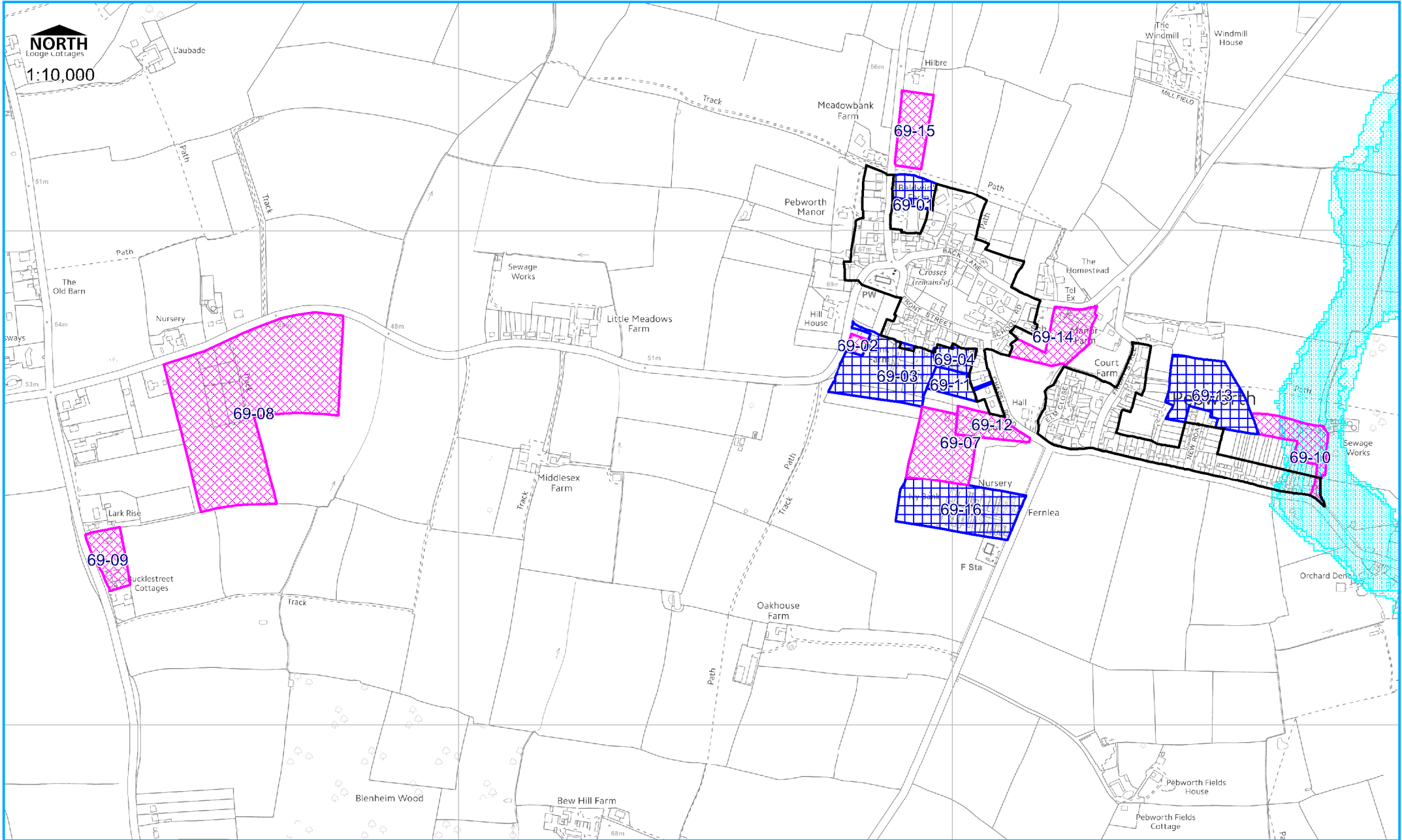


Pebworth



Category 3 Villages : MAP 77

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

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
69-01	HLAG & 2013/14	Dorsington Road	Pebworth	3	Wychavon	0.47	
69-02	HLAG	Land south of Elford Cottage	Pebworth	3	Wychavon	0.12	AV UNKNOWN/TOO SMALL
69-03	HLAG & 2008/9 & 2011	Bank Farm	Pebworth	3	Wychavon	2.11	
69-04	HLAG & 2008/9	Land rear of Elm View Chapel View	Pebworth	3	Wychavon	0.5	
69-07	2008/9 & 2011 & 2014	Land south west off Chapel Road	Pebworth	3	Wychavon	1.56	SCALE/LOCATION
69-08	2010	Land at Ullington	Pebworth	3	Wychavon	8.65	SCALE/LOCATION
69-09	2010	Land adjacent Windy Ridge, Buckle Street, Honeybourne	Pebworth	3	Wychavon	0.7	LOCATION
69-10	2011 & 2014	Land off Broad Marston Road	Pebworth	3	Wychavon	0.96	FLOOD
69-11	2011 & 2014	Land to the west of Chapel Road	Pebworth	3	Wychavon	0.43	
69-12	2011	A Jeffrey Transport, Chapel Road	Pebworth	3	Wychavon	0.62	PLANNING PERMISSION
69-13	2013/14	Land off New Road	Pebworth	3	Wychavon	1.83	
69-14	2013/14	Land at Manor Farm	Pebworth	3	Wychavon	1.1	STRAT GAP/CONSERVATION
69-15	2014	Land off Dorsington Road	Pebworth	3	Wychavon	0.88	LOCATION
69-16	2014	Fibre Nurseries, Honeybourne Road	Pebworth	3	Wychavon	2.27	

### Viability Assessment - Category 3 Villages: Pebworth

Site Ref	69-03	Location	Bank Farm
Town / Village	Pebworth		
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	Medium
Type of contamination		Type of Obligation cost	Highways improvements, drainage
Physical Constraints Costs	Medium	Infrastructure Constraints	Medium
Type of constraint	Access/sloping	Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	12	Size of site	2.11
		Total potential Dwellings	25
Financial Viability for housing	High	Availability	Available Now
Further Detail	Development may be more appropriate limited to where farm buildings are presently. Dependant upon access from Chapel Lane (site 69-11).		
Reason			

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

Site Ref	69-07	Location	Land south west off Chapel Road
Town / Village	Pebworth		
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	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)	20	Size of site	1.55
		Total potential Dwellings	31
Financial Viability for housing	Low	Availability	Available Now
Further Detail	Site is totally dependant upon access through site 69-05 or 69-12 (Jeffries Transport). Large site.		
Reason	SCALE/LOCATION		

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

### Viability Assessment - Category 3 Villages: Pebworth

Site Ref	69-11	Location	Land to the west of Chapel Road		
Town / Village	Pebworth				
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	None		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	0.43	Total potential Dwellings	12
Financial Viability for housing	High	Availability	Within 5 years		
Further Detail	Site could be developed as part of a comprehensive development with Bank Farm.				
Reason					

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

Site Ref	69-16	Location	Fibrex Nurseries, Honeybourne Road		
Town / Village	Pebworth				
Village Category	3				
District	WY				
Assessment Date	2014 VO Report	Panel Name / Valuation Office	Valuation Office		
Ownership	Single	Land Owners Attitude	1		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	High	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)	30	Size of site	2.27	Total potential Dwellings	68
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Infrastructure costs may be high reflecting greenfield site. Potential abnormal/demolition costs to be taken into account				
Reason					

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