

Summary of all SHLAA sites in Category 3 Villages: Bransford

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
MHBD02	HAAA	Land to north of roundabout	Bransford	3	Malvern Hills	1.66	AVAILABILITY UNKNOWN
MHBD01	HAAA/2010	Land at rear of the Grove	Bransford	3	Malvern Hills	2.6	LOCATION
MHBD03	SHLAA Update	Land at New House Farm	Bransford	3	Malvern Hills	0.43	AVAILABILITY UNKNOWN
MHBD04	2010	Land at the Grove, Suckley Road	Bransford	3	Malvern Hills	0.53	LOCATION
MHBD05	2010	Land at Stockend Farm	Bransford	3	Malvern Hills	0.06	LOCATION
MHBD06	2014	Bear & Ragged Staff Public House & Grounds	Bransford	3	Malvern Hills	1.93	LOCATION/NATURE
MHBD07	2014	Land adj Fieldwood House & including 36 Suckley Rd	Bransford	3	Malvern Hills	1.57	LOCATION
MHBD08	2014	Land south of Fir Tree House, west of Chapel Lane	Bransford	3	Malvern Hills	0.99	LOCATION/FORMERLY PPS5
MHBD09	2014	Carthouse Field	Bransford	3	Malvern Hills	1.5	LOCATION

Viability Assessment - Category 3 Villages: Bransford

Site Ref	MHBD03	Location	Land at New House Farm
Town / Village	Bransford		
Village Category	3		
District	MH		
Assessment Date	09/11/2009	Panel Name / Valuation Office	Malvern
Ownership	Single	Land Owners Attitude	3
Economic Viability	Unknown	Brownfield (Y/N)	N
Market Demand	Medium	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	Mixed
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	High
Type of contamination		Type of Obligation cost	Needs new spur onto roundabout
Physical Constraints Costs	Low	Infrastructure Constraints	Medium
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	30	Size of site	0.47
		Total potential Dwellings	14
Financial Viability for housing	Low	Availability	Unknown
Further Detail	Site has access issues - may require spur road onto roundabout which may affect it's viability unless linked to adjacent site.		
Reason			

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

Site Ref	MHBD06	Location	Bear & Ragged Staff Public House & Grounds
Town / Village	Bransford		
Village Category	3		
District	MH		
Assessment Date	2014 VO report	Panel Name / Valuation Office	Valuation Office
Ownership	Multiple	Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	Y
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	Medium	Availability	Available Now
Further Detail	Land comprises of an existing public house and surrounding land, good location, on edge of Bransford with surrounding road access to Worcester & Malvern, existing buildings to be demolished, as well as taking into account existing public house.		
Reason			

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

Viability Assessment - Category 3 Villages: Bransford

Site Ref	MHBD07	Location	Land adj Fieldwood House & including 36 Suckley Rd	
Town / Village	Bransford			
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	Within 5 years	
Further Detail	Agricultural land/fruit orchards, strong demand on the edge of Bransford Village, with good access to A4103 road to Worcester, and infrastructure costs to be considered, access to be confirmed.			
Reason				

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

Site Ref	MHBD08	Location	Land south of Fir Tree House, west of Chapel Lane	
Town / Village	Bransford			
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	Available Now	
Further Detail	Agricultural land, strong demand on the edge of Bransford Village, fronting Chapel Lane with good access to A4103 road to Worcester, and infrastructure costs to be considered. Access assumed to be from Chapel Lane.			
Reason				

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

Viability Assessment - Category 3 Villages: Bransford

Site Ref	MHBD09	Location	Carhouse Field
Town / Village	Bransford		
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	Within 5 years
Further Detail	Agricultural, good location in Bransford, close to existing Bank House Golf & Country Club with good access to A4103 road to Worcester, and infrastructure costs to be considered, access assumed to be from Suckley Road.		
Reason			

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