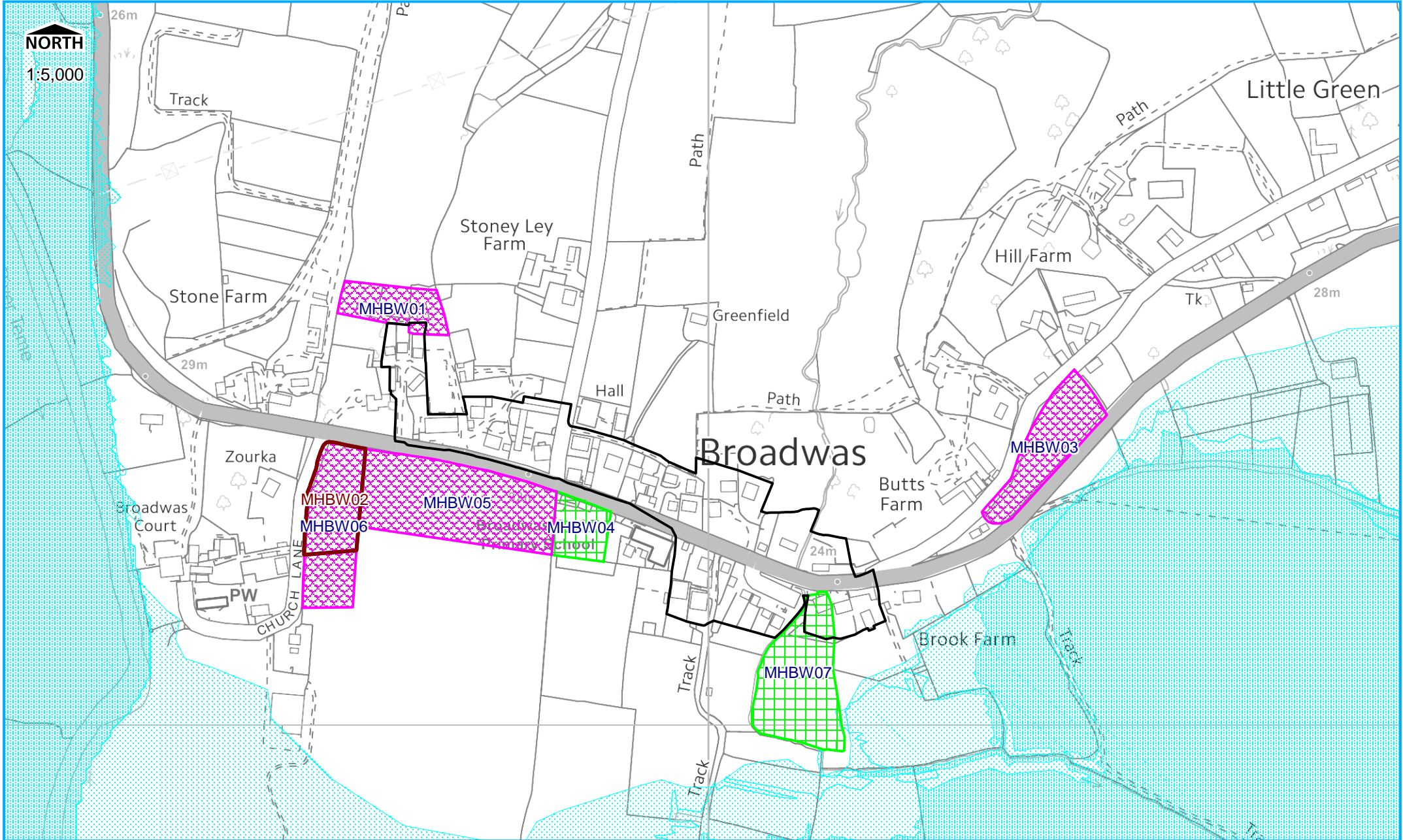


Broadwas



Category 2 Villages : MAP 31

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Summary of all SHLAA sites in Category 2 Villages: Broadwas

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
MHBW01	HAAA	The Cedars Broadwas	Broadwas	2	Malvern Hills	0.41	ACCESS/AVALABILITY UNKNWN
MHBW02	HAAA/2014	Land off Church Lane (Part Duplicate of MHBW06)	Broadwas	2	Malvern Hills	0.56	DUPLICATE
MHBW03	HAAA	Land at Broadwas (also know as Cherry Bank)	Broadwas	2	Malvern Hills	0.68	LOCATION
MHBW04	HAAA/2010	Land adjacent to School	Broadwas	2	Malvern Hills	0.32	
MHBW05	HAAA	Land between Church Lane and School	Broadwas	2	Malvern Hills	1.48	AVAILABILITY UNKNOWN
MHBW06	2014	Land off Church Lane	Broadwas	2	Malvern Hills	0.85	LOCATION/FORMERLY PPS5
MHBW07	2014	Land to rear of Brook House, Worcester Rd	Broadwas	2	Malvern Hills	1.01	

Viability Assessment - Category 2 Villages: Broadwas

Site Ref	MHBW01	Location	The Cedars Broadwas		
Town / Village	Broadwas				
Village Category	2				
District	MH				
Panel date	23/01/2008	Panel Name	Malvern Villages		
Ownership	Single	Land Owners Attitude	3		
Economic Viability	Good	Brownfield (Y/N)	Y		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost			
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	High	Infrastructure Constraints			
Type of constraint	No road access - needs site 01.	Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	0	Size of site	0.38	Total potential Dwellings	0
Financial Viability for housing	Low	Availability			
Further Detail	No road access, therefore not viable or achievable.				
Panel Reason	No access - take out.				

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

Site Ref	MHBW02	Location	Land off Church Lane (Part Duplicate of MHBW06)		
Town / Village	Broadwas				
Village Category	2				
District	MH				
Panel date	23/01/2008	Panel Name	Malvern Villages		
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	0.31	Total potential Dwellings	8
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Would affect open views southwards, from village.				
Panel Reason					

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

Viability Assessment - Category 2 Villages: Broadwas

Site Ref	MHBW03	Location	Land at Broadwas (also know as Cherry Bank)		
Town / Village	Broadwas				
Village Category	2				
District	MH				
Panel date	23/01/2008	Panel Name	Malvern Villages		
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			
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Requires junction improvements.		
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	0.76	Total potential Dwellings	19
Financial Viability for housing	Medium	Availability	Unknown		
Further Detail	Not well related to existing village.				
Panel Reason	LOCATION				

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

Site Ref	MHBW04	Location	Land adjacent to School		
Town / Village	Broadwas				
Village Category	2				
District	MH				
Panel date	23/01/2008	Panel Name	Malvern Villages		
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			
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)	20	Size of site	0.31	Total potential Dwellings	6
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Logical site in terms of village but would attract significant open views southwards towards river (see site MHBW02).				
Panel Reason					

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

Viability Assessment - Category 2 Villages: Broadwas

Site Ref	MHBW05	Location	Land between Church Lane and School		
Town / Village	Broadwas				
Village Category	2				
District	MH				
Panel date	23/01/2008	Panel Name	Malvern Villages		
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	2	Total potential Dwellings	50
Financial Viability for housing	High	Availability	Unknown		
Further Detail	Logical site in terms of village but would affect significant open views southwards towards the river (see site MHBW02).				
Panel Reason					

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