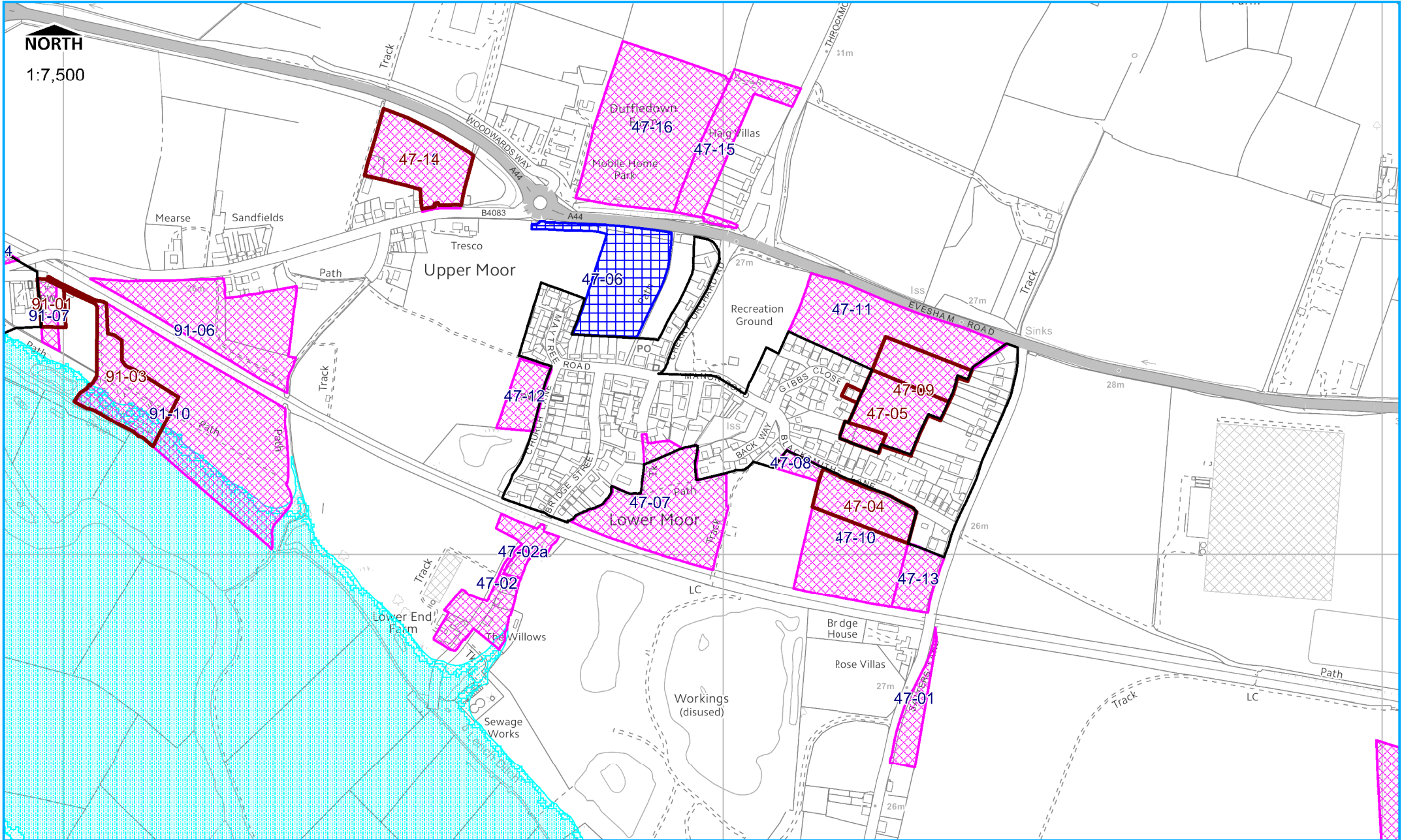


Lower Moor



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Summary of all SHLAA sites in Category 3 Villages: Lower Moor

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
47-01	HLAA	Land off Salters Lane	Lower Moor	3	Wychavon	0.49	AV UNKNOWN
47-02	HLAA	R/O Bridge Street	Lower Moor	3	Wychavon	1.11	NATURE
47-02a	HLAA	R/O Bridge Street	Lower Moor	3	Wychavon	0.09	PLANNING PERMISSION
47-04	HLAA & 2011	Land South of Blacksmith Lane	Lower Moor	3	Wychavon	0.9	DUPLICATE
47-05	HLAA	Land East of Gibbs Close	Lower Moor	3	Wychavon	0.58	DUP/ AV UNKNOWN
47-06	HLAA & 2010	Land R/O Maytree Road	Lower Moor	3	Wychavon	1.74	
47-07	HLAA & I&O & 2011	Land South of Chestnut Close	Lower Moor	3	Wychavon	2.51	SCALE
47-08	HLAA	R/O The Cherry Trees	Lower Moor	3	Wychavon	0.18	AV UNKNOWN
47-09	HLAA	Land R/O Gibbs Close	Lower Moor	3	Wychavon	1.6	DUP/ AV UNKNOWN
47-10	HLAA & 2011 & 2014	R/O Blacksmiths Lane	Lower Moor	3	Wychavon	2.7	SCALE
47-11	HLAA	R/O Blacksmiths Lane	Lower Moor	3	Wychavon	4.38	AV UNKNOWN
47-12	HLAA	Land fronting Church Lane	Lower Moor	3	Wychavon	0.55	AV UNKNOWN
47-13	HLAA	Land R/O Hillside	Lower Moor	3	Wychavon	0.51	AV UNKNOWN
47-15	2014	Land off Throckmorton Road, Rear of the Haig Villas	Lower Moor	3	Wychavon	1.26	LOCATION
47-16	2014	Land west of Duffledown View	Lower Moor	3	Wychavon	3.75	LOCATION
47-17	2014	Depot, north of The Firs, Throckmorton Road	Lower Moor	3	Wychavon	0.42	

Viability Assessment - Category 3 Villages: Lower Moor

Site Ref	47-04	Location	Land South of Blacksmith Lane
Town / Village	Lower Moor		
Village Category	3		
District	WY		
Assessment Date	18/04/2012	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	None
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Low	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	Drainage
Potential Developer	Don't know		
Appropriate Density (dws/ha)	15	Size of site	0.9
		Total potential Dwellings	15
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Good sized site for size of village. Appropriate for 10 to 15 dwellings.		
Reason			

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

Site Ref	47-07	Location	Land South of Chestnut Close
Town / Village	Lower Moor		
Village Category	3		
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	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)	30	Size of site	2.52
		Total potential Dwellings	76
Financial Viability for housing	Medium	Availability	Within 5 years
Further Detail	Too large a site for size of village. The north area of land off Chestnut Close would be more suitable- owner/agent needs to submit this smaller piece of land.		
Reason	SCALE		

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

Viability Assessment - Category 3 Villages: Lower Moor

Site Ref	47-10	Location	R/O Blacksmiths Lane
Town / Village	Lower Moor		
Village Category	3		
District	WY		
Assessment Date	18/04/2012	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		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	30	Size of site	2.7
		Total potential Dwellings	81
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	This site is too large for the size of the village.		
Reason	SCALE		

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