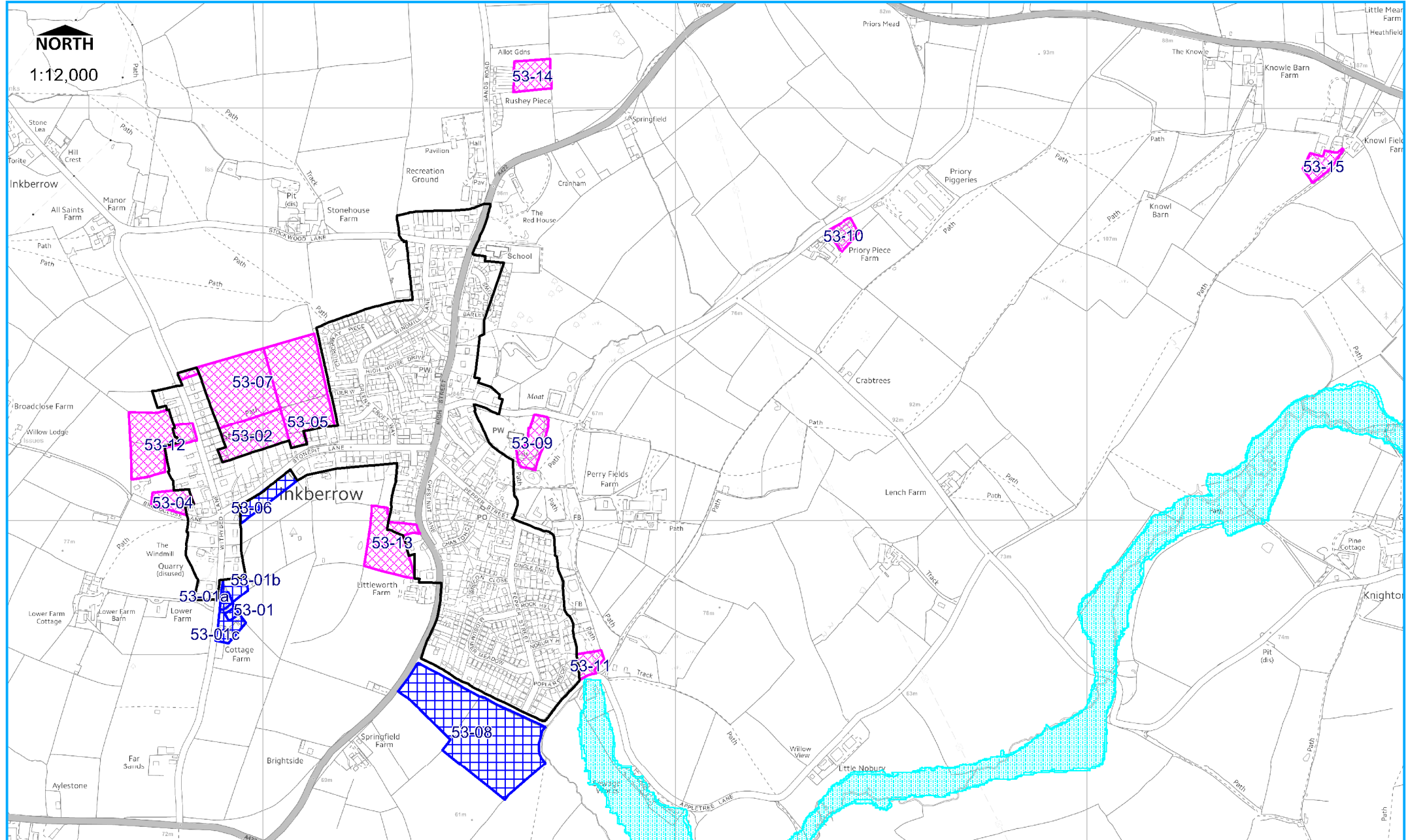


Inkberrow



Category 1 Villages : MAP 19

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Summary of all SHLAA sites in Category 1 Villages: Inkberrow

