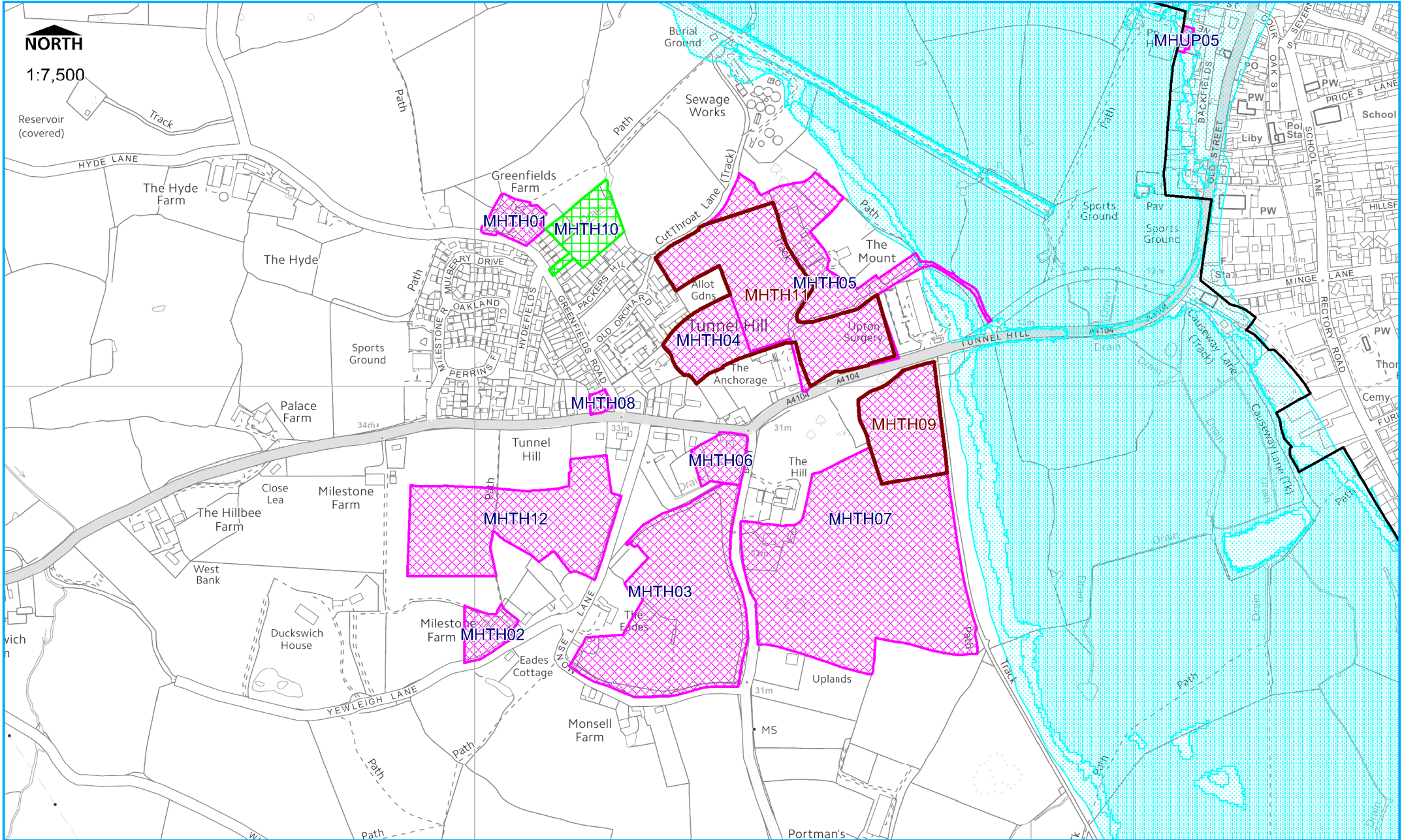


Tunnel Hill



Category 3 Villages : MAP 85

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Summary of all SHLAA sites in Category 3 Villages: Tunnel Hill

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
MHTH01	HLAA	Greenfields Farm Hyde Lane	Tunnel Hill	3	Malvern Hills	0.46	AVAILABILITY UNKNOWN
MHTH02	SHLAA Update	Duckswich Poultry Units Yewleigh Lane	Tunnel Hill	3	Malvern Hills	0.48	LOCATION/ACCESS
MHTH03	SHLAA Update	Land at the Eades, Yewleigh Lane	Tunnel Hill	3	Malvern Hills	5.17	LOCATION/PPG15
MHTH04	SHLAA Update/2011	Land off Old Orchard	Tunnel Hill	3	Malvern Hills	1.03	ACCESS
MHTH05	SHLAA Update/2011	Land adj Upton Surgery	Tunnel Hill	3	Malvern Hills	6.02	ACCESS
MHTH06	2010	Land at May Cottage	Tunnel Hill	3	Malvern Hills	0.53	ACCESS
MHTH07	2010	Land to the Rear of Karuna House, The Lodge	Tunnel Hill	3	Malvern Hills	10.06	SCALE/ACCESS/LOCATION
MHTH08	2011/2014	The Old Post Office, Tunnel Hill	Tunnel Hill	3	Malvern Hills	0.09	SIZE
MHTH09	2011	Land opposite Upton Surgery (part MHTH07)	Tunnel Hill	3	Malvern Hills	1.78	DUPLICATE
MHTH10	2011/2014	Land off Greenfields Lane	Tunnel Hill	3	Malvern Hills	0.84	
MHTH11	2014	Land adjoining The Mount (Duplicate of MT04 & part dup of MT05)	Tunnel Hill	3	Malvern Hills	4.95	DUPLICATE
MHTH12	2014	Land adj Welland Road	Tunnel Hill	3	Malvern Hills	3.87	LOCATION

