Category	3		
District	WY		
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Unknown	Land Owners Attitude	3
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	None
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)	20	Size of site	0.3
Total potential Dwellings	6		
Financial Viability for housing	High	Availability	Unknown
Further Detail	Listed Building adjacent site		
Reason			

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

### Viability Assessment - Category 3 Villages: Kemerton

Site Ref	54-04	Location	Land east of St Benet's Church		
Town / Village	Kemerton				
Village Category	3				
District	WY				
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon		
Ownership	Unknown	Land Owners Attitude	3		
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	No				
Appropriate Density (dws/ha)	20	Size of site	1.9	Total potential Dwellings	38
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Large site for the size of village. Would need to be low denisty- 20/25dph. Affect upon AONB. Impact on settlement pattern.				
Reason	LOCATION				

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

Site Ref	54-05	Location	Land at Park Farm, Jobs Lane		
Town / Village	Kemerton				
Village Category	3				
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	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	0.4	Total potential Dwellings	8
Financial Viability for housing	High	Availability	Available Now		
Further Detail	This site would be appropriate for a sensitive development.				
Reason					

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

### Viability Assessment - Category 3 Villages: Kemerton

Site Ref	54-06	Location	Land south of Post Office Lane
Town / Village	Kemerton		
Village Category	3		
District	WY		
Assessment Date	20/10/2009	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	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	0.4
		Total potential Dwellings	8
Financial Viability for housing	High	Availability	Available Now
Further Detail	This site would be appropriate for a sensitive development.		
Reason			

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