Site Ref	Submitted	Location	Town Village	Village Category	District	Site area ha	Reason
53-01	HLAA	Bungalows on land to the east of Withybed Lane	Inkberrow	1	Wychavon	0.06	
53-01a	HLAA	Two dwellings on land to the East of Withybed Lane	Inkberrow	1	Wychavon	0.09	
53-01b	HLAA	Land to the south of Porlock House, Withybed Lane	Inkberrow	1	Wychavon	0.25	
53-01c	HLAA	Land to the east of Withybed Lane	Inkberrow	1	Wychavon	0.36	
53-02	HLAA & 2011	Land to the North of Stonepit Lane	Inkberrow	1	Wychavon	1.3	PLANNING PERMISSION
53-04	HLAA	Land off Broadclose Lane	Inkberrow	1	Wychavon	0.4	AV UNKNOWN
53-05	HLAA & 2011	Land off Stonepit Lane	Inkberrow	1	Wychavon	2.84	PLANNING PERMISSION
53-06	HLAA & 2011 & 2014	Land South of Stonepit Lane	Inkberrow	1	Wychavon	0.51	
53-07	HLAA	Land East of Withybed Lane	Inkberrow	1	Wychavon	2.59	PLANNING PERMISSION
53-08	HLAA & 2014	Land South of Elmdene	Inkberrow	1	Wychavon	5.44	
53-09	2008/9	Land east of St Peter's Church	Inkberrow	1	Wychavon	0.6	LOCATION
53-10	2008/9	Priory Piece Farm	Inkberrow	1	Wychavon	0.4	TOO REMOVED
53-11	2008/9	Land north of Appletree Lane	Inkberrow	1	Wychavon	0.3	ACCESS
53-12	2008/9	Land west of Withybed Lane	Inkberrow	1	Wychavon	1.71	AV UNKNOWN
53-13	2008/9	High Street	Inkberrow	1	Wychavon	1.4	AV UNKNOWN
53-14	2011 & 2014	Land East of Sands Road	Inkberrow	1	Wychavon	0.65	LOCATION
53-15	2014	Land at Knowle Fields Barn Farm	Inkberrow	1	Wychavon	0.38	LOCATION/ACCESS

Viability Assessment - Category 1 Villages: Inkberrow

Site Ref	53-01	Location	Bungalows on land to the east of Withybed Lane		
Town / Village	Inkberrow				
Village Category	1				
District	WY				
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages		
Ownership	Unknown	Land Owners Attitude			
Economic Viability	Unviable	Brownfield (Y/N)	N		
Market Demand	High	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Mix of tenures including affordable		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Very narrow junction		
Physical Constraints Costs	Low	Infrastructure Constraints	Medium		
Type of constraint	Foot of high ground	Type of Infrastructure	SUDS		
Potential Developer	No				
Appropriate Density (dws/ha)	0	Size of site	0.82	Total potential Dwellings	0
Financial Viability for housing	Unviable	Availability	Unknown		
Further Detail	Remove. Due to need for affordable units on site likely to be unviable for developer to deliver worth more to stay as it is - potential conversions of existing agricultural units.				
Reason	UNVIABLE				

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

Site Ref	53-02	Location	Land to the North of Stonepit Lane		
Town / Village	Inkberrow				
Village Category	1				
District	WY				
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages		
Ownership	Multiple	Land Owners Attitude	1		
Economic Viability	Good	Brownfield (Y/N)	N		
Market Demand	Medium	Greenfield (Y/N)	Y		
Assumed Dwelling	Houses	Dwelling info	Mix of tenures		
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium		
Type of contamination		Type of Obligation cost	Access Issue off Withybed		
Physical Constraints Costs	None	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Don't know				
Appropriate Density (dws/ha)	30	Size of site	1.3	Total potential Dwellings	35
Financial Viability for housing	High	Availability	Available Now		
Further Detail	Considered with 51-5 & 51-7. Only viable as a merged site not on it's own. 30 dph less 10% for landscaping etc. 180 dwellings across 3 sites.				
Reason					

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

Viability Assessment - Category 1 Villages: Inkberrow

Site Ref	53-04	Location	Land off Broadclose Lane
Town / Village	Inkberrow		
Village Category	1		
District	WY		
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages
Ownership	Single	Land Owners Attitude	3
Economic Viability	Poor	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	Affordable housing only, potential rural excepti
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		Type of Infrastructure	Mains drainage potential issue
Potential Developer	Yes		
Appropriate Density (dws/ha)	18	Size of site	0.4
		Total potential Dwellings	7
Financial Viability for housing	High	Availability	Available Now
Further Detail	Affordable housing site for 2 bed units		
Reason			

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

Site Ref	53-05	Location	Land off Stonepit Lane
Town / Village	Inkberrow		
Village Category	1		
District	WY		
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages
Ownership	Multiple	Land Owners Attitude	1
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	Mix of tenures & sizes
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Access Issue off Withybed
Physical Constraints Costs	None	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	30	Size of site	0.82
		Total potential Dwellings	22
Financial Viability for housing	High	Availability	Available Now
Further Detail	Considered with 51-2 & 51-7. Only viable as a merged site not on it's own. 30 dph less 10% for landscaping etc. 180 dwellings across 3 sites.		
Reason			

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

Viability Assessment - Category 1 Villages: Inkberrow

Site Ref	53-06	Location	Land South of Stonepit Lane
Town / Village	Inkberrow		
Village Category	1		
District	WY		
Assessment Date	16/04/2012	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	None
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	Medium	Infrastructure Constraints	None
Type of constraint		Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	20	Size of site	0.51
		Total potential Dwellings	10
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	Issue with topography of site - steep slope? Suitable for 10 houses.		
Reason			