Viability Assessment - Category 3 Villages: Tunnel Hill

Site Ref	MHTH01	Location	Greenfields Farm Hyde Lane
Town / Village	Tunnel Hill		
Village Category	3		
District	MH		
Assessment Date	01/10/2007	Panel Name / Valuation Office	Malvern
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	
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	Don't know		
Appropriate Density (dws/ha)	25	Size of site	0.6
		Total potential Dwellings	16
Financial Viability for housing	High	Availability	5-10 years
Further Detail	Possible exception site		
Reason			

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

Site Ref	MHTH02	Location	Duckswich Poultry Units Yewleigh Lane
Town / Village	Tunnel Hill		
Village Category	3		
District	MH		
Assessment Date	12/11/2009	Panel Name / Valuation Office	Malvern
Ownership		Land Owners Attitude	1
Economic Viability		Brownfield (Y/N)	Y
Market Demand		Greenfield (Y/N)	N
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	Brownfield site currently being used for employment purposes. Site is poorly situated outside framework of village with restricted access.		
Reason	LOCATION/ACCESS		

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

Viability Assessment - Category 3 Villages: Tunnel Hill

Site Ref	MHTH03	Location	Land at the Eades, Yewleigh Lane	
Town / Village	Tunnel Hill			
Village Category	3			
District	MH			
Assessment Date	12/11/2009	Panel Name / Valuation Office	Malvern	
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	Site is poorly situated outside village framework. Limited development opportunities as constrained by listed buildings and adjacent orchard. Access difficulties.			
Reason	LOCATION/PPG15			

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

Site Ref	MHTH04	Location	Land off Old Orchard	
Town / Village	Tunnel Hill			
Village Category	3			
District	MH			
Assessment Date	12/11/2009	Panel Name / Valuation Office	Malvern	
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	Site on edge of settlement and adjacent to garden/allotments. Limited access opportunities to site.			
Reason	ACCESS			

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

Viability Assessment - Category 3 Villages: Tunnel Hill

Site Ref	MHTH05	Location	Land adj Upton Surgery
Town / Village	Tunnel Hill		
Village Category	3		
District	MH		
Assessment Date	12/11/2009	Panel Name / Valuation Office	Malvern
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	Site severely restricted by steeply sloping nature of site & limited opportunities to access site.		
Reason	ACCESS		

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

Site Ref	MHTH06	Location	Land at May Cottage
Town / Village	Tunnel Hill		
Village Category	3		
District	MH		
Assessment Date	20/10/2010	Panel Name / Valuation Office	Malvern
Ownership	Single	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	Site is located on busy highway junction.		
Reason	ACCESS		

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

Viability Assessment - Category 3 Villages: Tunnel Hill

Site Ref	MHTH07	Location	Land to the Rear of Karuna House, The Lodge	
Town / Village	Tunnel Hill			
Village Category	3			
District	MH			
Assessment Date	20/10/2010	Panel Name / Valuation Office	Malvern	
Ownership	Single	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	Inappropriate size and location in relation to the main settlement.			
Reason	SCALE/ACCESS/LOCATION			

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

Site Ref	MHTH08	Location	The Old Post Office, Tunnel Hill	
Town / Village	Tunnel Hill			
Village Category	3			
District	MH			
Assessment Date	29/02/2012	Panel Name / Valuation Office	Malvern	
Ownership	Single	Land Owners Attitude	1	
Economic Viability	Good	Brownfield (Y/N)	Y	
Market Demand	High	Greenfield (Y/N)	N	
Assumed Dwelling	Mixed	Dwelling info	Houses/apartments	
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	Don't know			
Appropriate Density (dws/ha)	30	Size of site	0.09	Total potential Dwellings 5
Financial Viability for housing	Medium	Availability	Within 5 years	
Further Detail	Constrained site but may be possible to achieve small development. Post office no longer in operation.			
Reason				

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

Viability Assessment - Category 3 Villages: Tunnel Hill

Site Ref	MHTH10	Location	Land off Greenfields Lane
Town / Village	Tunnel Hill		
Village Category	3		
District	MH		
Assessment Date	29/02/2012	Panel Name / Valuation Office	Malvern
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
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Medium	Infrastructure Constraints	Low
Type of constraint	Surface water drainage issues on Greenfields Road	Type of Infrastructure	Road improvements to Greenfields Lane
Potential Developer	Don't know		
Appropriate Density (dws/ha)	25	Size of site	0.84
		Total potential Dwellings	21
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Subject to satisfactory mitigation of surface water drainage issues.		
Reason			

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

Site Ref	MHTH11	Location	Land adjoining The Mount (Duplicate of MT04 & part dup of MT05)
Town / Village	Tunnel Hill		
Village Category	3		
District	MH		
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)	0	Size of site	
		Total potential Dwellings	0
Financial Viability for housing	High	Availability	
Further Detail	Agricultural land. Good market demand. Infrastructure costs to be considered.		
Reason			

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