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

Site Ref	53-06	Location	Land South of Stonepit Lane
Town / Village	Inkberrow		
Village Category	1		
District	WY		
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North 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	Family sized homes
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	High
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	High	Infrastructure Constraints	High
Type of constraint	Drainage issues run-off from field	Type of Infrastructure	
Potential Developer	No		
Appropriate Density (dws/ha)	10	Size of site	0.735
		Total potential Dwellings	7
Financial Viability for housing	Medium	Availability	Unknown
Further Detail	N.B reduce site by half. Sensitive site - substantial hedge along frontage.		
Reason			

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

Viability Assessment - Category 1 Villages: Inkberrow

Site Ref	53-07	Location	Land East of Withybed Lane
Town / Village	Inkberrow		
Village Category	1		
District	WY		
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North Villages
Ownership	Multiple	Land Owners Attitude	3
Economic Viability	Good	Brownfield (Y/N)	N
Market Demand	High	Greenfield (Y/N)	Y
Assumed Dwelling	Houses	Dwelling info	Mix of tenures & sizes
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Medium
Type of contamination		Type of Obligation cost	Access Issue off Withybed
Physical Constraints Costs	None	Infrastructure Constraints	Low
Type of constraint		Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	30	Size of site	4.33
		Total potential Dwellings	144
Financial Viability for housing	High	Availability	Available Now
Further Detail	Considered with 51-2 & 51-5. Only viable as a merged site not on it's own. 30 dph less 10% for landscaping etc. 180 dwellings across 3 sites.		
Reason			

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

Site Ref	53-08	Location	Land South of Elmdene
Town / Village	Inkberrow		
Village Category	1		
District	WY		
Assessment Date	25/01/2008	Panel Name / Valuation Office	Wych North 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	Mixed tenure (inc affordable)
Contamination Mitigation Costs	Low	Exceptional Planning Obligations Cost	Low
Type of contamination		Type of Obligation cost	
Physical Constraints Costs	High	Infrastructure Constraints	Low
Type of constraint	Flooding & drainage issues	Type of Infrastructure	
Potential Developer	Don't know		
Appropriate Density (dws/ha)	30	Size of site	2.5
		Total potential Dwellings	75
Financial Viability for housing	High	Availability	Within 5 years
Further Detail	NB Reduce size of site by half - avoid flood plain, would need SUDS (£5K per house). Also adjacent to sewage works. 30 dph between 60 - 75 houses.		
Reason			

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

Viability Assessment - Category 1 Villages: Inkberrow

Site Ref	53-09	Location	Land east of St Peter's Church		
Town / Village	Inkberrow				
Village Category	1				
District	WY				
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon		
Ownership	Single	Land Owners Attitude			
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	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	Low		
Type of constraint		Type of Infrastructure			
Potential Developer	Yes				
Appropriate Density (dws/ha)	0	Size of site	0.6	Total potential Dwellings	0
Financial Viability for housing	Medium	Availability	Available Now		
Further Detail	Steep slope on site. Narrow, constrained space. Opposite ancient monument. Too removed from settlement.				
Reason	LOCATION				

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

Site Ref	53-11	Location	Land north of Appletree Lane		
Town / Village	Inkberrow				
Village Category	1				
District	WY				
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon		
Ownership	Unknown	Land Owners Attitude	3		
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	Low		
Type of contamination		Type of Obligation cost			
Physical Constraints Costs	Medium	Infrastructure Constraints	Medium		
Type of constraint		Type of Infrastructure	Floodrisk		
Potential Developer	No				
Appropriate Density (dws/ha)	0	Size of site	0.3	Total potential Dwellings	0
Financial Viability for housing	Medium	Availability			
Further Detail	Site situated on a tight bend. Access constrained by floodplain.				
Reason	ACCESS				

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

Viability Assessment - Category 1 Villages: Inkberrow

Site Ref	53-12	Location	Land west of Withybed Lane
Town / Village	Inkberrow		
Village Category	1		
District	WY		
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Unknown	Land Owners Attitude	3
Economic Viability	Poor	Brownfield (Y/N)	Y
Market Demand	High	Greenfield (Y/N)	N
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	No		
Appropriate Density (dws/ha)	20	Size of site	2
		Total potential Dwellings	40
Financial Viability for housing	High	Availability	Unknown
Further Detail	Small development site. Possibly develop frontage and not the whole site. Not impacting on the external views of the site.		
Reason			

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

Site Ref	53-13	Location	High Street
Town / Village	Inkberrow		
Village Category	1		
District	WY		
Assessment Date	20/10/2009	Panel Name / Valuation Office	Wychavon
Ownership	Unknown	Land Owners Attitude	3
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	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)	20	Size of site	1.4
		Total potential Dwellings	28
Financial Viability for housing	Medium	Availability	Unknown
Further Detail	Land rises. Suburban housing. There are no major issues with site, although there are others in the village which may be situated within better locations in the village.		
Reason			

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